

Progress 2024-1 Trust Risk Retention Pool

Transaction Name: Progress 2024-1
Closing Date: Wednesday, 29th May 2024
Maturity Date: Monday, 12th July 2055
Payment Date: The 10th 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:

7.45%

COLLATERAL INFORMATION

| | <u>At Issue</u> | <u>Feb - 25</u> |
|--|-----------------|-----------------|
| Total pool size: | \$55,916,748 | \$43,995,059 |
| Average loan Size: | \$635,418 | \$578,882 |
| Maximum loan size: | \$1,958,399 | \$2,122,540 |
| Total property value: | \$129,349,048 | \$112,455,153 |
| Average property value: | \$937,312 | \$1,013,109 |
| Maximum current LVR: | 88.45% | 87.14% |
| Average current LVR: | 47.01% | 42.75% |
| Weighted average current LVR: | 54.61% | 53.07% |
| Total number of loans (unconsolidated): | 208 | 173 |
| Total number of loans (consolidating split loans): | 88 | 76 |
| Number of properties: | 138 | 111 |
| Average term to maturity (months): | 263.24 | 252.79 |
| Maximum remaining term to maturity (months): | 273.73 | 263.74 |
| Weighted average seasoning (months): | 87.15 | 97.08 |
| Weighted average term to maturity (months): | 265.31 | 254.63 |
| % of pool with loans > \$500,000: | 75.81% | 75.97% |
| % of pool (amount) LoDoc Loans: | 0.00% | 0.00% |
| % Fixed Rate Loans(Value): | 0.00% | 0.00% |
| % InterEst Only loans (Value): | 24.66% | 25.04% |
| Weighted Average Coupon: | 6.54% | 6.55% |
| Weighted Average Fixed Rate: | | 0.00% |
| Weighted Average Variable Rate: | 6.54% | 6.55% |
| Investment Loans: | 41.44% | 34.90% |

| <u>Outstanding Balance Distribution</u> | <u>\$ % at Issue</u> | <u>Feb - 25</u> |
|---|----------------------|-----------------|
| ≤ \$0 | 0.00% | -0.05% |
| > \$0 and ≤ \$100,000 | 0.86% | 1.00% |
| > \$100,000 and ≤ \$150,000 | 0.70% | 0.84% |
| > \$150,000 and ≤ \$200,000 | 2.14% | 2.24% |
| > \$200,000 and ≤ \$250,000 | 1.20% | 2.02% |
| > \$250,000 and ≤ \$300,000 | 0.47% | 0.59% |
| > \$300,000 and ≤ \$350,000 | 4.15% | 3.73% |
| > \$350,000 and ≤ \$400,000 | 2.73% | 2.55% |
| > \$400,000 and ≤ \$450,000 | 6.83% | 6.81% |
| > \$450,000 and ≤ \$500,000 | 5.11% | 4.29% |
| > \$500,000 and ≤ \$550,000 | 1.93% | 4.74% |
| > \$550,000 and ≤ \$600,000 | 4.08% | 3.98% |
| > \$600,000 and ≤ \$650,000 | 4.55% | 1.44% |
| > \$650,000 and ≤ \$700,000 | 1.17% | 1.57% |
| > \$700,000 and ≤ \$750,000 | 1.25% | 4.96% |
| > \$750,000 and ≤ \$800,000 | 6.98% | 5.30% |
| > \$800,000 and ≤ \$850,000 | 3.03% | 3.73% |
| > \$850,000 and ≤ \$900,000 | 3.09% | 2.02% |
| > \$900,000 and ≤ \$950,000 | 3.28% | 2.07% |
| > \$950,000 and ≤ \$1,000,000 | 0.00% | 2.17% |
| > \$1,000,000 and ≤ \$1,050,000 | 0.00% | 0.00% |
| > \$1,050,000 and ≤ \$1,100,000 | 3.83% | 0.00% |
| > \$1,100,000 and ≤ \$1,150,000 | 4.00% | 5.05% |
| > \$1,150,000 and ≤ \$1,200,000 | 4.31% | 0.00% |
| > \$1,200,000 and ≤ \$1,250,000 | 2.28% | 2.73% |
| > \$1,250,000 and ≤ \$1,300,000 | 0.00% | 2.85% |
| > \$1,300,000 and ≤ \$1,400,000 | 7.82% | 0.00% |
| > \$1,400,000 and ≤ \$1,500,000 | 20.71% | 9.93% |
| > \$1,500,000 and ≤ \$1,750,000 | 3.50% | 18.61% |
| > \$1,750,000 and ≤ \$2,000,000 | 0.00% | 0.00% |
| Total | 100.00% | 95.18% |

| <u>Outstanding Balance LVR Distribution</u> | <u>\$ % at Issue</u> | <u>Feb - 25</u> |
|---|----------------------|-----------------|
| ≤ 0% | 0.00% | -0.05% |
| > 0% and ≤ 25% | 6.42% | 6.68% |
| > 25% and ≤ 30% | 5.68% | 5.56% |
| > 30% and ≤ 35% | 1.99% | 1.45% |
| > 35% and ≤ 40% | 2.58% | 10.03% |
| > 40% and ≤ 45% | 9.82% | 9.63% |
| > 45% and ≤ 50% | 13.72% | 12.08% |
| > 50% and ≤ 55% | 11.53% | 7.49% |
| > 55% and ≤ 60% | 7.77% | 17.38% |
| > 60% and ≤ 65% | 10.79% | 1.07% |
| > 65% and ≤ 70% | 3.34% | 4.34% |
| > 70% and ≤ 75% | 10.41% | 8.64% |
| > 75% and ≤ 80% | 11.91% | 12.05% |
| > 80% and ≤ 85% | 0.95% | 1.54% |
| > 85% and ≤ 90% | 3.09% | 2.12% |
| > 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>Feb - 25</u> |
|---------------------------|----------------------|-----------------|
| Genworth | 6.97% | 7.10% |
| QBE | 0.00% | 0.00% |
| Not Insured | 93.03% | 92.90% |
| Total | 100.00% | 100.00% |

