

Progress 2024-1 Trust Risk Retention Pool

| | |
|---|---|
| Transaction Name: | Progress 2024-1 |
| Closing Date: | 29-May-24 |
| Maturity Date: | 12-Jul-55 |
| 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. |

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|---|--------------------------|
| Note: EU Securitisation Regulation | EU Securitisation |
|---|--------------------------|

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|--|--------------|
| Current Risk Retention pool balance as percentage of securitisation exposure: | 9.26% |
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| <u>COLLATERAL INFORMATION</u> | <u>At Issue</u> | <u>Dec - 25</u> |
|--|-----------------|-----------------|
| Total pool size: | \$55,916,748 | \$40,321,252 |
| Average loan Size: | \$635,418 | \$601,810 |
| Maximum loan size: | \$1,958,399 | \$2,095,716 |
| Total property value: | \$129,349,048 | \$106,803,690 |
| Average property value: | \$937,312 | \$1,057,462 |
| Maximum current LVR: | 88.45% | 85.57% |
| Average current LVR: | 47.01% | 40.38% |
| Weighted average current LVR: | 54.61% | 51.08% |
| Total number of loans (unconsolidated): | 208 | 154 |
| Total number of loans (consolidating split loans): | 88 | 67 |
| Number of properties: | 138 | 101 |
| Average term to maturity (months): | 263.24 | 241.91 |
| Maximum remaining term to maturity (months): | 273.73 | 253.68 |
| Weighted average seasoning (months): | 87.15 | 106.76 |
| Weighted average term to maturity (months): | 265.31 | 245.69 |
| % of pool with loans > \$500,000: | 75.81% | 78.26% |
| % of pool (amount) LoDoc Loans: | 0.00% | 0.00% |
| % Fixed Rate Loans(Value): | 0.00% | 0.00% |
| % InterEst Only loans (Value): | 24.66% | 24.90% |
| Weighted Average Coupon: | 6.54% | 5.77% |
| Weighted Average Fixed Rate: | | 0.00% |
| Weighted Average Variable Rate: | 6.54% | 5.77% |
| Investment Loans: | 41.44% | 33.39% |

| <u>Outstanding Balance Distribution</u> | <u>\$ % at Issue</u> | <u>Dec - 25</u> |
|---|----------------------|-----------------|
| ≤ \$0 | 0.00% | -0.09% |
| > \$0 and ≤ \$100,000 | 0.86% | 0.52% |
| > \$100,000 and ≤ \$150,000 | 0.70% | 1.79% |
| > \$150,000 and ≤ \$200,000 | 2.14% | 1.29% |
| > \$200,000 and ≤ \$250,000 | 1.20% | 1.67% |
| > \$250,000 and ≤ \$300,000 | 0.47% | 1.35% |
| > \$300,000 and ≤ \$350,000 | 4.15% | 3.36% |
| > \$350,000 and ≤ \$400,000 | 2.73% | 0.96% |
| > \$400,000 and ≤ \$450,000 | 6.83% | 7.34% |
| > \$450,000 and ≤ \$500,000 | 5.11% | 3.54% |
| > \$500,000 and ≤ \$550,000 | 1.93% | 2.61% |
| > \$550,000 and ≤ \$600,000 | 4.08% | 2.92% |
| > \$600,000 and ≤ \$650,000 | 4.55% | 3.10% |
| > \$650,000 and ≤ \$700,000 | 1.17% | 3.43% |
| > \$700,000 and ≤ \$750,000 | 1.25% | 7.22% |
| > \$750,000 and ≤ \$800,000 | 6.98% | 1.88% |
| > \$800,000 and ≤ \$850,000 | 3.03% | 2.10% |
| > \$850,000 and ≤ \$900,000 | 3.09% | 2.17% |
| > \$900,000 and ≤ \$950,000 | 3.28% | 2.25% |
| > \$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% | 5.50% |
| > \$1,150,000 and ≤ \$1,200,000 | 4.31% | 0.00% |
| > \$1,200,000 and ≤ \$1,250,000 | 2.28% | 6.02% |
| > \$1,250,000 and ≤ \$1,300,000 | 0.00% | 0.00% |
| > \$1,300,000 and ≤ \$1,400,000 | 7.82% | 3.35% |
| > \$1,400,000 and ≤ \$1,500,000 | 20.71% | 10.59% |
| > \$1,500,000 and ≤ \$1,750,000 | 3.50% | 19.92% |
| > \$1,750,000 and ≤ \$2,000,000 | 0.00% | 0.00% |
| Total | 100.00% | 94.80% |

