PROGRESS 2023-1 TRUST

Monday, 17 July 2023

Transaction Name:	Progress 2023-1 Trust
Trustee:	Perpetual Trustee Company Limited
Security Trustee:	P.T. Limited
Originator:	AMP Bank Limited
Servicer & Custodian:	AMP Bank Limited
Issue Date:	Thursday, 30th March 2023
Maturity Date:	Monday, 18th May 2054
Payment Date:	16th of each month
Business Day for Payments:	Sydney & Melbourne
Determination Date & Ex-Interest Date:	3 Business Days before each Payment Date.

	Base	<u>Margin</u>	Interest Calculation
Class A Notes	1 M BBSW	145bps	Actual/365
Class AB Notes	1 M BBSW	240bps	Actual/365
Class B Notes	1 M BBSW	310bps	Actual/365
Class C Notes	1 M BBSW	350bps	Actual/365
Class D Notes	1 M BBSW	420bps	Actual/365
Class E Notes	1 M BBSW	600bps	Actual/365
Class F Notes	1 M BBSW	695bps	Actual/365

		Current Invested			Current		
	Currency	Initial Stated Amount	Amount	Current Stated Amount	Percentages at Issue	Percentages	Rating S&P/Fitch
Class A Notes	A\$	690,000,000.00	617,596,654.43	617,596,654.43	92.00%	91.15%	AAA(sf)/AAA (sf)
Class AB Notes	А\$	30,230,000.00	30,230,000.00	30,230,000.00	4.03%	4.46%	AAA(sf)/AAA (sf)
Class B Notes	А\$	11,400,000.00	11,400,000.00	11,400,000.00	1.52%	1.68%	AA(sf)/NR
Class C Notes	А\$	7,500,000.00	7,500,000.00	7,500,000.00	1.00%	1.11%	A(sf)/NR
Class D Notes	А\$	3,675,000.00	3,675,000.00	3,675,000.00	0.49%	0.54%	BBB(sf)/NR
Class E Notes	А\$	3,595,000.00	3,595,000.00	3,595,000.00	0.48%	0.53%	BB(sf)/NR
Class F Notes	А\$	3,600,000.00	3,600,000.00	3,600,000.00	0.48%	0.53%	NR/NR
TOTAL		750,000,000.00	677,596,654.43	677,596,654.43	100.00%	100.00%	

Current Payment Date:

Monday, 17 July 2023

	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	0.9216	5.5456%	17-Jul-23	690,000	4.34	26.51	0.8950676151
Class AB Notes	1.0000	6.4956%	17-Jul-23	30,230	5.52	-	1.000000000
Class B Notes	1.0000	7.1956%	17-Jul-23	11,400	6.11	-	1.000000000
Class C Notes	1.0000	7.5956%	17-Jul-23	7,500	6.45	-	1.000000000
Class D Notes	1.0000	8.2956%	17-Jul-23	3,675	7.05	-	1.000000000
Class E Notes	1.0000	10.0956%	17-Jul-23	3,595	8.57	-	1.000000000
Class F Notes	1.0000	11.0456%	17-Jul-23	3,600	9.38	-	1.000000000
TOTAL				750,000	47.42	26.51	6.8950676151

