

PROGRESS 2026-1 TRUST

Wednesday, 7 October 2026

Transaction Name:	Progress 2026-1 Trust
Trustee:	Perpetual Trustee Company Limited
Security Trustee:	P.T. Limited
Originator:	AMP Bank Limited
Servicer & Custodian:	AMP Bank Limited
Issue Date:	Wednesday, 27th May 2026
Maturity Date:	Wednesday, 7th November 2057
Payment Date:	7th 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	100bps	Actual/365
Class AB Notes	1 M BBSW	125bps	Actual/365
Class B Notes	1 M BBSW	150bps	Actual/365
Class C Notes	1 M BBSW	180bps	Actual/365
Class D Notes	1 M BBSW	210bps	Actual/365
Class E Notes	1 M BBSW	390bps	Actual/365
Class F Notes	1 M BBSW	525bps	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	808,289,195.29	808,289,195.29	92.00%	90.99%	AAA(sf)/AAA (sf)
Class AB Notes	A\$	38,100,000.00	38,100,000.00	38,100,000.00	3.81%	4.29%	AAA(sf)/AAA (sf)
Class B Notes	A\$	18,800,000.00	18,800,000.00	18,800,000.00	1.88%	2.12%	AA(sf)/NR
Class C Notes	A\$	9,900,000.00	9,900,000.00	9,900,000.00	0.99%	1.11%	A(sf)/NR
Class D Notes	A\$	4,600,000.00	4,600,000.00	4,600,000.00	0.46%	0.52%	BBB(sf)/NR
Class E Notes	A\$	4,300,000.00	4,300,000.00	4,300,000.00	0.43%	0.48%	BB(sf)/NR
Class F Notes	A\$	4,300,000.00	4,300,000.00	4,300,000.00	0.43%	0.48%	NR/NR
TOTAL		1,000,000,000.00	888,289,195.29	888,289,195.29	100.00%	100.00%	

Current Payment Date: Wednesday, 7 October 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	0.8997	5.3450%	07-Oct-26	920,000	3.95	21.10	0.8785752123
Class AB Notes	1.0000	5.5950%	07-Oct-26	38,100	4.60	-	1.0000000000
Class B Notes	1.0000	5.8450%	07-Oct-26	18,800	4.80	-	1.0000000000
Class C Notes	1.0000	6.1450%	07-Oct-26	9,900	5.05	-	1.0000000000
Class D Notes	1.0000	6.4450%	07-Oct-26	4,600	5.30	-	1.0000000000
Class E Notes	1.0000	8.2450%	07-Oct-26	4,300	6.78	-	1.0000000000
Class F Notes	1.0000	9.5950%	07-Oct-26	4,300	7.89	-	1.0000000000
TOTAL				1,000,000	38.37	21.10	6.8785752123

COLLATERAL INFORMATION

	At Issue	Sep - 26
Total pool size:	\$999,952,134	\$885,734,216
Total Number Of Loans (UnConsolidated):	2731	2458
Total number of loans (consolidating split loans):	1681	1516
Average loan Size:	\$594,856	\$584,257
Maximum loan size:	\$1,999,364	\$1,999,302
Total property value:	\$1,980,893,091	\$1,796,983,048
Number of Properties:	1834	1653
Average property value:	\$1,080,094	\$1,087,104
Average current LVR:	53.77%	52.23%
Average Term to Maturity (months):	299.90	294.55
Maximum Remaining Term to Maturity (months):	355.20	350.17
Weighted Average Seasoning (months):	37.18	42.11
Weighted Average Current LVR:	59.64%	58.90%
Weighted Average Term to Maturity (months):	317.77	312.85
% of pool with loans > \$500,000:	75.40%	75.86%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	88.87%	88.39%
% Fixed Rate Loans(Value):	0.00%	0.06%
% Interest Only loans (Value):	18.17%	18.51%
Weighted Average Mortgage Interest:	6.07%	6.32%
Weighted Average Fixed Rate:		6.49%
Weighted Average Variable Rate:	6.07%	6.32%
Investment Loans:	36.99%	37.10%

