

PROGRESS 2019-1 TRUST

Thursday, 24 November 2022

| | |
|---|---|
| Transaction Name: | Progress 2019-1 Trust |
| Trustee: | Perpetual Trustee Company Limited |
| Security Trustee: | P.T. Limited |
| Originator: | AMP Bank Limited |
| Servicer & Custodian: | AMP Bank Limited |
| Issue Date: | Thursday, 13th June 2019 |
| Maturity Date: | Friday, 24th June 2050 |
| Payment Date: | 24th day 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 Refinancing Date |
|----------------|----------|--------|----------------------|--------------------------|
| Class A Notes | 1 M BBSW | 105bps | Actual/365 | 25 Nov 2024 |
| Class AB Notes | 1 M BBSW | 195bps | Actual/365 | |
| Class B Notes | 1 M BBSW | 225bps | Actual/365 | |
| Class C Notes | 1 M BBSW | 270bps | Actual/365 | |
| Class D Notes | 1 M BBSW | 620bps | Actual/365 | |

| | Currency | Initial Stated Amount | Current Invested Amount | Current Stated Amount | Percentages at Issue | Current Percentages | Rating S&P/Moodys |
|----------------|----------|-------------------------|-------------------------|-----------------------|----------------------|---------------------|-------------------|
| Class A Notes | A\$ | 920,000,000.00 | 316,292,762.24 | 316,292,762.24 | 92.00% | 83.78% | AAA / Aaa |
| Class AB Notes | A\$ | 46,700,000.00 | 35,746,409.96 | 35,746,409.96 | 4.67% | 9.47% | AAA /n.r |
| Class B Notes | A\$ | 19,300,000.00 | 14,773,141.60 | 14,773,141.60 | 1.93% | 3.91% | AAA /n.r. |
| Class C Notes | A\$ | 12,400,000.00 | 9,491,552.11 | 9,491,552.11 | 1.24% | 2.51% | A /n.r. |
| Class D Notes | A\$ | 1,600,000.00 | 1,224,716.37 | 1,224,716.37 | 0.16% | 0.32% | n.r./n.r. |
| TOTAL | | 1,000,000,000.00 | 377,528,582.28 | 377,528,582.28 | 100.00% | 100.00% | |

Current Payment Date: Thursday, 24 November 2022

| | 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 | 0.3525 | 3.8467% | 24-Nov-22 | 920,000 | 1.15 | 8.67 | 0.3438 |
| Class AB Notes | 0.7847 | 4.7467% | 24-Nov-22 | 46,700 | 3.16 | 19.30 | 0.7654 |
| Class B Notes | 0.7847 | 5.0467% | 24-Nov-22 | 19,300 | 3.36 | 19.30 | 0.7654 |
| Class C Notes | 0.7847 | 5.4967% | 24-Nov-22 | 12,400 | 3.66 | 19.30 | 0.7654 |
| Class D Notes | 0.7847 | 8.9967% | 24-Nov-22 | 1,600 | 6.00 | 19.30 | 0.7654 |
| TOTAL | | | | 1,000,000 | 17.34 | 85.88 | |

COLLATERAL INFORMATION

| | At Issue | Oct - 22 |
|--|-----------------|-----------------|
| Total pool size: | \$991,497,790 | \$374,319,589 |
| Total Number Of Loans (UnConsolidated): | 3,892 | 1875 |
| Total number of loans (consolidating split loans): | 2,930 | 1414 |
| Average loan Size: | \$338,395 | \$264,724 |
| Maximum loan size: | \$1,000,000 | \$970,282 |
| Total property value: | \$2,126,101,907 | \$1,044,655,994 |
| Number of Properties: | 2934 | 1417 |
| Average property value: | \$724,643 | \$737,231 |
| Average current LVR: | 52.17% | 41.04% |
| Average Term to Maturity (months): | 306.58 | 262.35 |
| Maximum Remaining Term to Maturity (months): | 345.24 | 304.18 |
| Weighted Average Seasoning (months): | 37.13 | 79.06 |
| Weighted Average Current LVR: | 59.22% | 52.96% |
| Weighted Average Term to Maturity (months): | 314.73 | 273.67 |
| % of pool with loans > \$500,000: | 32.71% | 27.35% |
| % of pool (amount) LoDoc Loans: | 0.00% | 0.00% |
| Maximum Current LVR: | 92.27% | 268.79% |
| % Fixed Rate Loans(Value): | 6.15% | 9.25% |
| % Interest Only loans (Value): | 18.62% | 5.75% |
| Weighted Average Mortgage Interest: | 4.24% | 5.11% |
| Investment Loans: | 14.85% | 19.45% |