COLLATERAL INFORMATION	<u>At Issue</u>	<u>Jun - 23</u>
Total pool size:	\$733,050,957	\$658,418,983
Total Number Of Loans (UnConsolidated):	1917	1757
Total number of loans (consolidating split loans):	1267	1165
Average loan Size:	\$578,572	\$565,167
Maximum loan size: Total property value:	\$1,484,960 \$1,181,290,659	\$1,490,745 \$1,077,125,919
Number of Properties:	1500	1369
Average property value:	\$787,527	\$786,798
Average current LVR:	64.19%	63.09%
Average Term to Maturity (months):	317.38	313.73
Maximum Remaining Term to Maturity (months): Weighted Average Seasoning (months):	356.22 \$30	352.21 33.05
Weighted Average Current LVR:	64.02%	63.50%
Weighted Average Term to Maturity (months):	323.62	319.74
% of pool with loans > \$500,000:	73.87%	72.66%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	89.04% 14.45%	89.33%
% Fixed Rate Loans(Value): % Interest Only loans (Value):	8.43%	14.00% 8.75%
Weighted Average Mortgage Interest:	5.11%	5.76%
Weighted Average Fixed Rate:	2.04%	2.37%
Weighted Average Variable Rate:	5.63%	6.31%
Investment Loans:	17.73%	17.87%
Outstanding Balance Distribution	\$ % at Issue	<u>Jun - 23</u>
≤ \$0	0.00%	0.00%
> \$0 and ≤ \$100,000	0.04%	0.07%
> $100,000 \text{ and} \le 150,000$	0.26%	0.23%
> \$150,000 and ≤ \$200,000 > \$200,000 and ≤ \$250,000	0.91% 1.47%	1.10% 1.73%
> $$250,000 \text{ and } \le $250,000$ > $$250,000 \text{ and } \le $300,000$	2.62%	2.90%
> \$300,000 and ≤ \$350,000	4.25%	4.11%
> \$350,000 and ≤ \$400,000	4.94%	4.97%
> \$400,000 and ≤ \$450,000 > \$450,000 and ≤ \$500,000	5.42% 6.22%	5.93% 6.30%
> \$450,000 and \leq \$500,000 > \$500,000 and \leq \$550,000	6.22% 8.18%	6.30% 7.96%
> \$550,000 and ≤ \$600,000	8.64%	9.08%
> $$600,000 \text{ and } \le $650,000$	7.06%	7.29%
> \$650,000 and ≤ \$700,000	6.68% 4.74%	6.72% 5.17%
> \$700,000 and ≤ \$750,000 > \$750,000 and ≤ \$800,000	4.74%	4.25%
> \$800,000 and ≤ \$850,000	3.82%	3.64%
> $\$850,000 \text{ and } \le \$900,000$	2.97%	2.66%
> \$900,000 and ≤ \$950,000 > \$950,000 and ≤ \$1,000,000	4.54% 4.00%	4.21% 3.71%
> $$1,000,000 and \le $1,050,000$	3.35%	3.11%
> \$1,050,000 and ≤ \$1,100,000	2.49%	1.64%
> $1,100,000$ and \leq $1,150,000$	2.01%	2.74%
> \$1,150,000 and ≤ \$1,200,000 > \$1,200,000 and ≤ \$1,250,000	2.40% 1.99%	2.68% 2.41%
> $1,200,000 \text{ and } \leq 1,200,000$ > $1,250,000 \text{ and } \leq 1,300,000$	2.08%	1.75%
> \$1,300,000 and ≤ \$1,400,000	2.58%	1.65%
	2.38%	1.0370
> $$1,400,000 and \le $1,500,000$	1.58%	1.98%
> \$1,500,000 and ≤ \$1,750,000	1.58% 0.00%	1.98% 0.00%
	1.58%	1.98%
> \$1,500,000 and ≤ \$1,750,000 > \$1,750,000 and ≤ \$2,000,000	1.58% 0.00% 0.00%	1.98% 0.00% 0.00%
<pre>> \$1,500,000 and ≤ \$1,750,000 > \$1,750,000 and ≤ \$2,000,000 > \$2,000,000 Total</pre>	1.58% 0.00% 0.00% 0.00% 100.00%	1.98% 0.00% 0.00% 0.00% 100.00%
<pre>> \$1,500,000 and ≤ \$1,750,000 > \$1,750,000 and ≤ \$2,000,000 > \$2,000,000 Total Outstanding Balance LVR Distribution</pre>	1.58% 0.00% 0.00% 0.00% 100.00% \$ % at Issue	1.98% 0.00% 0.00% 100.00% Jun - 23
<pre>> \$1,500,000 and ≤ \$1,750,000 > \$1,750,000 and ≤ \$2,000,000 > \$2,000,000 Total</pre>	1.58% 0.00% 0.00% 0.00% 100.00%	1.98% 0.00% 0.00% 0.00% 100.00%
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<pre>> \$1,500,000 and ≤ \$1,750,000 > \$1,750,000 and ≤ \$2,000,000 > \$2,000,000 Total Outstanding Balance LVR Distribution ≤ 0% > 0% and ≤ 25% > 25% and ≤ 30% > 30% and ≤ 35%</pre>	1.58% 0.00% 0.00% 100.00% <u>\$ % at Issue</u> 0.00% 0.15% 0.16% 0.36%	1.98% 0.00% 0.00% 100.00% <u>Jun - 23</u> 0.00% 0.26% 0.21% 0.40%
> \$1,500,000 and \leq \$1,750,000 > \$1,750,000 and \leq \$2,000,000 > \$2,000,000 Total	1.58% 0.00% 0.00% 100.00% <u>\$ % at Issue</u> 0.00% 0.15% 0.16% 0.36% 0.53%	1.98% 0.00% 0.00% 100.00% <u>Jun - 23</u> 0.00% 0.26% 0.21% 0.40% 1.02%
