

Progress 2024-1 Trust Risk Retention Pool

Transaction Name:	Progress 2024-1
Closing Date:	Wednesday, 29th May 2024
Maturity Date:	Monday, 12th July 2055
Payment Date:	The 10th day of each month
Business Day for Payments:	Sydney & Melbourne
Determination Date & Ex-Interest Date:	3 Business Days before each Payment Date.

Note: EU Securitisation Regulation

EU Securitisation Regulation

Current Risk Retention pool balance as percentage of securitisation exposure:

8.88%

<u>COLLATERAL INFORMATION</u>	<u>At Issue</u>	<u>Sep - 25</u>
Total pool size:	\$55,916,748	\$43,072,674
Average loan Size:	\$635,418	\$582,063
Maximum loan size:	\$1,958,399	\$2,096,710
Total property value:	\$129,349,048	\$112,640,539
Average property value:	\$937,312	\$1,024,005
Maximum current LVR:	88.45%	86.05%
Average current LVR:	47.01%	40.85%
Weighted average current LVR:	54.61%	51.40%
Total number of loans (unconsolidated):	208	169
Total number of loans (consolidating split loans):	88	74
Number of properties:	138	110
Average term to maturity (months):	263.24	245.59
Maximum remaining term to maturity (months):	273.73	256.70
Weighted average seasoning (months):	87.15	103.96
Weighted average term to maturity (months):	265.31	248.55
% of pool with loans > \$500,000:	75.81%	73.86%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
% Fixed Rate Loans(Value):	0.00%	0.00%
% InterEst Only loans (Value):	24.66%	24.86%
Weighted Average Coupon:	6.54%	5.80%
Weighted Average Fixed Rate:		0.00%
Weighted Average Variable Rate:	6.54%	5.80%
Investment Loans:	41.44%	35.39%

<u>Outstanding Balance Distribution</u>	<u>\$ % at Issue</u>	<u>Sep - 25</u>
≤ \$0	0.00%	-0.06%
> \$0 and ≤ \$100,000	0.86%	0.67%
> \$100,000 and ≤ \$150,000	0.70%	1.67%
> \$150,000 and ≤ \$200,000	2.14%	1.92%
> \$200,000 and ≤ \$250,000	1.20%	1.61%
> \$250,000 and ≤ \$300,000	0.47%	1.28%
> \$300,000 and ≤ \$350,000	4.15%	3.15%
> \$350,000 and ≤ \$400,000	2.73%	3.53%
> \$400,000 and ≤ \$450,000	6.83%	8.95%
> \$450,000 and ≤ \$500,000	5.11%	3.43%
> \$500,000 and ≤ \$550,000	1.93%	4.92%
> \$550,000 and ≤ \$600,000	4.08%	1.36%
> \$600,000 and ≤ \$650,000	4.55%	1.45%
> \$650,000 and ≤ \$700,000	1.17%	0.00%
> \$700,000 and ≤ \$750,000	1.25%	4.96%
> \$750,000 and ≤ \$800,000	6.98%	7.15%
> \$800,000 and ≤ \$850,000	3.03%	0.00%
> \$850,000 and ≤ \$900,000	3.09%	4.07%
> \$900,000 and ≤ \$950,000	3.28%	2.09%
> \$950,000 and ≤ \$1,000,000	0.00%	0.00%
> \$1,000,000 and ≤ \$1,050,000	0.00%	0.00%
> \$1,050,000 and ≤ \$1,100,000	3.83%	0.00%
> \$1,100,000 and ≤ \$1,150,000	4.00%	5.16%
> \$1,150,000 and ≤ \$1,200,000	4.31%	0.00%
> \$1,200,000 and ≤ \$1,250,000	2.28%	5.66%
> \$1,250,000 and ≤ \$1,300,000	0.00%	0.00%
> \$1,300,000 and ≤ \$1,400,000	7.82%	0.00%
> \$1,400,000 and ≤ \$1,500,000	20.71%	13.35%
> \$1,500,000 and ≤ \$1,750,000	3.50%	18.82%
> \$1,750,000 and ≤ \$2,000,000	0.00%	0.00%
Total	100.00%	95.13%

<u>Outstanding Balance LVR Distribution</u>	<u>\$ % at Issue</u>	<u>Sep - 25</u>
≤ 0%	0.00%	-0.06%
> 0% and ≤ 25%	6.42%	8.63%
> 25% and ≤ 30%	5.68%	6.48%
> 30% and ≤ 35%	1.99%	4.22%
> 35% and ≤ 40%	2.58%	7.11%
> 40% and ≤ 45%	9.82%	7.37%
> 45% and ≤ 50%	13.72%	15.11%
> 50% and ≤ 55%	11.53%	8.00%
> 55% and ≤ 60%	7.77%	16.19%
> 60% and ≤ 65%	10.79%	1.03%
> 65% and ≤ 70%	3.34%	3.29%
> 70% and ≤ 75%	10.41%	8.32%
> 75% and ≤ 80%	11.91%	10.95%
> 80% and ≤ 85%	0.95%	2.23%
> 85% and ≤ 90%	3.09%	1.11%
> 90% and ≤ 95%	0.00%	0.00%
> 95% and ≤ 100%	0.00%	0.00%
Total	100.00%	100.00%