| <u>Seasoning Analysis</u> | <u>\$ % at Issue</u> | <u>Feb - 25</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 | 0.00% | 0.00% |
| > 12 mths and ≤ 15 mths | 0.10% | 0.00% |
| > 15 mths and ≤ 18 mths | 0.00% | 0.00% |
| > 18 mths and ≤ 21 mths | 0.00% | 0.00% |
| > 21 mths and ≤ 24 mths | 0.72% | 0.12% |
| > 24 mths and ≤ 36 mths | 1.54% | 1.87% |
| > 36 mths and ≤ 48 mths | 1.59% | 1.73% |
| > 48 mths and ≤ 60 mths | 0.80% | 0.95% |
| > 60 mths and ≤ 72 mths | 0.57% | 0.00% |
| > 72 mths and ≤ 84 mths | 0.54% | 0.00% |
| > 84 mths and ≤ 96 mths | 94.15% | 1.52% |
| > 96 mths and ≤ 108 mths | 0.00% | 93.81% |

| | | |
|---------------------------|----------------|----------------|
| > 108 mths and ≤ 120 mths | 0.00% | 0.00% |
| > 120 mths | 0.00% | 0.00% |
| Total | 100.00% | 100.00% |

| <u>Geographic Distribution</u> | <u>\$ % at Issue</u> | <u>Feb - 25</u> |
|--------------------------------|----------------------|-----------------|
| ACT - Inner city | 0.00% | 0.00% |
| ACT - Metro | 1.41% | 1.76% |
| ACT - Non metro | 0.00% | 0.00% |
| Total ACT | 1.41% | 1.76% |
| NSW - Inner city | 0.00% | 0.00% |
| NSW - Metro | 45.88% | 41.38% |
| NSW - Non metro | 5.84% | 7.30% |
| Total NSW | 51.73% | 48.68% |
| 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 | 11.88% | 12.53% |
| QLD - Non metro | 1.45% | 1.79% |
| Total QLD | 13.32% | 14.32% |
| SA - Inner city | 0.00% | 0.00% |
| SA - Metro | 9.00% | 5.47% |
| SA - Non metro | 0.32% | 2.02% |
| Total SA | 9.32% | 7.48% |
| TAS - Inner city | 0.00% | 0.00% |
| TAS - Metro | 0.00% | 0.00% |
| TAS - Non metro | 0.00% | 0.00% |
| Total TAS | 0.00% | 0.00% |
| VIC - Inner city | 1.25% | 1.59% |
| VIC - Metro | 16.22% | 18.84% |
| VIC - Non metro | 0.00% | 0.00% |
| Total VIC | 17.47% | 20.44% |
| WA - Inner city | 0.00% | 0.00% |
| WA - Metro | 6.06% | 6.47% |
| WA - Non metro | 0.69% | 0.85% |
| Total WA | 6.75% | 7.32% |
| Total Inner City | 1.25% | 1.59% |
| Total Metro | 90.45% | 86.45% |
| Total Non Metro | 8.30% | 11.96% |
| Total | 100.00% | 100.00% |

| <u>ARREARS \$ % (scheduled balance basis)</u> | <u>31-60</u> | <u>60-90</u> | <u>90+</u> | <u>Total</u> |
|---|--------------|--------------|------------|--------------|
| Aug-24 | 0.00% | 0.00% | 0.00% | 0.00% |
| Sep-24 | 0.00% | 0.00% | 0.00% | 0.00% |
| Oct-24 | 0.00% | 0.00% | 0.00% | 0.00% |
| Nov-24 | 0.00% | 0.00% | 0.00% | 0.00% |
| Dec-24 | 0.00% | 0.00% | 0.00% | 0.00% |
| Jan-25 | 0.00% | 0.00% | 0.00% | 0.00% |
| Feb-25 | 0.00% | 0.00% | 0.00% | 0.00% |

| <u>MORTGAGE SAFETY NET (Inclusive COV-19)</u> | <u>No of Accounts</u> | <u>Amount (\$)</u> |
|---|-----------------------|--------------------|
| Aug-24 | - | - |
| Sep-24 | - | - |
| Oct-24 | - | - |
| Nov-24 | - | - |
| Dec-24 | - | - |
| Jan-25 | - | - |
| Feb-25 | - | - |

| <u>MORTGAGE IN POSSESSION</u> | <u>No of Accounts</u> | <u>Amount (\$)</u> |
|-------------------------------|-----------------------|--------------------|
| Aug-24 | - | - |
| Sep-24 | - | - |
| Oct-24 | - | - |
| Nov-24 | - | - |
| Dec-24 | - | - |
| Jan-25 | - | - |
| Feb-25 | - | - |

| <u>PRINCIPAL LOSS</u> | <u>Gross Loss</u> | <u>LMI claim (A\$)</u> | <u>LMI payment (A\$)</u> | <u>Net loss</u> |
|-----------------------|-------------------|------------------------|--------------------------|-----------------|
| 2024 | - | - | - | - |
| Total | - | - | - | - |