<pre>> \$1,500,000 and ≤ \$1,750,000 > \$1,750,000 and ≤ \$2,000,000 > \$2,000,000 Total Outstanding Balance LVR Distribution ≤ 0% > 0% and ≤ 25% > 25% and ≤ 30% > 30% and ≤ 35%</pre>	1.58% 0.00% 0.00% 100.00% <u>\$ % at Issue</u> 0.00% 0.15% 0.16% 0.36%	1.98% 0.00% 0.00% 100.00% <u>Jun - 23</u> 0.00% 0.26% 0.21% 0.40%
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<pre>> \$1,500,000 and \leq \$2,000,000 > \$2,000,000 Total</pre>	1.58% 0.00% 0.00% 100.00% \$ % at Issue 0.00% 0.15% 0.16% 0.36% 0.53% 2.81% 3.97% 9.76% 12.32% 16.71% 22.69% 23.01% 7.38% 0.03% 0.12% 0.00% 0.00% 100.00% \$ % at Issue 2.56% 1.12% 96.32%	1.98% 0.00% 0.00% 100.00% 100.00% 100.00% 0.26% 0.21% 0.40% 1.02% 2.90% 4.26% 9.05% 12.86% 17.16% 24.06% 22.06% 5.48% 0.03% 0.25% 0.00% 0.00% 100.00%
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<pre>> \$1,500,000 and \leq \$1,750,000 > \$1,750,000 and \leq \$2,000,000 > \$2,000,000 Total</pre> Outstanding Balance LVR Distribution \leq 0% > 0% and \leq 25% > 25% and \leq 25% > 30% and \leq 25% > 30% and \leq 33% > 35% and \leq 40% > 40% and \leq 45% > 40% and \leq 45% > 55% and \leq 50% > 55% and \leq 50% > 55% and \leq 50% > 56% and \leq 55% > 55% and \leq 60% > 60% and \leq 55% > 55% and \leq 70% > 70% and \leq 55% > 55% and \leq 70% > 70% and \leq 55% > 80% and \leq 85% > 90% and \leq 90% > 90% and \leq 95% > 95% and \leq 100% Total Mortgage Insurance Genworth QBE Not insured Total Seasoning Analysis > 0 mths and \leq 3 mths > 3 mths and \leq 6 mths > 6 mths and \leq 1 mths > 9 mths and \leq 1 mths > 10 mths and \leq 12 mths > 12 mths and \leq 21 mths <	1.58% 0.00% 0.00% 0.00% 100.00% 100.00% 0.15% 0.16% 0.36% 0.53% 2.81% 3.97% 9.76% 12.32% 16.71% 22.69% 23.01% 7.38% 0.03% 0.12% 0.00% 0.00% 100.00% <u>\$ % at Issue</u> 2.56% 1.12% 96.32% 100.00% <u>\$ % at Issue</u> 0.00% 7.44% 15.11% 6.71% 8.89% 5.47% 11.87% 8.00% 9.07%	1.98% 0.00% 0.00% 100.00% 100.00% 0.26% 0.21% 0.40% 1.02% 2.90% 4.26% 9.05% 12.86% 17.16% 24.06% 22.06% 5.48% 0.03% 0.25% 0.00% 0.00% 100.00% 100.00% 100.00%
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> \$1,500,000 and \$\$1,750,000 > \$2,000,000 Total Outstanding Balance LVR Distribution \$0% 0% > 0% and \$25% > 25% and \$30% > 30% and \$25% > 33% and \$40% > 40% and \$45% > 40% and \$50% > 50% and \$55% > 55% and \$60% > 60% and \$65% > 60% and \$65% > 60% and \$65% > 55% and \$0% > 80% and \$85% > 80% and \$90% > 90% and \$90% > 90% and \$100% Total Mortgage Insurance Genworth QBE Not insured Total Sesoning Analysis > 0 mths and \$15 mths > 3 mths and \$15 mths > 4 mths and \$15 mths > 1 mt	1.58% 0.00% 0.00% 100.00% 5 % at Issue 0.00% 0.15% 0.15% 0.15% 0.33% 2.81% 3.97% 9.76% 12.32% 16.71% 22.69% 23.01% 7.38% 0.03% 0.12% 0.00% 0.00% 0.00% 0.00% 100.00% 5 % at Issue 0.00% 100.00% 5 % at Issue 0.00% 100.00% 5 % at Issue 0.00% 7.44% 15.11% 6.71% 8.89% 5.47% 11.87% 8.00% 9.07% 7.27% 3.22% 6.57% 6.57% 6.59% 1.30% 0.77%	1.98% 0.00% 0.00% 100.00% 100.00% 0.26% 0.21% 0.40% 1.02% 2.90% 4.26% 9.05% 12.86% 17.16% 24.06% 22.06% 5.48% 0.03% 0.25% 0.00% 0.00% 100.00% 100.00% 100.00% 100.00% 100.00% 100.00% 100.00% 1.24% 96.35% 100.00% 4.29% 13.49% 13.49% 10.52% 8.00% 6.33% 8.93% 17.58% 9.05% 3.63% 4.56% 7.62% 3.33% 0.60%
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> \$1,500,000 and ≤ \$1,750,000 > \$1,750,000 and ≤ \$2,000,000 > \$2,000,000 Total Outstanding Balance LVR Distribution < 0%	1.58% 0.00% 0.00% 100.00% 5 % at Issue 0.00% 0.15% 0.16% 0.36% 0.53% 2.81% 3.97% 9.76% 12.32% 16.71% 22.69% 23.01% 7.38% 0.03% 0.12% 0.00% 0.00% 100.00% 5 % at Issue 2.56% 1.12% 96.32% 100.00% 5 % at Issue 0.00% 7.44% 15.11% 6.71% 8.89% 5.47% 11.87% 8.89% 5.47% 11.87% 8.00% 9.77% 0.38%	1.98% 0.00% 0.00% 100.00% 100.00% 0.26% 0.21% 0.40% 1.02% 2.90% 4.26% 9.05% 12.86% 17.16% 24.06% 22.06% 5.48% 0.03% 0.25% 0.00% 0.00% 100.00%