NOTE: Loan purpose determines investment lending classification from 01/03/2019

| | \$ % at Issue | Oct - 22 |
|-------------------------------|----------------|----------------|
| ≤ \$0 | 0.00% | -0.07% |
| > \$0 and ≤ \$100,000 | 1.86% | 2.86% |
| > \$100,000 and ≤ \$150,000 | 2.75% | 4.06% |
| > \$150,000 and ≤ \$200,000 | 3.98% | 6.44% |
| > \$200,000 and ≤ \$250,000 | 6.12% | 9.56% |
| > \$250,000 and ≤ \$300,000 | 9.14% | 10.48% |
| > \$300,000 and ≤ \$350,000 | 11.49% | 12.65% |
| > \$350,000 and ≤ \$400,000 | 11.73% | 11.81% |
| > \$400,000 and ≤ \$450,000 | 10.78% | 8.44% |
| > \$450,000 and ≤ \$500,000 | 9.42% | 6.43% |
| > \$500,000 and ≤ \$550,000 | 5.81% | 5.61% |
| > \$550,000 and ≤ \$600,000 | 5.29% | 5.35% |
| > \$600,000 and ≤ \$650,000 | 4.97% | 3.34% |
| > \$650,000 and ≤ \$700,000 | 3.66% | 3.94% |
| > \$700,000 and ≤ \$750,000 | 3.94% | 1.34% |
| > \$750,000 and ≤ \$800,000 | 1.96% | 2.67% |
| > \$800,000 and ≤ \$850,000 | 1.83% | 1.98% |
| > \$850,000 and ≤ \$900,000 | 2.39% | 1.63% |
| > \$900,000 and ≤ \$950,000 | 1.49% | 1.23% |
| > \$950,000 and ≤ \$1,000,000 | 1.38% | 0.26% |
| Total | 100.00% | 100.00% |

| <u>Outstanding Balance LVR Distribution</u> | <u>\$ % at Issue</u> | <u>Oct - 22</u> |
|---|----------------------|-----------------|
| ≤ 0% | 0.00% | -0.07% |
| > 0% and ≤ 25% | 7.58% | 12.44% |
| > 25% and ≤ 30% | 4.06% | 5.04% |
| > 30% and ≤ 35% | 4.02% | 5.17% |
| > 35% and ≤ 40% | 3.29% | 4.76% |
| > 40% and ≤ 45% | 4.34% | 7.72% |
| > 45% and ≤ 50% | 8.64% | 7.08% |
| > 50% and ≤ 55% | 5.65% | 7.30% |
| > 55% and ≤ 60% | 7.55% | 7.95% |
| > 60% and ≤ 65% | 8.61% | 8.62% |
| > 65% and ≤ 70% | 8.81% | 8.58% |
| > 70% and ≤ 75% | 8.70% | 9.76% |
| > 75% and ≤ 80% | 14.84% | 12.11% |
| > 80% and ≤ 85% | 8.96% | 2.01% |
| > 85% and ≤ 90% | 4.47% | 0.62% |
| > 90% and ≤ 95% | 0.49% | 0.09% |
| > 95% and ≤ 100% | 0.00% | 0.00% |
| > 100% | 0.00% | 0.82% |
| Total | 100.00% | 100.00% |

| <u>Mortgage Insurance</u> | <u>\$ % at Issue</u> | <u>Oct - 22</u> |
|---------------------------|----------------------|-----------------|
| Genworth | 67.47% | 69.81% |
| QBE | 32.53% | 29.74% |
| Uninsured | 0.00% | 0.44% |
| Total | 100.00% | 100.00% |

| <u>Seasoning Analysis</u> | <u>\$ % at Issue</u> | <u>Oct - 22</u> |
|---------------------------|----------------------|-----------------|
| > 0 mths and ≤ 3 mths | 0.20% | 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 | 0.00% | 0.00% |
| > 15 mths and ≤ 18 mths | 6.37% | 0.00% |
| > 18 mths and ≤ 21 mths | 14.80% | 0.00% |
| > 21 mths and ≤ 24 mths | 20.86% | 0.00% |
| > 24 mths and ≤ 36 mths | 22.65% | 0.00% |
| > 36 mths and ≤ 48 mths | 13.09% | 0.23% |
| > 48 mths and ≤ 60 mths | 9.97% | 12.13% |
| > 60 mths and ≤ 72 mths | 5.31% | 43.53% |
| > 72 mths and ≤ 84 mths | 2.03% | 12.22% |
| > 84 mths and ≤ 96 mths | 1.31% | 15.72% |
| > 96 mths and ≤ 108 mths | 0.54% | 7.09% |
| > 108 mths and ≤ 120 mths | 0.25% | 2.63% |
| > 120 mths | 2.64% | 6.44% |
| Total | 100.00% | 100.00% |

