# PROGRESS 2026-1 TRUST

**Monday, 9 November 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$** | 920,000,000.00 | 783,101,812.83 | 783,101,812.83 | 92.00% | 90.73% | AAA(sf)/AAA (sf) |
| **Class AB Notes** | **A$** | 38,100,000.00 | 38,100,000.00 | 38,100,000.00 | 3.81% | 4.41% | AAA(sf)/AAA (sf) |
| **Class B Notes** | **A$** | 18,800,000.00 | 18,800,000.00 | 18,800,000.00 | 1.88% | 2.18% | AA(sf)/NR |
| **Class C Notes** | **A$** | 9,900,000.00 | 9,900,000.00 | 9,900,000.00 | 0.99% | 1.15% | A(sf)/NR |
| **Class D Notes** | **A$** | 4,600,000.00 | 4,600,000.00 | 4,600,000.00 | 0.46% | 0.53% | BBB(sf)/NR |
| **Class E Notes** | **A$** | 4,300,000.00 | 4,300,000.00 | 4,300,000.00 | 0.43% | 0.50% | BB(sf)/NR |
| **Class F Notes** | **A$** | 4,300,000.00 | 4,300,000.00 | 4,300,000.00 | 0.43% | 0.50% | NR/NR |
| **TOTAL** | | **1,000,000,000.00** | **863,101,812.83** | **863,101,812.83** | **100.00%** | **100.00%** | |

**Current Payment Date:** Monday, 9 November 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** | 0.8786 | 5.5676% | 09-Nov-26 | 920,000 | 4.42 | 27.38 | 0.8511976226 |
| **Class AB Notes** | 1.0000 | 5.8176% | 09-Nov-26 | 38,100 | 5.26 | - | 1.0000000000 |
| **Class B Notes** | 1.0000 | 6.0676% | 09-Nov-26 | 18,800 | 5.49 | - | 1.0000000000 |
| **Class C Notes** | 1.0000 | 6.3676% | 09-Nov-26 | 9,900 | 5.76 | - | 1.0000000000 |
| **Class D Notes** | 1.0000 | 6.6676% | 09-Nov-26 | 4,600 | 6.03 | - | 1.0000000000 |
| **Class E Notes** | 1.0000 | 8.4676% | 09-Nov-26 | 4,300 | 7.66 | - | 1.0000000000 |
| **Class F Notes** | 1.0000 | 9.8176% | 09-Nov-26 | 4,300 | 8.88 | - | 1.0000000000 |
| **TOTAL** | | | | **1,000,000** | **43.49** | **27.38** | **6.8511976226** |

| COLLATERAL INFORMATION | At Issue | Oct - 26 |
|---|---|---|
| Total pool size: | $999,952,134 | $860,398,962 |
| Total Number Of Loans (UnConsolidated): | 2731 | 2397 |
| Total number of loans (consolidating split loans): | 1681 | 1479 |
| Average loan Size: | $594,856 | $581,744 |
| Maximum loan size: | $1,999,364 | $1,999,302 |
| Total property value: | $1,980,893,091 | $1,758,986,686 |
| Number of Properties: | 1834 | 1614 |
| Average property value: | $1,080,094 | $1,089,831 |
| Average current LVR: | 53.77% | 51.88% |
| Average Term to Maturity (months): | 299.90 | 293.29 |
| Maximum Remaining Term to Maturity (months): | 355.20 | 349.15 |
| Weighted Average Seasoning (months): | 37.18 | 43.34 |
| Weighted Average Current LVR: | 59.64% | 58.68% |
| Weighted Average Term to Maturity (months): | 317.77 | 311.67 |
| % of pool with loans > $500,000: | 75.40% | 75.75% |
| % 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% | 18.77% |
| Weighted Average Mortgage Interest: | 6.07% | 6.57% |
| Weighted Average Fixed Rate: | | 6.49% |
| Weighted Average Variable Rate: | 6.07% | 6.57% |
| Investment Loans: | 36.99% | 37.27% |