Geographic Distribution	<u>\$ % at Issue</u>	<u>Jun - 23</u>
NSW - Inner city	0.22%	0.25%
NSW - Metro	31.96%	31.18%
NSW - Non metro	10.29%	10.65%
Total NSW	42.47%	42.08%
ACT - Inner city	0.00%	0.00%
ACT - Metro	2.67%	2.91%
ACT - Non metro	0.00%	0.00%
Total ACT	2.67%	2.91%
NT - Inner city	0.00%	0.00%
NT - Metro	0.09%	0.04%
NT - Non metro	0.13%	0.14%
Total NT	0.22%	0.18%
SA - Inner city	0.02%	0.03%
SA - Metro	3.95%	3.82%
SA - Non metro	0.98%	1.05%
Total SA	4.96%	4.90%
QLD - Inner city	0.07%	0.08%
QLD - Metro	10.41%	10.51%
QLD - Non metro	5.38%	5.60%
Total QLD	15.86%	16.19%
TAS - Inner city	0.00%	0.00%
TAS - Metro	0.47%	0.52%
TAS - Non metro	0.18%	0.20%
Total TAS	0.65%	0.72%
VIC - Inner city	0.31%	0.30%
VIC - Metro	20.22%	20.73%
VIC - Non metro	3.27%	2.96%
Total VIC	23.81%	23.99%
WA - Inner city	0.05%	0.05%
WA - Metro	8.55%	8.21%
WA - Non metro	0.76%	0.58%
Total WA	9.35%	8.84%
Total Inner City	0.00%	0.71%
Total Metro	0.68%	77.92%
Total Non Metro	78.35%	21.18%
Secured by Term Deposit	20.98%	0.19%
Total	100.00%	100.00%