| <u>Outstanding Balance LVR Distribution</u> | <u>\$ % at Issue</u> | <u>Dec - 25</u> |
|---|----------------------|-----------------|
| ≤ 0% | 0.00% | -0.09% |
| > 0% and ≤ 25% | 6.42% | 9.38% |
| > 25% and ≤ 30% | 5.68% | 6.08% |
| > 30% and ≤ 35% | 1.99% | 4.37% |
| > 35% and ≤ 40% | 2.58% | 6.49% |
| > 40% and ≤ 45% | 9.82% | 9.49% |
| > 45% and ≤ 50% | 13.72% | 10.47% |
| > 50% and ≤ 55% | 11.53% | 11.96% |
| > 55% and ≤ 60% | 7.77% | 15.94% |
| > 60% and ≤ 65% | 10.79% | 1.07% |
| > 65% and ≤ 70% | 3.34% | 3.49% |
| > 70% and ≤ 75% | 10.41% | 8.87% |
| > 75% and ≤ 80% | 11.91% | 8.94% |
| > 80% and ≤ 85% | 0.95% | 2.36% |
| > 85% and ≤ 90% | 3.09% | 1.18% |
| > 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>Dec - 25</u> |
|---------------------------|----------------------|-----------------|
| Genworth | 6.97% | 5.85% |
| QBE | 0.00% | 0.00% |
| Not Insured | 93.03% | 94.15% |
| Total | 100.00% | 100.00% |

| | <u>\$ % at Issue</u> | <u>Dec - 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% | 0.13% |
| > 36 mths and ≤ 48 mths | 1.59% | 2.95% |
| > 48 mths and ≤ 60 mths | 0.80% | 1.15% |
| > 60 mths and ≤ 72 mths | 0.57% | 0.77% |
| > 72 mths and ≤ 84 mths | 0.54% | 0.00% |
| > 84 mths and ≤ 96 mths | 94.15% | 0.00% |
| > 96 mths and ≤ 108 mths | 0.00% | 14.13% |
| > 108 mths and ≤ 120 mths | 0.00% | 80.87% |
| > 120 mths | 0.00% | 0.00% |
| Total | 100.00% | 100.00% |

| | <u>\$ % at Issue</u> | <u>Dec - 25</u> |
|--------------------------------|----------------------|-----------------|
| Geographic Distribution | | |
| ACT - Inner city | 0.00% | 0.00% |
| ACT - Metro | 1.41% | 1.91% |
| ACT - Non metro | 0.00% | 0.00% |
| Total ACT | 1.41% | 1.91% |
| NSW - Inner city | 0.00% | 0.00% |
| NSW - Metro | 45.88% | 40.70% |
| NSW - Non metro | 5.84% | 7.82% |
| Total NSW | 51.73% | 48.52% |
| 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% | 14.71% |
| QLD - Non metro | 1.45% | 1.19% |
| Total QLD | 13.32% | 15.90% |
| SA - Inner city | 0.00% | 0.00% |
| SA - Metro | 9.00% | 5.02% |
| SA - Non metro | 0.32% | 1.56% |
| Total SA | 9.32% | 6.59% |
| 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% | 1.74% |
| VIC - Metro | 16.22% | 19.03% |
| VIC - Non metro | 0.00% | 0.00% |
| Total VIC | 17.47% | 20.77% |
| WA - Inner city | 0.00% | 0.00% |
| WA - Metro | 6.06% | 5.36% |
| WA - Non metro | 0.69% | 0.96% |
| Total WA | 6.75% | 6.32% |
| Total Inner City | 1.25% | 1.74% |
| Total Metro | 90.45% | 86.73% |

| | | |
|-----------------|----------------|----------------|
| Total Non Metro | 8.30% | 11.53% |
| 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> |
|---|--------------|--------------|------------|--------------|
| 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% |
| Oct-25 | 0.00% | 0.00% | 0.00% | 0.00% |
| Nov-25 | 0.00% | 0.00% | 0.00% | 0.00% |
| Dec-25 | 0.00% | 0.00% | 0.00% | 0.00% |

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

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

| <u>PRINCIPAL LOSS</u> | <u>Gross Loss</u> | <u>LMI claim (A\$)</u> | <u>LMI payment (A\$)</u> | <u>Net loss</u> |
|-----------------------|-------------------|------------------------|--------------------------|-----------------|
| 2024 | - | - | - | - |
| Total | - | - | - | - |