

PROGRESS 2025-2 TRUST

Monday, 17 August 2026

Transaction Name:	Progress 2025-2 Trust
Trustee:	Perpetual Trustee Company Limited
Security Trustee:	P.T. Limited
Originator:	AMP Bank Limited
Servicer & Custodian:	AMP Bank Limited
Issue Date:	Monday, 27th October 2025
Maturity Date:	Tuesday, 15th August 2056
Payment Date:	15th 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	85bps	Actual/365
Class AB Notes	1 M BBSW	115bps	Actual/365
Class B Notes	1 M BBSW	140bps	Actual/365
Class C Notes	1 M BBSW	160bps	Actual/365
Class D Notes	1 M BBSW	185bps	Actual/365
Class E Notes	1 M BBSW	375bps	Actual/365
Class F Notes	1 M BBSW	500bps	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	664,296,826.95	664,296,826.95	92.00%	89.25%	AAA(sf)/AAA (sf)
Class AB Notes	A\$	40,000,000.00	40,000,000.00	40,000,000.00	4.00%	5.37%	AAA(sf)/AAA (sf)
Class B Notes	A\$	17,100,000.00	17,100,000.00	17,100,000.00	1.71%	2.30%	AA(sf)/NR
Class C Notes	A\$	11,500,000.00	11,500,000.00	11,500,000.00	1.15%	1.55%	A(sf)/NR
Class D Notes	A\$	4,300,000.00	4,300,000.00	4,300,000.00	0.43%	0.58%	BBB(sf)/NR
Class E Notes	A\$	3,700,000.00	3,700,000.00	3,700,000.00	0.37%	0.50%	BB(sf)/NR
Class F Notes	A\$	3,400,000.00	3,400,000.00	3,400,000.00	0.34%	0.46%	NR/NR
TOTAL		1,000,000,000.00	744,296,826.95	744,296,826.95	100.00%	100.00%	

Current Payment Date:

Monday, 17 August 2026

	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	0.7478	5.1625%	17-Aug-26	920,000	3.49	25.72	0.7220617684
Class AB Notes	1.0000	5.4625%	17-Aug-26	40,000	4.94	-	1.0000000000
Class B Notes	1.0000	5.7125%	17-Aug-26	17,100	5.16	-	1.0000000000
Class C Notes	1.0000	5.9125%	17-Aug-26	11,500	5.35	-	1.0000000000
Class D Notes	1.0000	6.1625%	17-Aug-26	4,300	5.57	-	1.0000000000
Class E Notes	1.0000	8.0625%	17-Aug-26	3,700	7.29	-	1.0000000000
Class F Notes	1.0000	9.3125%	17-Aug-26	3,400	8.42	-	1.0000000000
TOTAL				1,000,000	40.22	25.72	6.7220617684

COLLATERAL INFORMATION

At Issue

Jul - 26

Total pool size:	\$989,900,679	\$735,770,681
Total Number Of Loans (UnConsolidated):	2670	2057
Total number of loans (consolidating split loans):	1712	1339
Average loan Size:	\$578,213	\$549,493
Maximum loan size:	\$2,000,000	\$2,037,141
Total property value:	\$1,905,686,228	\$1,513,167,526
Number of Properties:	1894	1480
Average property value:	\$1,006,170	\$1,022,410
Average current LVR:	55.79%	52.28%
Average Term to Maturity (months):	306.40	293.08
Maximum Remaining Term to Maturity (months):	350.17	340.18
Weighted Average Seasoning (months):	36.00	46.87
Weighted Average Current LVR:	61.25%	59.14%
Weighted Average Term to Maturity (months):	319.16	308.07
% of pool with loans > \$500,000:	73.51%	72.07%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	89.92%	88.92%
% Fixed Rate Loans(Value):	0.00%	0.00%
% Interest Only loans (Value):	14.97%	15.26%
Weighted Average Mortgage Interest:	5.55%	6.29%
Weighted Average Fixed Rate:		0.00%
Weighted Average Variable Rate:	5.55%	6.29%
Investment Loans:	32.13%	32.14%