| <u>Geographic Distribution</u> | <u>\$ % at Issue</u> | <u>Oct - 22</u> |
|--------------------------------|----------------------|-----------------|
| NSW - Inner city | 0.09% | 0.09% |
| NSW - Metro | 34.04% | 35.39% |
| NSW - Non metro | 9.70% | 7.84% |
| Total NSW | 43.83% | 43.32% |
| ACT - Inner city | 0.00% | 0.00% |
| ACT - Metro | 1.68% | 1.55% |
| ACT - Non metro | 0.00% | 0.00% |
| Total ACT | 1.68% | 1.55% |
| NT - Inner city | 0.00% | 0.00% |
| NT - Metro | 0.36% | 0.47% |
| NT - Non metro | 0.00% | 0.00% |
| Total NT | 0.36% | 0.47% |
| SA - Inner city | 0.17% | 0.29% |
| SA - Metro | 4.20% | 3.84% |
| SA - Non metro | 0.33% | 0.53% |
| Total SA | 4.70% | 4.65% |
| QLD - Inner city | 0.12% | 0.20% |
| QLD - Metro | 6.83% | 7.50% |
| QLD - Non metro | 5.11% | 4.29% |
| Total QLD | 12.06% | 11.99% |
| TAS - Inner city | 0.00% | 0.00% |
| TAS - Metro | 0.53% | 0.84% |
| TAS - Non metro | 0.45% | 0.42% |
| Total TAS | 0.98% | 1.26% |
| VIC - Inner city | 0.71% | 0.94% |
| VIC - Metro | 21.36% | 18.55% |
| VIC - Non metro | 2.37% | 2.19% |
| Total VIC | 24.44% | 21.69% |
| WA - Inner city | 0.28% | 0.48% |
| WA - Metro | 10.74% | 13.41% |
| WA - Non metro | 0.94% | 1.10% |
| Total WA | 11.96% | 14.99% |
| Total Inner City | 1.37% | 2.00% |
| Total Metro | 79.73% | 81.56% |
| Total Non Metro | 18.90% | 16.37% |
| Secured by Term Deposit | 0.00% | 0.08% |
| 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> |
|---|--------------|--------------|------------|--------------|
| Nov-21 | 0.00% | 0.00% | 0.32% | 0.32% |
| Dec-21 | 0.00% | 0.00% | 0.34% | 0.34% |
| Jan-22 | 0.11% | 0.00% | 0.27% | 0.38% |
| Feb-22 | 0.28% | 0.00% | 0.28% | 0.56% |
| Mar-22 | 0.08% | 0.14% | 0.25% | 0.47% |
| Apr-22 | 0.21% | 0.07% | 0.34% | 0.62% |
| May-22 | 0.00% | 0.00% | 0.33% | 0.33% |
| Jun-22 | 0.06% | 0.00% | 0.15% | 0.21% |
| Jul-22 | 0.12% | 0.00% | 0.16% | 0.28% |
| Aug-22 | 0.10% | 0.02% | 0.16% | 0.28% |
| Sep-22 | 0.12% | 0.00% | 0.10% | 0.23% |
| Oct-22 | 0.06% | 0.13% | 0.11% | 0.29% |

| <u>MORTGAGE SAFETY NET (Includes COV-19)</u> | <u>No of Accounts</u> | <u>Amount (\$)</u> |
|--|-----------------------|--------------------|
| Nov-21 | 2 | 620,921 |
| Dec-21 | 5 | 1,336,208 |
| Jan-22 | 7 | 1,405,798 |
| Feb-22 | 4 | 858,810 |
| Mar-22 | 6 | 1,610,711 |
| Apr-22 | 5 | 1,437,807 |
| May-22 | 4 | 1,061,879 |
| Jun-22 | 1 | 295,164 |
| Jul-22 | 1 | 296,011 |
| Aug-22 | 1 | 296,985 |
| Sep-22 | 2 | 369,067 |
| Oct-22 | 2 | 370,033 |

| <u>COVID-19 HARDSHIP</u> | <u>No of Accounts</u> | <u>Amount (\$)</u> |
|--------------------------|-----------------------|--------------------|
| Nov-21 | - | - |
| Dec-21 | - | - |
| Jan-22 | - | - |
| Feb-22 | - | - |
| Mar-22 | - | - |
| Apr-22 | - | - |
| May-22 | - | - |
| Jun-22 | - | - |
| Jul-22 | - | - |
| Aug-22 | - | - |
| Sep-22 | - | - |
| Oct-22 | - | - |

| <u>MORTGAGE IN POSSESSION</u> | <u>No of Accounts</u> | <u>Amount (\$)</u> |
|-------------------------------|-----------------------|--------------------|
| Nov-21 | - | - |
| Dec-21 | - | - |
| Jan-22 | - | - |
| Feb-22 | - | - |
| Mar-22 | - | - |
| Apr-22 | - | - |
| May-22 | - | - |
| Jun-22 | - | - |
| Jul-22 | - | - |
| Aug-22 | - | - |
| Sep-22 | - | - |
| Oct-22 | - | - |