| Outstanding Balance Distribution | $ % at Issue | Oct - 26 |
|---|---|---|
| ≤ $0 | 0.00% | -0.05% |
| > $0 and ≤ $100,000 | 0.59% | 0.61% |
| > $100,000 and ≤ $150,000 | 0.77% | 0.84% |
| > $150,000 and ≤ $200,000 | 1.34% | 1.34% |
| > $200,000 and ≤ $250,000 | 2.00% | 2.13% |
| > $250,000 and ≤ $300,000 | 2.55% | 2.57% |
| > $300,000 and ≤ $350,000 | 3.14% | 3.41% |
| > $350,000 and ≤ $400,000 | 4.00% | 4.09% |
| > $400,000 and ≤ $450,000 | 5.18% | 5.00% |
| > $450,000 and ≤ $500,000 | 5.02% | 4.31% |
| > $500,000 and ≤ $550,000 | 5.40% | 5.87% |
| > $550,000 and ≤ $600,000 | 5.93% | 5.54% |
| > $600,000 and ≤ $650,000 | 4.38% | 4.85% |
| > $650,000 and ≤ $700,000 | 3.64% | 3.69% |
| > $700,000 and ≤ $750,000 | 4.06% | 4.21% |
| > $750,000 and ≤ $800,000 | 4.26% | 4.22% |
| > $800,000 and ≤ $850,000 | 3.30% | 3.16% |
| > $850,000 and ≤ $900,000 | 1.75% | 1.93% |
| > $900,000 and ≤ $950,000 | 4.06% | 4.18% |
| > $950,000 and ≤ $1,000,000 | 4.20% | 4.53% |
| > $1,000,000 and ≤ $1,050,000 | 2.56% | 2.03% |
| > $1,050,000 and ≤ $1,100,000 | 2.48% | 2.50% |
| > $1,100,000 and ≤ $1,150,000 | 3.26% | 3.00% |
| > $1,150,000 and ≤ $1,200,000 | 2.24% | 2.59% |
| > $1,200,000 and ≤ $1,250,000 | 2.46% | 2.16% |
| > $1,250,000 and ≤ $1,300,000 | 2.69% | 2.23% |
| > $1,300,000 and ≤ $1,400,000 | 4.07% | 3.91% |
| > $1,400,000 and ≤ $1,500,000 | 3.50% | 3.36% |
| > $1,500,000 and ≤ $1,750,000 | 6.16% | 6.81% |
| > $1,750,000 and ≤ $2,000,000 | 5.02% | 4.99% |
| > $2,000,000 | 0.00% | 0.00% |
| **Total** | **100.00%** | **100.00%** |

| Outstanding Balance LVR Distribution | $ % at Issue | Oct - 26 |
|---|---|---|
| ≤ 0% | 0.00% | -0.05% |
| > 0% and ≤ 25% | 4.42% | 4.86% |
| > 25% and ≤ 30% | 2.65% | 3.23% |
| > 30% and ≤ 35% | 4.45% | 4.43% |
| > 35% and ≤ 40% | 4.99% | 5.37% |
| > 40% and ≤ 45% | 7.03% | 6.83% |
| > 45% and ≤ 50% | 6.95% | 7.23% |
| > 50% and ≤ 55% | 7.00% | 7.13% |
| > 55% and ≤ 60% | 6.13% | 6.29% |
| > 60% and ≤ 65% | 5.60% | 6.67% |
| > 65% and ≤ 70% | 10.48% | 10.82% |
| > 70% and ≤ 75% | 14.59% | 15.70% |
| > 75% and ≤ 80% | 22.18% | 18.45% |
| > 80% and ≤ 85% | 2.34% | 1.91% |
| > 85% and ≤ 90% | 1.18% | 1.13% |
| > 90% and ≤ 95% | 0.00% | 0.00% |
| > 95% and ≤ 100% | 0.00% | 0.00% |
| **Total** | **100.00%** | **100.00%** |

| Mortgage Insurance | $ % at Issue | Oct - 26 |
|---|---|---|
| Helia | 7.79% | 6.22% |
| QBE | 3.39% | 3.50% |
| Not insured | 88.82% | 90.28% |
| **Total** | **100.00%** | **100.00%** |