<u>Outstanding Balance Distribution</u>	<u>\$ % at Issue</u>	<u>Sep - 26</u>
≤ \$0	0.00%	-0.05%
> \$0 and ≤ \$100,000	0.59%	0.59%
> \$100,000 and ≤ \$150,000	0.77%	0.90%
> \$150,000 and ≤ \$200,000	1.34%	1.37%
> \$200,000 and ≤ \$250,000	2.00%	1.99%
> \$250,000 and ≤ \$300,000	2.55%	2.46%
> \$300,000 and ≤ \$350,000	3.14%	3.23%
> \$350,000 and ≤ \$400,000	4.00%	4.26%
> \$400,000 and ≤ \$450,000	5.18%	4.86%
> \$450,000 and ≤ \$500,000	5.02%	4.52%
> \$500,000 and ≤ \$550,000	5.40%	5.87%
> \$550,000 and ≤ \$600,000	5.93%	5.58%
> \$600,000 and ≤ \$650,000	4.38%	4.91%
> \$650,000 and ≤ \$700,000	3.64%	3.65%
> \$700,000 and ≤ \$750,000	4.06%	4.59%
> \$750,000 and ≤ \$800,000	4.26%	4.11%
> \$800,000 and ≤ \$850,000	3.30%	3.08%
> \$850,000 and ≤ \$900,000	1.75%	1.98%
> \$900,000 and ≤ \$950,000	4.06%	3.96%
> \$950,000 and ≤ \$1,000,000	4.20%	4.73%
> \$1,000,000 and ≤ \$1,050,000	2.56%	2.32%
> \$1,050,000 and ≤ \$1,100,000	2.48%	1.82%
> \$1,100,000 and ≤ \$1,150,000	3.26%	3.29%
> \$1,150,000 and ≤ \$1,200,000	2.24%	2.25%
> \$1,200,000 and ≤ \$1,250,000	2.46%	2.50%
> \$1,250,000 and ≤ \$1,300,000	2.69%	2.17%
> \$1,300,000 and ≤ \$1,400,000	4.07%	3.81%
> \$1,400,000 and ≤ \$1,500,000	3.50%	3.60%
> \$1,500,000 and ≤ \$1,750,000	6.16%	6.58%
> \$1,750,000 and ≤ \$2,000,000	5.02%	5.05%
> \$2,000,000	0.00%	0.00%
Total	100.00%	100.00%

<u>Outstanding Balance LVR Distribution</u>	<u>\$ % at Issue</u>	<u>Sep - 26</u>
≤ 0%	0.00%	-0.05%
> 0% and ≤ 25%	4.42%	4.71%
> 25% and ≤ 30%	2.65%	3.22%
> 30% and ≤ 35%	4.45%	4.16%
> 35% and ≤ 40%	4.99%	5.63%
> 40% and ≤ 45%	7.03%	6.16%
> 45% and ≤ 50%	6.95%	7.41%
> 50% and ≤ 55%	7.00%	7.46%
> 55% and ≤ 60%	6.13%	6.05%
> 60% and ≤ 65%	5.60%	6.61%
> 65% and ≤ 70%	10.48%	10.87%
> 70% and ≤ 75%	14.59%	15.61%
> 75% and ≤ 80%	22.18%	19.02%
> 80% and ≤ 85%	2.34%	2.04%
> 85% and ≤ 90%	1.18%	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 - 26</u>
Helia	7.79%	6.45%
QBE	3.39%	3.42%
Not insured	88.82%	90.13%
Total	100.00%	100.00%

<u>Seasoning Analysis</u>	<u>\$ % at Issue</u>	<u>Sep - 26</u>
> 0 mths and ≤ 3 mths	0.00%	0.00%
> 3 mths and ≤ 6 mths	3.83%	0.00%
> 6 mths and ≤ 9 mths	11.54%	0.00%
> 9 mths and ≤ 12 mths	6.21%	8.10%
> 12 mths and ≤ 15 mths	3.96%	10.27%
> 15 mths and ≤ 18 mths	7.06%	5.71%
> 18 mths and ≤ 21 mths	9.79%	3.44%
> 21 mths and ≤ 24 mths	3.08%	9.03%
> 24 mths and ≤ 36 mths	13.99%	13.64%
> 36 mths and ≤ 48 mths	14.08%	17.86%
> 48 mths and ≤ 60 mths	12.53%	12.70%
> 60 mths and ≤ 72 mths	4.96%	9.32%
> 72 mths and ≤ 84 mths	1.91%	2.47%
> 84 mths and ≤ 96 mths	0.46%	0.58%
> 96 mths and ≤ 108 mths	1.07%	0.82%
> 108 mths and ≤ 120 mths	0.67%	0.98%
> 120 mths	4.86%	5.09%
Total	100.00%	100.00%