ARREARS \$ % (scheduled balance basis)	<u>31-60</u>	<u>61-90</u>	<u>90+</u>	Total
Jul-22				
Aug-22				
Sep-22				
Oct-22				
Nov-22				
Dec-22				
Jan-23				
Feb-23				
Mar-23				
Apr-23	0.21%	0.00%	0.00%	0.21%
May-23	0.14%	0.05%	0.00%	0.19%
Jun-23	0.14%	0.00%	0.05%	0.19%

MORTGAGE SAFETY NET (Includes COV-19)	No of Accounts	Amount (\$)
Jul-22		
Aug-22		
Sep-22		
Oct-22		
Nov-22		
Dec-22		
Jan-23		
Feb-23		
Mar-23		
Apr-23	-	-
May-23	-	-
Jun-23	-	-

COVID-19 HARDSHIP	No of Accounts	<u>Amount (\$)</u>
May-22		
Jun-22		
Jul-22		
Aug-22		
Sep-22		
Oct-22		
Nov-22		
Dec-22		
Jan-23		
Feb-23		
Mar-23		
Apr-23	-	-
May-23	-	-
Jun-23	-	-

MORTGAGE IN POSSESSION	No of Accounts	<u>Amount (\$)</u>	
May-22			
Jun-22			
Jul-22			
Aug-22			
Sep-22			
Oct-22			
Nov-22			
Dec-22			
Jan-23			
Feb-23			
Mar-23			
Apr-23	-	-	
May-23	-	-	
Jun-23	-	-	

PRINCIPAL LOSS	Gross Loss	LMI claim (A\$)	LMI payment (A\$)	Net loss
2023	-	-	-	-
Total	-	-	-	-
EXCESS SPREAD	Excess Spread (A\$)	Excess Spread % p.a	Opening Bond Balance	
May-22	-			
Jun-22	-			
Jul-22	-			
Aug-22	-			
Sep-22	-			
Oct-22	-			
Nov-22	-			
Dec-22	-			
Jan-23	-			
Feb-23	-			
Mar-23	-			
Apr-23	-	0.00%	\$ 750,000,000	
May-23	-	0.00%	\$ 719,071,372	
Jun-23	-	0.00%	\$ 695,885,995	
Total	-	_		

ANNUALISED CPR	<u>CPR % p.a</u>	
May-22		
Jun-22		
Jul-22		
Aug-22		
Sep-22		
Oct-22		
Nov-22		
Dec-22		
Jan-23		
Feb-23		
Mar-23		
Apr-23	42.51%	
May-23	30.08%	
Jun-23	24.86%	
<u>RESERVES</u>	<u>Available</u>	<u>Drawn</u>
Principal Draw		4,022,247.65
Liquidity Reserve Account	15,155,424.15	-
Income Reserve	150,000.00	-

SUPPORTING RATINGS

Servicer Rating:

Servicer Experience:

<u>Party</u>	Current Rating S&P /	Rating Trigger S&P
	<u>Fitch</u>	<u>/Fitch</u>
BNP Paribas	AA-/Aa3	A-2 BBB /A F1
MUFG Bank, Ltd	A, A-1/ P-1	A- / P-1
ANZ	AA-/A1	A-2/A S
AMP Bank Limited		
BBB/A2		
	BNP Paribas MUFG Bank, Ltd ANZ AMP Bank Limited	Fitch BNP Paribas AA-/Aa3 MUFG Bank, Ltd A, A-1/ P-1 ANZ AA-/A1

Back-Up Servicer:

BBB/A2 N/A 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 2022-1 Trust Progress 2023-1 Trust Progress Warehouse Trust No .3 Progress Warehouse Trust No .4 Perpetual Trustee (Cold)