| Seasoning Analysis | $ % at Issue | Oct - 26 |
|---|---|---|
| > 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% | 3.60% |
| > 12 mths and ≤ 15 mths | 3.96% | 12.11% |
| > 15 mths and ≤ 18 mths | 7.06% | 6.62% |
| > 18 mths and ≤ 21 mths | 9.79% | 4.13% |
| > 21 mths and ≤ 24 mths | 3.08% | 7.22% |
| > 24 mths and ≤ 36 mths | 13.99% | 15.07% |
| > 36 mths and ≤ 48 mths | 14.08% | 17.24% |
| > 48 mths and ≤ 60 mths | 12.53% | 13.40% |
| > 60 mths and ≤ 72 mths | 4.96% | 10.38% |
| > 72 mths and ≤ 84 mths | 1.91% | 2.25% |
| > 84 mths and ≤ 96 mths | 0.46% | 0.91% |
| > 96 mths and ≤ 108 mths | 1.07% | 0.77% |
| > 108 mths and ≤ 120 mths | 0.67% | 1.08% |
| > 120 mths | 4.86% | 5.22% |
| **Total** | **100.00%** | **100.00%** |

| Geographic Distribution | $ % at Issue | Oct - 26 |
|---|---|---|
| NSW - Inner city | 0.14% | 0.16% |
| NSW - Metro | 45.99% | 47.17% |
| NSW - Non metro | 4.27% | 4.05% |
| **Total NSW** | **50.39%** | **51.38%** |
| | | |
| ACT - Inner city | 0.00% | 0.00% |
| ACT - Metro | 1.82% | 1.65% |
| ACT - Non metro | 0.00% | 0.00% |
| **Total ACT** | **1.82%** | **1.65%** |
| | | |
| NT - Inner city | 0.00% | 0.00% |
| NT - Metro | 0.20% | 0.23% |
| NT - Non metro | 0.00% | 0.00% |
| **Total NT** | **0.20%** | **0.23%** |
| | | |
| SA - Inner city | 0.04% | 0.05% |
| SA - Metro | 2.29% | 2.03% |
| SA - Non metro | 0.70% | 0.77% |
| **Total SA** | **3.03%** | **2.84%** |
| | | |
| QLD - Inner city | 0.00% | 0.00% |
| QLD - Metro | 12.56% | 12.81% |
| QLD - Non metro | 1.55% | 1.15% |
| **Total QLD** | **14.11%** | **13.95%** |
| | | |
| TAS - Inner city | 0.00% | 0.00% |
| TAS - Metro | 0.15% | 0.12% |
| TAS - Non metro | 0.11% | 0.10% |
| **Total TAS** | **0.26%** | **0.23%** |
| | | |
| VIC - Inner city | 0.13% | 0.15% |
| VIC - Metro | 18.79% | 19.09% |
| VIC - Non metro | 2.02% | 1.78% |
| **Total VIC** | **20.95%** | **21.02%** |
| | | |
| WA - Inner city | 0.04% | 0.00% |
| WA - Metro | 8.38% | 8.06% |
| WA - Non metro | 0.82% | 0.64% |
| **Total WA** | **9.23%** | **8.70%** |
| | | |
| Total Inner City | 0.35% | 0.35% |
| Total Metro | 90.18% | 91.15% |
| Total Non Metro | 9.47% | 8.49% |
| Secured by Term Deposit | 0.00% | 0.00% |
| **Total** | **100.00%** | **100.00%** |

| ARREARS $ % (scheduled balance basis) | 31-60 | 61-90 | 90+ | Total |
|---|---|---|---|---|
| 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% |
| Oct-26 | 0.00% | 0.00% | 0.00% | 0.00% |

| MORTGAGE SAFETY NET | No of Accounts | Amount ($) |
|---|---|---|
| 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 |
| Oct-26 | 5 | 3,258,284 |

| MORTGAGE IN POSSESSION | No of Accounts | Amount ($) |
|---|---|---|
| Nov-25 | | |
| Dec-25 | | |
| Jan-26 | | |
| Feb-26 | | |
| Mar-26 | | |
| Apr-26 | | |
| May-26 | | |
| Jun-26 | - | - |
| Jul-26 | - | - |
| Aug-26 | - | - |
| Sep-26 | - | - |
| Oct-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 |
|---|---|---|---|
| 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 |
| Oct-26 | - | 0.00% | $ 888,289,195 |
| **Total** | **-** | | |

| ANNUALISED CPR | CPR % p.a |
|---|---|
| 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% |
| Oct-26 | 27.71% |

| RESERVES | Available | Drawn |
|---|---|---|
| **Principal Draw** | | 2,702,850.91 |
| **Liquidity Reserve Account** | 8,631,018.13 | - |
| **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 2026-2 Trust | |
| Progress 2017-2 Trust | | |

**Back-Up Servicer:** Perpetual Trustee (Cold)