

PROGRESS 2025-1 TRUST

Wednesday, 17 September 2025

Transaction Name:	Progress 2025-1 Trust
Trustee:	Perpetual Trustee Company Limited
Security Trustee:	P.T. Limited
Originator:	AMP Bank Limited
Servicer & Custodian:	AMP Bank Limited
Issue Date:	Wednesday, 25th June 2025
Maturity Date:	Tuesday, 17th July 1956
Payment Date:	17th of each month
Business Day for Payments:	Sydney & Melbourne
Determination Date & Ex-Interest Date:	3 Business Days before each Payment Date.

	Base	Margin	Interest Calculation
Class A Notes	1 M BBSW	95bps	Actual/365
Class AB Notes	1 M BBSW	135bps	Actual/365
Class B Notes	1 M BBSW	165bps	Actual/365
Class C Notes	1 M BBSW	185bps	Actual/365
Class D Notes	1 M BBSW	200bps	Actual/365
Class E Notes	1 M BBSW	400bps	Actual/365
Class F Notes	1 M BBSW	530bps	Actual/365

	Currency	Initial Stated Amount	Current Invested Amount	Current Stated Amount	Percentages at Issue	Current Percentages	Rating S&P/Fitch
Class A Notes	A\$	920,000,000.00	854,596,398.47	854,596,398.47	92.00%	91.44%	AAA(sf)/AAA (sf)
Class AB Notes	A\$	44,100,000.00	44,100,000.00	44,100,000.00	4.41%	4.72%	AAA(sf)/AAA (sf)
Class B Notes	A\$	15,500,000.00	15,500,000.00	15,500,000.00	1.55%	1.66%	AA(sf)/NR
Class C Notes	A\$	9,900,000.00	9,900,000.00	9,900,000.00	0.99%	1.06%	A(sf)/NR
Class D Notes	A\$	4,000,000.00	4,000,000.00	4,000,000.00	0.40%	0.43%	BBB(sf)/NR
Class E Notes	A\$	3,300,000.00	3,300,000.00	3,300,000.00	0.33%	0.35%	BB(sf)/NR
Class F Notes	A\$	3,200,000.00	3,200,000.00	3,200,000.00	0.32%	0.34%	NR/NR
TOTAL		1,000,000,000.00	934,596,398.47	934,596,398.47	100.00%	100.00%	

Current Payment Date: Wednesday, 17 September 2025

	Pre Payment Date Bond Factors	Coupon Rate	Coupon Rate Reset Date	Initial Issued Notes (No.)	Interest Payment (per security)	Principal Payment (per security)	Post Payment Date Bond Factors
Class A Notes	0.9572	4.5150%	17-Sep-25	920,000	3.55	28.24	0.9289091288
Class AB Notes	1.0000	4.9150%	17-Sep-25	44,100	4.04	-	1.0000000000
Class B Notes	1.0000	5.2150%	17-Sep-25	15,500	4.29	-	1.0000000000
Class C Notes	1.0000	5.4150%	17-Sep-25	9,900	4.45	-	1.0000000000
Class D Notes	1.0000	5.5650%	17-Sep-25	4,000	4.57	-	1.0000000000
Class E Notes	1.0000	7.5650%	17-Sep-25	3,300	6.22	-	1.0000000000
Class F Notes	1.0000	8.8650%	17-Sep-25	3,200	7.29	-	1.0000000000
TOTAL				1,000,000	34.41	28.24	6.9289091288

COLLATERAL INFORMATION

	At Issue	Aug - 25
Total pool size:	\$989,973,466	\$919,716,992
Total Number Of Loans (UnConsolidated):	2973	2803
Total number of loans (consolidating split loans):	1799	1708
Average loan Size:	\$550,291	\$538,476
Maximum loan size:	\$1,974,293	\$1,857,167
Total property value:	\$1,745,298,887	\$1,655,689,740
Number of Properties:	1998	1888
Average property value:	\$873,523	\$876,954
Average current LVR:	61.13%	60.01%
Average Term to Maturity (months):	289.61	285.91
Maximum Remaining Term to Maturity (months):	354.18	351.16
Weighted Average Seasoning (months):	48.06	51.71
Weighted Average Current LVR:	63.91%	63.48%
Weighted Average Term to Maturity (months):	300.78	297.31
% of pool with loans > \$500,000:	70.44%	69.49%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	89.89%	89.57%
% Fixed Rate Loans(Value):	0.00%	0.00%
% Interest Only loans (Value):	15.70%	14.72%
Weighted Average Mortgage Interest:	6.14%	5.64%
Weighted Average Fixed Rate:		0.00%
Weighted Average Variable Rate:	6.14%	5.64%
Investment Loans:	33.81%	32.76%