<u>Outstanding Balance Distribution</u>	<u>\$ % at Issue</u>	<u>Jul - 26</u>
≤ \$0	0.00%	0.00%
> \$0 and ≤ \$100,000	0.44%	0.54%
> \$100,000 and ≤ \$150,000	0.86%	1.09%
> \$150,000 and ≤ \$200,000	1.09%	1.36%
> \$200,000 and ≤ \$250,000	2.46%	2.35%
> \$250,000 and ≤ \$300,000	2.92%	3.13%
> \$300,000 and ≤ \$350,000	4.35%	4.51%
> \$350,000 and ≤ \$400,000	4.12%	4.79%
> \$400,000 and ≤ \$450,000	4.68%	4.80%
> \$450,000 and ≤ \$500,000	5.57%	5.38%
> \$500,000 and ≤ \$550,000	6.21%	5.23%
> \$550,000 and ≤ \$600,000	5.24%	5.72%
> \$600,000 and ≤ \$650,000	4.59%	4.07%
> \$650,000 and ≤ \$700,000	4.71%	4.95%
> \$700,000 and ≤ \$750,000	4.24%	3.93%
> \$750,000 and ≤ \$800,000	2.97%	3.80%
> \$800,000 and ≤ \$850,000	3.32%	3.71%
> \$850,000 and ≤ \$900,000	3.70%	4.76%
> \$900,000 and ≤ \$950,000	4.11%	3.66%
> \$950,000 and ≤ \$1,000,000	3.83%	2.50%
> \$1,000,000 and ≤ \$1,050,000	2.59%	3.75%
> \$1,050,000 and ≤ \$1,100,000	3.04%	2.34%
> \$1,100,000 and ≤ \$1,150,000	2.72%	3.07%
> \$1,150,000 and ≤ \$1,200,000	2.73%	1.60%
> \$1,200,000 and ≤ \$1,250,000	1.86%	2.83%
> \$1,250,000 and ≤ \$1,300,000	2.70%	2.43%
> \$1,300,000 and ≤ \$1,400,000	3.67%	2.57%
> \$1,400,000 and ≤ \$1,500,000	3.81%	4.54%
> \$1,500,000 and ≤ \$1,750,000	4.03%	3.04%
> \$1,750,000 and ≤ \$2,000,000	3.44%	3.29%
> \$2,000,000	0.00%	0.28%
Total	100.00%	100.00%

<u>Outstanding Balance LVR Distribution</u>	<u>\$ % at Issue</u>	<u>Jul - 26</u>
≤ 0%	0.00%	0.00%
> 0% and ≤ 25%	3.92%	4.67%
> 25% and ≤ 30%	2.59%	3.10%
> 30% and ≤ 35%	4.74%	5.69%
> 35% and ≤ 40%	3.93%	4.79%
> 40% and ≤ 45%	5.70%	6.56%
> 45% and ≤ 50%	7.69%	7.21%
> 50% and ≤ 55%	6.50%	6.32%
> 55% and ≤ 60%	5.06%	5.39%
> 60% and ≤ 65%	5.70%	6.19%
> 65% and ≤ 70%	8.73%	10.99%
> 70% and ≤ 75%	20.27%	18.16%
> 75% and ≤ 80%	16.54%	14.44%
> 80% and ≤ 85%	4.45%	4.23%
> 85% and ≤ 90%	4.18%	2.28%
> 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>Jul - 26</u>
Helia	11.39%	9.54%
QBE	1.64%	1.92%
Not insured	86.97%	88.54%
Total	100.00%	100.00%

<u>Seasoning Analysis</u>	<u>\$ % at Issue</u>	<u>Jul - 26</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	7.12%	0.00%
> 12 mths and ≤ 15 mths	6.67%	0.00%
> 15 mths and ≤ 18 mths	2.97%	0.00%
> 18 mths and ≤ 21 mths	1.21%	3.34%
> 21 mths and ≤ 24 mths	5.27%	8.75%
> 24 mths and ≤ 36 mths	38.44%	19.41%
> 36 mths and ≤ 48 mths	22.89%	33.54%
> 48 mths and ≤ 60 mths	8.56%	21.60%
> 60 mths and ≤ 72 mths	1.96%	5.64%
> 72 mths and ≤ 84 mths	0.38%	2.15%
> 84 mths and ≤ 96 mths	0.50%	0.29%
> 96 mths and ≤ 108 mths	0.91%	0.63%
> 108 mths and ≤ 120 mths	0.87%	1.35%
> 120 mths	2.26%	3.29%
Total	100.00%	100.00%

