

# PROGRESS 2022-1 TRUST

Monday, 18 September 2023

Transaction Name:	Progress 2022-1 Trust
Trustee:	Perpetual Trustee Company Limited
Security Trustee:	P.T. Limited
Originator:	AMP Bank Limited
Servicer & Custodian:	AMP Bank Limited
Issue Date:	Thursday, 26th May 2022
Maturity Date:	Monday, 17th March 2053
Payment Date:	17th of each month
Business Day for Payments:	Sydney & Melbourne
Determination Date & Ex-Interest Date:	3 Business Days before each Payment Date.

	<u>Base</u>	<u>Margin</u>	<u>Interest Calculation</u>
Class A1-S Notes	1 M BBSW	87bps	Actual/365
Class A1-L Notes	1 M BBSW	130bps	Actual/365
Class AB Notes	1 M BBSW	190bps	Actual/365
Class B Notes	1 M BBSW	235bps	Actual/365
Class C Notes	1 M BBSW	260bps	Actual/365
Class D Notes	1 M BBSW	280bps	Actual/365
Class E Notes	1 M BBSW		Actual/365
Class F Notes	1 M BBSW		Actual/365

	Currency	Initial Stated Amount	Current Invested Amount	Current Stated Amount	Percentages at Issue	Current Percentages	Rating S&P/Moodys
Class A1-S Notes	A\$	75,000,000.00	-	-	15.00%	0.00%	AAA(sf)/Aaa (sf)
Class A1-L Notes	A\$	385,000,000.00	278,363,684.30	278,363,684.30	77.00%	87.44%	AAA(sf)/Aaa (sf)
Class AB Notes	A\$	18,650,000.00	18,650,000.00	18,650,000.00	3.73%	5.86%	AAA(sf)
Class B Notes	A\$	8,100,000.00	8,100,000.00	8,100,000.00	1.62%	2.54%	AA(sf)
Class C Notes	A\$	6,300,000.00	6,300,000.00	6,300,000.00	1.26%	1.98%	A(sf)
Class D Notes	A\$	3,300,000.00	3,300,000.00	3,300,000.00	0.66%	1.04%	BBB(sf)
Class E Notes	A\$	1,800,000.00	1,800,000.00	1,800,000.00	0.36%	0.57%	BB(sf)
Class F Notes	A\$	1,850,000.00	1,850,000.00	1,850,000.00	0.37%	0.58%	NR
<b>TOTAL</b>		<b>500,000,000.00</b>	<b>318,363,684.30</b>	<b>318,363,684.30</b>	<b>100.00%</b>	<b>100.00%</b>	

Current Payment Date: Monday, 18 September 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 A1-S Notes	0.0000	4.9242%	18-Sep-23	75,000	0.00	-	0.0000000000
Class A1-L Notes	0.7549	5.3542%	18-Sep-23	385,000	3.54	31.91	0.7230225566
Class AB Notes	1.0000	5.9542%	18-Sep-23	18,650	5.22	-	1.0000000000
Class B Notes	1.0000	6.4042%	18-Sep-23	8,100	5.61	-	1.0000000000
Class C Notes	1.0000	6.6542%	18-Sep-23	6,300	5.83	-	1.0000000000
Class D Notes	1.0000	6.8542%	18-Sep-23	3,300	6.01	-	1.0000000000
Class E Notes	1.0000		18-Sep-23	1,800		-	1.0000000000
Class F Notes	1.0000		18-Sep-23	1,850		-	1.0000000000
<b>TOTAL</b>				<b>500,000</b>	<b>26.22</b>	<b>31.91</b>	<b>6.7230225566</b>

**COLLATERAL INFORMATION**

	<u>At Issue</u>	<u>Aug - 23</u>
Total pool size:	\$499,578,298	\$315,657,593
Total Number Of Loans (UnConsolidated):	1638	1166
Total number of loans (consolidating split loans):	939	643
Average loan Size:	\$532,032	\$490,914
Maximum loan size:	\$1,923,376	\$1,875,300
Total property value:	\$815,627,577	\$570,687,807
Number of Properties:	946	646
Average property value:	\$862,186	\$883,418
Average current LVR:	65.36%	58.64%
Average Term to Maturity (months):	297.28	277.41
Maximum Remaining Term to Maturity (months):	352.27	336.23
Weighted Average Seasoning (months):	41.95	57.69
Weighted Average Current LVR:	67.10%	63.32%
Weighted Average Term to Maturity (months):	311.69	295.18
% of pool with loans > \$500,000:	67.31%	65.34%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	88.17%	85.85%
% Fixed Rate Loans(Value):	30.12%	18.51%
% Interest Only loans (Value):	9.47%	10.73%
Weighted Average Mortgage Interest:	2.62%	5.70%
Investment Loans:	19.85%	20.95%
Weighted Average Fixed Rate:		2.45%
Weighted Average Variable Rate:		6.44%