| <u>PRINCIPAL LOSS</u> | <u>Gross Loss</u> | <u>LMI claim (A\$)</u> | <u>LMI payment (A\$)</u> | <u>Net loss</u> |
|-----------------------|-------------------|------------------------|--------------------------|-----------------|
| 2019 | - | - | - | - |
| 2020 | 133,175.69 | 133,175.69 | 133,075.69 | 100.00 |
| 2021 | - | - | - | - |
| 2022 | - | - | - | - |
| Total | 133,175.69 | 133,175.69 | 133,075.69 | 100.00 |

| <u>EXCESS SPREAD</u> | <u>Excess Spread (A\$)</u> | <u>Excess Spread % p.a</u> | <u>Opening Bond Balance</u> |
|----------------------|----------------------------|----------------------------|-----------------------------|
| Nov-21 | 383,460.08 | 0.90% | \$ 508,895,459 |
| Dec-21 | 210,364.96 | 0.51% | \$ 493,212,740 |
| Jan-22 | 1,368,578.32 | 3.51% | \$ 467,506,329 |
| Feb-22 | 195,766.55 | 0.50% | \$ 467,506,329 |
| Mar-22 | 117,763.04 | 0.31% | \$ 456,662,133 |
| Apr-22 | 216,405.87 | 0.58% | \$ 447,128,559 |
| May-22 | 182,707.01 | 0.50% | \$ 435,022,891 |
| Jun-22 | 130,998.88 | 0.37% | \$ 425,712,487 |
| Jul-22 | 18,048.31 | 0.05% | \$ 416,537,035 |
| Aug-22 | 173,670.37 | 0.51% | \$ 404,671,248 |
| Sep-22 | 287,832.22 | 0.87% | \$ 397,864,391 |
| Oct-22 | 128,120.19 | 0.40% | \$ 387,048,451 |
| Total | 3,413,715.80 | | |

| <u>ANNUALISED CPR</u> | <u>CPR % p.a</u> |
|-----------------------|------------------|
| Nov-21 | 27.67% |
| Dec-21 | 26.92% |
| Jan-22 | 20.39% |
| Feb-22 | 20.39% |
| Mar-22 | 18.05% |
| Apr-22 | 24.00% |
| May-22 | 18.47% |
| Jun-22 | 18.71% |
| Jul-22 | 25.56% |
| Aug-22 | 14.29% |
| Sep-22 | 24.68% |
| Oct-22 | 22.42% |

RESERVES

| | <u>Available</u> | <u>Drawn</u> | |
|---------------------------|------------------|--------------|---|
| Principal Draw | | | - |
| Liquidity Reserve Account | 3,208,992.95 | | - |
| Income Reserve | 150,000.00 | | - |

SUPPORTING RATINGS

| <u>Role</u> | <u>Party</u> | <u>Current Rating S&P / Moody's</u> | <u>Rating Trigger S&P /Moody's</u> |
|----------------------------------|------------------|---|--|
| Fixed Rate Swap Provider | AMP Bank Limited | BBB/Baa2 | BBB /A3(cr) |
| Standby Swap Provider | NAB | AA-/Aa3 | BBB /A3(cr) |
| Liquidity Reserve Account Holder | MUFG Bank, Ltd | A, A-1/ P-1 | A- / P-1 |
| Bank Account Provider | Westpac | A-1+ / P-1 | A- / P-1 |

SERVICER

| | |
|-----------------------------|--------------------------------|
| Servicer: | AMP Bank Limited |
| Servicer Ranking or Rating: | BBB/Baa2 |
| Servicer Rating: | N/A |
| Servicer Experience: | Progress 2005-2 Trust |
| | Progress 2006-1 Trust |
| | Progress 2007-1G Trust |
| | Progress 2008-1R Trust |
| | Progress 2009-1 Trust |
| | Progress 2010-1 Trust |
| | Progress 2011-1 Trust |
| | Progress 2012-1 Trust |
| | Progress 2012-2 Trust |
| | Progress 2013-1 Trust |
| | Progress 2014-1 Trust |
| | Progress 2014-2 Trust |
| | Progress 2016-1 Trust |
| | Progress 2017-1 Trust |
| | Progress 2017-2 Trust |
| | Progress 2018-1 Trust |
| | Progress 2019-1 Trust |
| | Progress 2020-1 Trust |
| | Progress 2021-1 Trust |
| | Progress 2022-1 Trust |
| | Progress 2022-2 Trust |
| | Progress Warehouse Trust No .1 |
| Back-Up Servicer: | Perpetual Trustee (Cold) |