<u>Outstanding Balance Distribution</u>	<u>\$ % at Issue</u>	<u>Aug - 25</u>
≤ \$0	0.00%	0.00%
> \$0 and ≤ \$100,000	0.29%	0.33%
> \$100,000 and ≤ \$150,000	0.70%	0.71%
> \$150,000 and ≤ \$200,000	1.74%	1.84%
> \$200,000 and ≤ \$250,000	2.24%	2.31%
> \$250,000 and ≤ \$300,000	3.59%	3.85%
> \$300,000 and ≤ \$350,000	4.25%	4.29%
> \$350,000 and ≤ \$400,000	5.28%	4.91%
> \$400,000 and ≤ \$450,000	5.76%	6.01%
> \$450,000 and ≤ \$500,000	5.72%	6.26%
> \$500,000 and ≤ \$550,000	6.47%	6.43%
> \$550,000 and ≤ \$600,000	6.28%	6.56%
> \$600,000 and ≤ \$650,000	6.25%	5.98%
> \$650,000 and ≤ \$700,000	5.24%	4.68%
> \$700,000 and ≤ \$750,000	4.84%	4.87%
> \$750,000 and ≤ \$800,000	3.92%	3.96%
> \$800,000 and ≤ \$850,000	3.49%	3.03%
> \$850,000 and ≤ \$900,000	2.12%	2.10%
> \$900,000 and ≤ \$950,000	2.71%	3.12%
> \$950,000 and ≤ \$1,000,000	2.45%	3.17%
> \$1,000,000 and ≤ \$1,050,000	3.52%	3.34%
> \$1,050,000 and ≤ \$1,100,000	2.71%	2.33%
> \$1,100,000 and ≤ \$1,150,000	3.42%	3.44%
> \$1,150,000 and ≤ \$1,200,000	3.43%	3.58%
> \$1,200,000 and ≤ \$1,250,000	1.97%	1.46%
> \$1,250,000 and ≤ \$1,300,000	2.96%	2.91%
> \$1,300,000 and ≤ \$1,400,000	2.59%	2.50%
> \$1,400,000 and ≤ \$1,500,000	1.61%	1.73%
> \$1,500,000 and ≤ \$1,750,000	2.76%	3.31%
> \$1,750,000 and ≤ \$2,000,000	1.69%	0.99%
> \$2,000,000	0.00%	0.00%
Total	100%	100.00%

<u>Outstanding Balance LVR Distribution</u>	<u>\$ % at Issue</u>	<u>Aug - 25</u>
≤ 0%	0.00%	0.00%
> 0% and ≤ 25%	1.90%	2.09%
> 25% and ≤ 30%	2.04%	2.29%
> 30% and ≤ 35%	1.78%	1.60%
> 35% and ≤ 40%	3.16%	3.22%
> 40% and ≤ 45%	4.23%	4.29%
> 45% and ≤ 50%	5.21%	6.01%
> 50% and ≤ 55%	9.56%	9.68%
> 55% and ≤ 60%	8.63%	8.13%
> 60% and ≤ 65%	7.19%	7.72%
> 65% and ≤ 70%	10.15%	9.34%
> 70% and ≤ 75%	15.85%	15.14%
> 75% and ≤ 80%	19.91%	20.95%
> 80% and ≤ 85%	7.98%	7.59%
> 85% and ≤ 90%	2.39%	1.96%
> 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>Aug - 25</u>
Helia	20.05%	19.84%
QBE	4.08%	4.13%
Not insured	75.87%	76.03%
Total	100.00%	100.00%

<u>Seasoning Analysis</u>	<u>\$ % at Issue</u>	<u>Aug - 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	4.72%	0.00%
> 9 mths and ≤ 12 mths	2.72%	4.96%
> 12 mths and ≤ 15 mths	0.70%	2.81%
> 15 mths and ≤ 18 mths	0.40%	0.75%
> 18 mths and ≤ 21 mths	5.31%	0.34%
> 21 mths and ≤ 24 mths	8.77%	5.74%
> 24 mths and ≤ 36 mths	22.34%	23.26%
> 36 mths and ≤ 48 mths	19.00%	20.67%
> 48 mths and ≤ 60 mths	9.40%	10.66%
> 60 mths and ≤ 72 mths	11.94%	14.26%
> 72 mths and ≤ 84 mths	3.19%	4.52%
> 84 mths and ≤ 96 mths	1.99%	2.05%
> 96 mths and ≤ 108 mths	3.04%	3.02%
> 108 mths and ≤ 120 mths	0.83%	0.89%
> 120 mths	5.64%	6.08%
Total	100.00%	100.00%