**Outstanding Balance Distribution**

	<u>\$ % at Issue</u>	<u>Aug - 23</u>
≤ \$0	0.00%	0.00%
> \$0 and ≤ \$100,000	0.40%	0.61%
> \$100,000 and ≤ \$150,000	0.64%	1.01%
> \$150,000 and ≤ \$200,000	1.29%	1.05%
> \$200,000 and ≤ \$250,000	2.27%	2.75%
> \$250,000 and ≤ \$300,000	3.98%	4.05%
> \$300,000 and ≤ \$350,000	5.66%	5.97%
> \$350,000 and ≤ \$400,000	5.79%	6.66%
> \$400,000 and ≤ \$450,000	5.90%	4.92%
> \$450,000 and ≤ \$500,000	6.77%	7.65%
> \$500,000 and ≤ \$550,000	6.61%	7.99%
> \$550,000 and ≤ \$600,000	6.98%	6.86%
> \$600,000 and ≤ \$650,000	6.52%	6.33%
> \$650,000 and ≤ \$700,000	4.04%	3.85%
> \$700,000 and ≤ \$750,000	4.20%	4.13%
> \$750,000 and ≤ \$800,000	4.03%	2.96%
> \$800,000 and ≤ \$850,000	3.78%	4.44%
> \$850,000 and ≤ \$900,000	4.55%	2.76%
> \$900,000 and ≤ \$950,000	2.04%	2.34%
> \$950,000 and ≤ \$1,000,000	2.53%	2.15%
> \$1,000,000 and ≤ \$1,050,000	1.23%	1.95%
> \$1,050,000 and ≤ \$1,100,000	2.14%	1.37%
> \$1,100,000 and ≤ \$1,150,000	0.90%	1.78%
> \$1,150,000 and ≤ \$1,200,000	1.18%	2.22%
> \$1,200,000 and ≤ \$1,250,000	2.46%	2.71%
> \$1,250,000 and ≤ \$1,300,000	2.79%	1.60%
> \$1,300,000 and ≤ \$1,400,000	3.79%	3.40%
> \$1,400,000 and ≤ \$1,500,000	2.61%	2.76%
> \$1,500,000 and ≤ \$1,750,000	3.81%	2.55%
> \$1,750,000 and ≤ \$2,000,000	1.11%	1.17%
> \$2,000,000	0.00%	0.00%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

**Outstanding Balance LVR Distribution**

	<u>\$ % at Issue</u>	<u>Aug - 23</u>
≤ 0%	0.00%	0.00%
> 0% and ≤ 25%	1.57%	2.45%
> 25% and ≤ 30%	0.96%	0.52%
> 30% and ≤ 35%	1.05%	1.67%
> 35% and ≤ 40%	2.30%	2.43%
> 40% and ≤ 45%	3.57%	5.33%
> 45% and ≤ 50%	6.84%	9.62%
> 50% and ≤ 55%	5.26%	5.49%
> 55% and ≤ 60%	5.84%	6.36%
> 60% and ≤ 65%	6.45%	9.65%
> 65% and ≤ 70%	10.01%	13.41%
> 70% and ≤ 75%	14.89%	19.27%
> 75% and ≤ 80%	25.80%	17.64%
> 80% and ≤ 85%	13.67%	5.31%
> 85% and ≤ 90%	1.79%	0.84%
> 90% and ≤ 95%	0.00%	0.00%
> 95% and ≤ 100%	0.00%	0.00%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

**Mortgage Insurance**

	<u>\$ % at Issue</u>	<u>Aug - 23</u>
Genworth	26.23%	23.68%
QBE	2.74%	2.76%
Not insured	71.03%	73.55%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