<u>Geographic Distribution</u>	<u>\$ % at Issue</u>	<u>Sep - 26</u>
NSW - Inner city	0.14%	0.15%
NSW - Metro	45.99%	46.81%
NSW - Non metro	4.27%	4.21%
Total NSW	50.39%	51.17%
ACT - Inner city	0.00%	0.00%
ACT - Metro	1.82%	1.84%
ACT - Non metro	0.00%	0.00%
Total ACT	1.82%	1.84%
NT - Inner city	0.00%	0.00%
NT - Metro	0.20%	0.22%
NT - Non metro	0.00%	0.00%
Total NT	0.20%	0.22%
SA - Inner city	0.04%	0.04%
SA - Metro	2.29%	2.22%
SA - Non metro	0.70%	0.77%
Total SA	3.03%	3.03%
QLD - Inner city	0.00%	0.00%
QLD - Metro	12.56%	12.65%
QLD - Non metro	1.55%	1.39%
Total QLD	14.11%	14.04%
TAS - Inner city	0.00%	0.00%
TAS - Metro	0.15%	0.12%
TAS - Non metro	0.11%	0.10%
Total TAS	0.26%	0.22%
VIC - Inner city	0.13%	0.15%
VIC - Metro	18.79%	18.72%
VIC - Non metro	2.02%	1.75%
Total VIC	20.95%	20.62%
WA - Inner city	0.04%	0.00%
WA - Metro	8.38%	8.14%
WA - Non metro	0.82%	0.72%
Total WA	9.23%	8.86%
Total Inner City	0.35%	0.35%
Total Metro	90.18%	90.73%
Total Non Metro	9.47%	8.93%
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>
Oct-25				
Nov-25				
Dec-25				
Jan-26				
Feb-26				
Mar-26				
Apr-26				
May-26				
Jun-26	0.00%	0.00%	0.00%	0.00%
Jul-26	0.00%	0.00%	0.00%	0.00%
Aug-26	0.00%	0.00%	0.00%	0.00%
Sep-26	0.05%	0.00%	0.00%	0.05%

<u>MORTGAGE SAFETY NET</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Oct-25		
Nov-25		
Dec-25		
Jan-26		
Feb-26		
Mar-26		
Apr-26		
May-26		
Jun-26	3	1,103,636
Jul-26	3	1,108,731
Aug-26	-	-
Sep-26	2	720,469

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

PRINCIPAL LOSS

	Gross Loss	LMI claim (A\$)	LMI payment (A\$)	Net loss
2025	-	-	-	-
Total	-	-	-	-

EXCESS SPREAD

	Excess Spread (A\$)	Excess Spread % p.a	Opening Bond Balance
Oct-25	-		
Nov-25	-		
Dec-25	-		
Jan-26	-		
Feb-26	-		
Mar-26	-		
Apr-26	-		
May-26	-		
Jun-26	-	0.00%	\$ 1,000,000,000
Jul-26	-	0.00%	\$ 934,500,170
Aug-26	-	0.00%	\$ 926,092,210
Sep-26	-	0.00%	\$ 907,702,964
Total	-		

ANNUALISED CPR

	CPR % p.a
Oct-25	
Nov-25	
Dec-25	
Jan-26	
Feb-26	
Mar-26	
Apr-26	
May-26	
Jun-26	20.31%
Jul-26	35.54%
Aug-26	18.69%
Sep-26	20.35%

RESERVES

	Available	Drawn
Principal Draw		2,554,979.37
Liquidity Reserve Account	8,882,891.95	-
Income Reserve	150,000.00	-

SUPPORTING RATINGS

Role	Party	Current Rating S&P / Fitch	Rating Trigger S&P / Fitch
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

SERVICER

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 Warehouse Trust No .3
	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)		