

Progress 2021-1 Trust Risk Retention Pool

Transaction Name: Progress 2021-1 Risk Retention Pool
Closing Date: Tuesday, 22th June 2021
Maturity Date: Monday, 23th September 2052
Payment Date: nd day of each month
Business Day for Payments: Sydney & Melbourne
Determination Date & Ex-Interest Date: 3 Business Days before each Payment Date.

Note: EU Securitisation Regulation EU Securitisation Regulation

Current Risk Retention pool balance as percentage of securitisation exposure: 7.14%

COLLATERAL INFORMATION

| | <u>At Issue</u> | <u>Feb - 22</u> |
|--|-----------------|-----------------|
| Total pool size: | \$74,977,706 | \$56,351,700 |
| Average loan Size: | \$503,206 | \$458,144 |
| Maximum loan size: | \$1,119,018 | \$1,059,360 |
| Total property value: | \$118,518,651 | \$93,697,431 |
| Average property value: | \$795,427 | \$761,768 |
| Maximum current LVR: | 91.50% | 89.79% |
| Average current LVR: | 65.57% | 62.68% |
| Weighted average current LVR: | 68.21% | 67.36% |
| Total number of loans (unconsolidated): | 212 | 172 |
| Total number of loans (consolidating split loans): | 149 | 123 |
| Number of properties: | 149 | 123 |
| Average term to maturity (months): | 332.35 | 323.93 |
| Maximum remaining term to maturity (months): | 357.04 | 348.07 |
| Weighted average seasoning (months): | 12.02 | 20.13 |
| Weighted average term to maturity (months): | 338.06 | 330.69 |
| % of pool with loans > \$500,000: | 64.84% | 60.79% |
| % of pool (amount) LoDoc Loans: | 0.00% | 0.00% |
| % Fixed Rate Loans(Value): | 42.08% | 44.05% |
| % Interest Only loans (Value): | 7.54% | 8.22% |
| Weighted Average Coupon: | 2.58% | 2.58% |
| InVestment Loans: | 23.77% | 25.22% |

Outstanding Balance Distribution

| | <u>\$ % at Issue</u> | <u>Feb - 22</u> |
|---------------------------------|----------------------|-----------------|
| ≤ \$0 | 0.00% | -0.02% |
| > \$0 and ≤ \$100,000 | 0.39% | 0.51% |
| > \$100,000 and ≤ \$150,000 | 0.50% | 0.96% |
| > \$150,000 and ≤ \$200,000 | 1.37% | 1.50% |
| > \$200,000 and ≤ \$250,000 | 3.10% | 3.73% |
| > \$250,000 and ≤ \$300,000 | 3.21% | 4.29% |
| > \$300,000 and ≤ \$350,000 | 5.60% | 5.92% |
| > \$350,000 and ≤ \$400,000 | 3.41% | 3.95% |
| > \$400,000 and ≤ \$450,000 | 7.38% | 9.00% |
| > \$450,000 and ≤ \$500,000 | 10.20% | 9.36% |
| > \$500,000 and ≤ \$550,000 | 9.20% | 13.04% |
| > \$550,000 and ≤ \$600,000 | 6.11% | 7.16% |
| > \$600,000 and ≤ \$650,000 | 5.05% | 4.47% |
| > \$650,000 and ≤ \$700,000 | 9.93% | 7.19% |
| > \$700,000 and ≤ \$750,000 | 7.70% | 3.81% |
| > \$750,000 and ≤ \$800,000 | 6.21% | 8.20% |
| > \$800,000 and ≤ \$850,000 | 3.35% | 2.93% |
| > \$850,000 and ≤ \$900,000 | 2.33% | 1.60% |
| > \$900,000 and ≤ \$950,000 | 1.25% | 3.31% |
| > \$950,000 and ≤ \$1,000,000 | 5.21% | 3.46% |
| > \$1,000,000 and ≤ \$1,050,000 | 2.69% | 1.86% |
| > \$1,050,000 and ≤ \$1,100,000 | 4.32% | 3.75% |
| > \$1,100,000 and ≤ \$1,150,000 | 1.49% | 0.00% |
| Total | 100.00% | 100.00% |

Outstanding Balance LVR Distribution

| | <u>\$ % at Issue</u> | <u>Feb - 22</u> |
|------------------|----------------------|-----------------|
| ≤ 0% | 0.00% | -0.02% |
| > 0% and ≤ 25% | 0.69% | 0.74% |
| > 25% and ≤ 30% | 1.76% | 1.00% |
| > 30% and ≤ 35% | 0.58% | 0.42% |
| > 35% and ≤ 40% | 1.80% | 1.49% |
| > 40% and ≤ 45% | 3.88% | 4.02% |
| > 45% and ≤ 50% | 3.93% | 3.20% |
| > 50% and ≤ 55% | 2.39% | 3.34% |
| > 55% and ≤ 60% | 8.16% | 10.25% |
| > 60% and ≤ 65% | 7.15% | 7.76% |
| > 65% and ≤ 70% | 10.44% | 15.67% |
| > 70% and ≤ 75% | 15.44% | 16.66% |
| > 75% and ≤ 80% | 37.24% | 29.05% |
| > 80% and ≤ 85% | 2.77% | 3.77% |
| > 85% and ≤ 90% | 2.42% | 2.66% |
| > 90% and ≤ 95% | 1.34% | 0.00% |
| > 95% and ≤ 100% | 0.00% | 0.00% |
| Total | 100.00% | 100.00% |

| Mortgage Insurance | \$ % at Issue | Feb - 22 |
|---------------------------|----------------------|-----------------|
| Genworth | 8.48% | 7.86% |
| QBE | 2.02% | 2.59% |
| Not Insured | 89.49% | 89.54% |
| Total | 100.00% | 100.00% |