<u>Geographic Distribution</u>	<u>\$ % at Issue</u>	<u>Aug - 25</u>
NSW - Inner city	0.33%	0.34%
NSW - Metro	40.34%	40.95%
NSW - Non metro	4.55%	4.45%
Total NSW	45.22%	45.75%
ACT - Inner city	0.00%	0.00%
ACT - Metro	1.63%	1.47%
ACT - Non metro	0.00%	0.00%
Total ACT	1.63%	1.47%
NT - Inner city	0.00%	0.00%
NT - Metro	0.16%	0.12%
NT - Non metro	0.04%	0.04%
Total NT	0.19%	0.16%
SA - Inner city	0.05%	0.06%
SA - Metro	3.18%	3.27%
SA - Non metro	0.56%	0.50%
Total SA	3.79%	3.82%
QLD - Inner city	0.05%	0.06%
QLD - Metro	13.21%	12.99%
QLD - Non metro	1.43%	1.40%
Total QLD	14.69%	14.45%
TAS - Inner city	0.11%	0.11%
TAS - Metro	0.48%	0.51%
TAS - Non metro	0.19%	0.20%
Total TAS	0.77%	0.83%
VIC - Inner city	0.56%	0.60%
VIC - Metro	21.01%	20.82%
VIC - Non metro	1.76%	1.62%
Total VIC	23.33%	23.05%
WA - Inner city	0.05%	0.05%
WA - Metro	9.14%	9.14%
WA - Non metro	1.18%	1.28%
Total WA	10.37%	10.47%
Total Inner City	0.00%	1.23%
Total Metro	1.15%	89.27%
Total Non Metro	89.14%	9.50%
Secured by Term Deposit	9.71%	0.00%
Total	100.00%	100.00%

<u>ARREARS \$ % (scheduled balance basis)</u>	<u>31-60</u>	<u>61-90</u>	<u>90+</u>	<u>Total</u>
Sep-24				
Oct-24				
Nov-24				
Dec-24				
Jan-25				
Feb-25				
Mar-25				
Apr-25				
May-25				
Jun-25	0.00%	0.00%	0.00%	0.00%
Jul-25	0.02%	0.00%	0.00%	0.02%
Aug-25	0.00%	0.02%	0.00%	0.00%

<u>MORTGAGE SAFETY NET</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Sep-24		
Oct-24		
Nov-24		
Dec-24		
Jan-25		
Feb-25		
Mar-25		
Apr-25		
May-25		
Jun-25	-	-
Jul-25	5	1,933,532
Aug-25	-	-

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

<u>PRINCIPAL LOSS</u>	<u>Gross Loss</u>	<u>LMI claim (A\$)</u>	<u>LMI payment (A\$)</u>	<u>Net loss</u>
2025	-	-	-	-
Total	-	-	-	-

<u>EXCESS SPREAD</u>	<u>Excess Spread (A\$)</u>	<u>Excess Spread % p.a</u>	<u>Opening Bond Balance</u>
Sep-24	-		
Oct-24	-		
Nov-24	-		
Dec-24	-		
Jan-25	-		
Feb-25	-		
Mar-25	-		
Apr-25	-		
May-25	-		
Jun-25	-	0.00%	\$ -
Jul-25	-	0.00%	\$ 1,000,000,000
Aug-25	-	0.00%	\$ 960,579,763
Total	-		

<u>ANNUALISED CPR</u>	<u>CPR % p.a</u>
Sep-24	
Oct-24	
Nov-24	
Dec-24	
Jan-25	
Feb-25	
Mar-25	
Apr-25	
May-25	
Jun-25	12.28%
Jul-25	30.78%
Aug-25	25.50%

<u>RESERVES</u>	<u>Available</u>	<u>Drawn</u>
Principal Draw		5,589,335.58
Liquidity Reserve Account	9,290,070.63	-
Income Reserve	150,000.00	-

<u>SUPPORTING RATINGS</u>		<u>Party</u>	<u>Current Rating S&P / Fitch</u>	<u>Rating Trigger S&P /Fitch</u>
Fixed Rate Swap Provider	N/A		N/A	N/A
Liquidity Reserve Account Holder	MUFG Bank, Ltd		A, A-1/ P-1	A- / P-1
Bank Account Provider	AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED		AA-/A1	A-2/A S

<u>SERVICER</u>		
Servicer:	AMP Bank Limited	
Servicer Ranking or Rating:	BBB+ / Baa2	
Servicer Rating:	N/A	
Servicer Experience:	Progress 2005-2 Trust	Progress 2018-1 Trust
	Progress 2006-1 Trust	Progress 2019-1 Trust
	Progress 2007-1G Trust	Progress 2020-1 Trust
	Progress 2008-1R Trust	Progress 2021-1 Trust
	Progress 2009-1 Trust	Progress 2022-1 Trust
	Progress 2010-1 Trust	Progress 2022-1 Trust
	Progress 2011-1 Trust	Progress 2023-1 Trust
	Progress 2012-1 Trust	Progress 2023-2 Trust
	Progress 2012-2 Trust	Progress 2024-1 Trust
	Progress 2013-1 Trust	Progress 2024-2 Trust
	Progress 2014-1 Trust	Progress Warehouse Trust No .3
	Progress 2014-2 Trust	Progress Warehouse Trust No .4
	Progress 2016-1 Trust	Progress Warehouse Trust No .5
	Progress 2017-1 Trust	Progress 2025-1 Trust
	Progress 2017-2 Trust	

Back-Up Servicer:	Perpetual Trustee (Cold)
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