<u>Geographic Distribution</u>	<u>\$ % at Issue</u>	<u>Jul - 26</u>
NSW - Inner city	0.08%	0.12%
NSW - Metro	41.80%	41.43%
NSW - Non metro	4.74%	5.29%
Total NSW	46.63%	46.84%
ACT - Inner city	0.00%	0.00%
ACT - Metro	1.47%	1.56%
ACT - Non metro	0.00%	0.00%
Total ACT	1.47%	1.56%
NT - Inner city	0.00%	0.00%
NT - Metro	0.09%	0.08%
NT - Non metro	0.02%	0.00%
Total NT	0.11%	0.08%
SA - Inner city	0.00%	0.00%
SA - Metro	2.84%	2.86%
SA - Non metro	0.49%	0.38%
Total SA	3.33%	3.24%
QLD - Inner city	0.04%	0.05%
QLD - Metro	12.75%	12.57%
QLD - Non metro	1.87%	1.56%
Total QLD	14.65%	14.18%
TAS - Inner city	0.00%	0.00%
TAS - Metro	0.55%	0.54%
TAS - Non metro	0.11%	0.13%
Total TAS	0.66%	0.67%
VIC - Inner city	0.17%	0.21%
VIC - Metro	23.00%	23.67%
VIC - Non metro	1.87%	1.85%
Total VIC	25.04%	25.73%
WA - Inner city	0.04%	0.05%
WA - Metro	7.56%	7.19%
WA - Non metro	0.51%	0.46%
Total WA	8.11%	7.69%
Total Inner City	0.32%	0.42%
Total Metro	90.07%	89.91%
Total Non Metro	9.60%	9.67%
Secured by Term Deposit	0.00%	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>
Aug-25				
Sep-25				
Oct-25				
Nov-25	0.00%	0.00%	0.00%	0.00%
Dec-25	0.00%	0.00%	0.00%	0.00%
Jan-26	0.00%	0.03%	0.00%	0.03%
Feb-26	0.00%	0.00%	0.03%	0.03%
Mar-26	0.06%	0.00%	0.00%	0.06%
Apr-26	0.00%	0.06%	0.00%	0.06%
May-26	0.08%	0.00%	0.06%	0.14%
Jun-26	0.07%	0.00%	0.06%	0.14%
Jul-26	0.19%	0.00%	0.07%	0.25%

<u>MORTGAGE SAFETY NET</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Aug-25		
Sep-25		
Oct-25		
Nov-25	1	430,240
Dec-25	1	432,350
Jan-26	1	434,270
Feb-26	-	-
Mar-26	1	856,576
Apr-26	2	1,203,325
May-26	2	1,205,071
Jun-26	-	-
Jul-26	-	-

<u>MORTGAGE IN POSSESSION</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Aug-25		
Sep-25		
Oct-25		
Nov-25	-	-
Dec-25	-	-
Jan-26	-	-
Feb-26	-	-
Mar-26	-	-
Apr-26	-	-
May-26	-	-
Jun-26	-	-
Jul-26	-	-

<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>
Aug-25	-		
Sep-25	-		
Oct-25	-		
Nov-25	-	0.00%	\$ 1,000,000,000
Dec-25	-	0.00%	\$ 952,603,464
Jan-26	-	0.00%	\$ 928,196,521
Feb-26	-	0.00%	\$ 903,282,121
Mar-26	-	0.00%	\$ 870,287,912
Apr-26	-	0.00%	\$ 842,697,688
May-26	-	0.00%	\$ 817,540,329
Jun-26	-	0.00%	\$ 792,224,193
Jul-26	-	0.00%	\$ 767,960,795
Total	-		

<u>ANNUALISED CPR</u>	<u>CPR % p.a</u>
Aug-25	
Sep-25	
Oct-25	
Nov-25	21.61%
Dec-25	23.93%
Jan-26	25.54%
Feb-26	33.94%
Mar-26	29.58%
Apr-26	28.04%
May-26	29.61%
Jun-26	28.48%
Jul-26	29.40%

<u>RESERVES</u>	<u>Available</u>	<u>Drawn</u>
Principal Draw		1,156,870.77
Liquidity Reserve Account	7,369,275.51	-
Income Reserve	150,000.00	-

<u>SUPPORTING RATINGS</u>	<u>Party</u>	<u>Current Rating S&P</u>	<u>Rating Trigger S&P</u>
<u>Role</u>		<u>/ Fitch</u>	<u>/ 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>	<u>AMP Bank Limited</u>		
Servicer:	BBB+ / Baa2		
Servicer Ranking or Rating:	N/A		
Servicer Rating:	Progress 2005-2 Trust	Progress 2018-1 Trust	Progress Warehouse Trust No .3
Servicer Experience:	Progress 2006-1 Trust	Progress 2019-1 Trust	Progress Warehouse Trust No .4
	Progress 2007-1G Trust	Progress 2020-1 Trust	Progress Warehouse Trust No .5
	Progress 2008-1R Trust	Progress 2021-1 Trust	Progress Warehouse Trust No .6
	Progress 2009-1 Trust	Progress 2022-1 Trust	Progress Warehouse Trust No .7
	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 2025-1 Trust	
	Progress 2014-2 Trust	Progress 2025-2 Trust	
	Progress 2016-1 Trust	Progress 2026-1 Trust	
	Progress 2017-1 Trust		
	Progress 2017-2 Trust		
Back-Up Servicer:	Perpetual Trustee (Cold)		