| Seasoning Analysis | \$ % at Issue | Feb - 22 |
|---------------------------|----------------------|-----------------|
| > 0 mths and ≤ 3 mths | 0.46% | 0.00% |
| > 3 mths and ≤ 6 mths | 25.27% | 0.00% |
| > 6 mths and ≤ 9 mths | 34.88% | 0.00% |
| > 9 mths and ≤ 12 mths | 20.01% | 0.61% |
| > 12 mths and ≤ 15 mths | 9.50% | 28.01% |
| > 15 mths and ≤ 18 mths | 0.13% | 36.03% |
| > 18 mths and ≤ 21 mths | 1.49% | 19.13% |
| > 21 mths and ≤ 24 mths | 1.04% | 8.03% |
| > 24 mths and ≤ 36 mths | 0.94% | 3.31% |
| > 36 mths and ≤ 48 mths | 2.92% | 0.92% |
| > 48 mths and ≤ 60 mths | 0.19% | 1.23% |
| > 60 mths and ≤ 72 mths | 1.10% | 0.49% |
| > 72 mths and ≤ 84 mths | 0.40% | 0.32% |
| > 84 mths and ≤ 96 mths | 0.78% | 0.51% |
| > 96 mths and ≤ 108 mths | 0.40% | 0.27% |
| > 108 mths and ≤ 120 mths | 0.00% | 0.50% |
| > 120 mths | 0.49% | 0.64% |
| Total | 100.00% | 100.00% |

| Geographic Distribution | \$ % at Issue | Feb - 22 |
|--------------------------------|----------------------|-----------------|
| ACT - Inner city | 0.00% | 0.00% |
| ACT - Metro | 2.14% | 2.80% |
| ACT - Non metro | 0.00% | 0.00% |
| Total ACT | 2.14% | 2.80% |
| NSW - Inner city | 0.00% | 0.00% |
| NSW - Metro | 40.00% | 36.04% |
| NSW - Non metro | 7.51% | 7.87% |
| Total NSW | 47.50% | 43.90% |
| NT - Metro | 0.00% | 0.00% |
| NT - Non metro | 0.00% | 0.00% |
| Total NT | 0.00% | 0.00% |
| QLD - Inner city | 0.00% | 0.00% |
| QLD - Metro | 8.66% | 9.90% |
| QLD - Non metro | 4.85% | 4.62% |
| Total QLD | 13.51% | 14.51% |
| SA - Inner city | 0.00% | 0.00% |
| SA - Metro | 0.68% | 0.89% |
| SA - Non metro | 1.02% | 1.32% |
| Total SA | 1.69% | 2.22% |
| TAS - Inner city | 0.00% | 0.00% |
| TAS - Metro | 0.30% | 0.00% |
| TAS - Non metro | 0.03% | 0.03% |
| Total TAS | 0.34% | 0.03% |
| VIC - Inner city | 0.00% | 0.00% |
| VIC - Metro | 22.06% | 22.74% |
| VIC - Non metro | 3.56% | 3.38% |
| Total VIC | 25.62% | 26.12% |
| WA - Inner city | 0.00% | 0.00% |
| WA - Metro | 9.20% | 10.42% |
| WA - Non metro | 0.00% | 0.00% |
| Total WA | 9.20% | 10.42% |
| Total Inner City | 0.00% | 0.00% |
| Total Metro | 83.04% | 82.78% |
| Total Non Metro | 16.96% | 17.22% |
| Total | 100.00% | 100.00% |

| ARREARS \$ % (scheduled balance basis) | 31-60 | 61-90 | 90+ | Total |
|---|--------------|--------------|------------|--------------|
| Aug-21 | 0.00% | 0.00% | 0.00% | 0.00% |
| Sep-21 | 0.00% | 0.00% | 0.00% | 0.00% |
| Oct-21 | 0.00% | 0.00% | 0.00% | 0.00% |
| Nov-21 | 0.00% | 0.00% | 0.00% | 0.00% |
| Dec-21 | 0.00% | 0.00% | 0.00% | 0.00% |
| Jan-22 | 0.00% | 0.00% | 0.00% | 0.00% |
| Feb-22 | 0.00% | 0.00% | 0.00% | 0.00% |

| MORTGAGE SAFETY NET (Inclusive COV-19) | No of Accounts | Amount (\$) |
|---|-----------------------|--------------------|
| Aug-21 | - | - |
| Sep-21 | - | - |
| Oct-21 | - | - |
| Nov-21 | - | - |
| Dec-21 | - | - |
| Jan-22 | - | - |
| Feb-22 | - | - |

COVID-19 HARDSHIP

| | <u>No of Accounts</u> | <u>Amount (\$)</u> |
|--------|-----------------------|--------------------|
| Aug-21 | - | - |
| Sep-21 | - | - |
| Oct-21 | - | - |
| Nov-21 | - | - |
| Dec-21 | - | - |
| Jan-22 | - | - |
| Feb-22 | - | - |

MORTGAGE IN POSSESSION

| | <u>No of Accounts</u> | <u>Amount (\$)</u> |
|--------|-----------------------|--------------------|
| Aug-21 | - | - |
| Sep-21 | - | - |
| Oct-21 | - | - |
| Nov-21 | - | - |
| Dec-21 | - | - |
| Jan-22 | - | - |
| Feb-22 | - | - |

PRINCIPAL LOSS

| | <u>Gross Loss</u> | <u>LMI claim (A\$)</u> | <u>LMI payment (A\$)</u> | <u>Net loss</u> |
|-------|-------------------|------------------------|--------------------------|-----------------|
| 2019 | - | - | - | - |
| Total | - | - | - | - |