<u>Mortgage Insurance</u>	<u>\$ % at Issue</u>	<u>Sep - 25</u>
Genworth	6.97%	6.73%
QBE	0.00%	0.00%
Not Insured	93.03%	93.27%
Total	100.00%	100.00%

<u>Seasoning Analysis</u>	<u>\$ % at Issue</u>	<u>Sep - 25</u>
> 0 mths and ≤ 3 mths	0.00%	0.00%
> 3 mths and ≤ 6 mths	0.00%	0.00%
> 6 mths and ≤ 9 mths	0.00%	0.00%
> 9 mths and ≤ 12 mths	0.00%	0.00%
> 12 mths and ≤ 15 mths	0.10%	0.00%
> 15 mths and ≤ 18 mths	0.00%	0.00%
> 18 mths and ≤ 21 mths	0.00%	0.00%
> 21 mths and ≤ 24 mths	0.72%	0.00%
> 24 mths and ≤ 36 mths	1.54%	0.12%
> 36 mths and ≤ 48 mths	1.59%	2.82%
> 48 mths and ≤ 60 mths	0.80%	1.08%
> 60 mths and ≤ 72 mths	0.57%	0.73%
> 72 mths and ≤ 84 mths	0.54%	0.00%
> 84 mths and ≤ 96 mths	94.15%	0.70%
> 96 mths and ≤ 108 mths	0.00%	55.68%
> 108 mths and ≤ 120 mths	0.00%	38.88%
> 120 mths	0.00%	0.00%
Total	100.00%	100.00%

<u>Geographic Distribution</u>	<u>\$ % at Issue</u>	<u>Sep - 25</u>
ACT - Inner city	0.00%	0.00%
ACT - Metro	1.41%	1.81%
ACT - Non metro	0.00%	0.00%
Total ACT	1.41%	1.81%
NSW - Inner city	0.00%	0.00%
NSW - Metro	45.88%	39.67%
NSW - Non metro	5.84%	7.38%
Total NSW	51.73%	47.05%
NT - Metro	0.00%	0.00%
NT - Non metro	0.00%	0.00%
Total NT	0.00%	0.00%
QLD - Inner city	0.00%	0.00%
QLD - Metro	11.88%	15.48%
QLD - Non metro	1.45%	1.26%
Total QLD	13.32%	16.74%
SA - Inner city	0.00%	0.00%
SA - Metro	9.00%	5.54%
SA - Non metro	0.32%	1.50%
Total SA	9.32%	7.04%
TAS - Inner city	0.00%	0.00%
TAS - Metro	0.00%	0.00%
TAS - Non metro	0.00%	0.00%
Total TAS	0.00%	0.00%
VIC - Inner city	1.25%	1.63%
VIC - Metro	16.22%	18.40%
VIC - Non metro	0.00%	0.00%
Total VIC	17.47%	20.03%
WA - Inner city	0.00%	0.00%
WA - Metro	6.06%	6.42%
WA - Non metro	0.69%	0.90%
Total WA	6.75%	7.32%
Total Inner City	1.25%	1.63%
Total Metro	90.45%	87.32%
Total Non Metro	8.30%	11.05%
Total	100.00%	100.00%

<u>ARREARS \$ % (scheduled balance basis)</u>	<u>31-60</u>	<u>60-90</u>	<u>90+</u>	<u>Total</u>
Oct-24	0.00%	0.00%	0.00%	0.00%
Nov-24	0.00%	0.00%	0.00%	0.00%
Dec-24	0.00%	0.00%	0.00%	0.00%
Jan-25	0.00%	0.00%	0.00%	0.00%
Feb-25	0.00%	0.00%	0.00%	0.00%
Mar-25	0.00%	0.00%	0.00%	0.00%
Apr-25	0.00%	0.00%	0.00%	0.00%
May-25	0.00%	0.00%	0.00%	0.00%
Jun-25	0.00%	0.00%	0.00%	0.00%
Jul-25	0.00%	0.00%	0.00%	0.00%
Aug-25	0.00%	0.00%	0.00%	0.00%
Sep-25	0.00%	0.00%	0.00%	0.00%

<u>MORTGAGE SAFETY NET</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Oct-24	-	-
Nov-24	-	-
Dec-24	-	-
Jan-25	-	-
Feb-25	-	-
Mar-25	-	-
Apr-25	-	-
May-25	-	-
Jun-25	-	-
Jul-25	-	-
Aug-25	-	-
Sep-25	-	-

<u>MORTGAGE IN POSSESSION</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Oct-24	-	-
Nov-24	-	-
Dec-24	-	-
Jan-25	-	-
Feb-25	-	-
Mar-25	-	-
Apr-25	-	-

May-25	-	-		
Jun-25	-	-		
Jul-25	-	-		
Aug-25	-	-		
Sep-25	-	-		
PRINCIPAL LOSS	<u>Gross Loss</u>	<u>LMI claim (A\$)</u>	<u>LMI payment (A\$)</u>	<u>Net loss</u>
2024	-	-	-	-
Total	-	-	-	-