**Seasoning Analysis**

	<u>\$ % at Issue</u>	<u>Aug - 23</u>
> 0 mths and ≤ 3 mths	0.00%	0.00%
> 3 mths and ≤ 6 mths	0.00%	0.00%
> 6 mths and ≤ 9 mths	3.89%	0.00%
> 9 mths and ≤ 12 mths	9.11%	0.00%
> 12 mths and ≤ 15 mths	2.56%	0.00%
> 15 mths and ≤ 18 mths	9.63%	0.00%
> 18 mths and ≤ 21 mths	7.97%	0.00%
> 21 mths and ≤ 24 mths	7.95%	0.48%
> 24 mths and ≤ 36 mths	16.03%	31.97%
> 36 mths and ≤ 48 mths	9.02%	20.37%
> 48 mths and ≤ 60 mths	10.85%	9.03%
> 60 mths and ≤ 72 mths	8.71%	9.33%
> 72 mths and ≤ 84 mths	4.66%	10.63%
> 84 mths and ≤ 96 mths	2.94%	6.22%
> 96 mths and ≤ 108 mths	1.86%	3.94%
> 108 mths and ≤ 120 mths	1.06%	2.92%
> 120 mths	3.76%	5.10%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<u>Geographic Distribution</u>	<u>\$ % at Issue</u>	<u>Aug - 23</u>
NSW - Inner city	0.10%	0.15%
NSW - Metro	43.29%	44.44%
NSW - Non metro	8.02%	7.97%
<b>Total NSW</b>	<b>51.42%</b>	<b>52.56%</b>
ACT - Inner city	0.00%	0.00%
ACT - Metro	1.50%	1.42%
ACT - Non metro	0.00%	0.00%
<b>Total ACT</b>	<b>1.50%</b>	<b>1.42%</b>
NT - Inner city	0.00%	0.00%
NT - Metro	0.23%	0.13%
NT - Non metro	0.19%	0.15%
<b>Total NT</b>	<b>0.42%</b>	<b>0.28%</b>
SA - Inner city	0.00%	0.00%
SA - Metro	2.55%	2.18%
SA - Non metro	0.44%	0.03%
<b>Total SA</b>	<b>2.99%</b>	<b>2.22%</b>
QLD - Inner city	0.00%	0.00%
QLD - Metro	8.50%	7.85%
QLD - Non metro	6.65%	6.35%
<b>Total QLD</b>	<b>15.16%</b>	<b>14.20%</b>
TAS - Inner city	0.10%	0.15%
TAS - Metro	0.46%	0.58%
TAS - Non metro	0.07%	0.00%
<b>Total TAS</b>	<b>0.63%</b>	<b>0.73%</b>
VIC - Inner city	0.40%	0.40%
VIC - Metro	16.55%	17.07%
VIC - Non metro	2.29%	2.43%
<b>Total VIC</b>	<b>19.25%</b>	<b>19.90%</b>
WA - Inner city	0.15%	0.24%
WA - Metro	8.15%	8.24%
WA - Non metro	0.35%	0.21%
<b>Total WA</b>	<b>8.65%</b>	<b>8.69%</b>
Total Inner City	0.75%	0.93%
Total Metro	81.24%	81.92%
Total Non Metro	18.01%	17.15%
Secured by Term Deposit	0	0.00%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<u>ARREARS \$ % (scheduled balance basis)</u>	<u>31-60</u>	<u>61-90</u>	<u>90+</u>	<u>Total</u>
Sep-22	0.00%	0.00%	0.00%	0.00%
Oct-22	0.34%	0.00%	0.00%	0.34%
Nov-22	0.00%	0.00%	0.00%	0.00%
Dec-22	0.00%	0.00%	0.00%	0.00%
Jan-23	0.04%	0.00%	0.00%	0.04%
Feb-23	0.60%	0.04%	0.00%	0.64%
Mar-23	0.16%	0.50%	0.00%	0.66%
Apr-23	0.17%	0.11%	0.41%	0.69%
May-23	0.26%	0.65%	0.00%	0.91%
Jun-23	0.45%	0.40%	0.43%	1.27%
Jul-23	0.50%	0.19%	0.44%	1.13%
Aug-23	0.28%	0.14%	0.46%	0.88%

<u>MORTGAGE SAFETY NET (Includes COV-19)</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Sep-22	-	-
Oct-22	-	-
Nov-22	-	-
Dec-22	-	-
Jan-23	-	-
Feb-23	-	-
Mar-23	2	449,025
Apr-23	2	451,291
May-23	2	453,007
Jun-23	2	455,081
Jul-23	2	453,680
Aug-23	2	453,022

<u>COVID-19 HARDSHIP</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Jun-22	-	-
Jul-22	-	-
Aug-22	-	-
Sep-22	-	-
Oct-22	-	-
Nov-22	-	-

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

<u>PRINCIPAL LOSS</u>	<u>Gross Loss</u>	<u>LMI claim (A\$)</u>	<u>LMI payment (A\$)</u>	<u>Net loss</u>
2022	-	-	-	-
2023	-	-	-	-
<b>Total</b>	-	-	-	-

<u>EXCESS SPREAD</u>	<u>Excess Spread (A\$)</u>	<u>Excess Spread % p.a</u>	<u>Opening Bond Balance</u>
Sep-22	-	0.00%	\$ 452,557,152
Oct-22	-	0.00%	\$ 440,616,689
Nov-22	-	0.00%	\$ 425,033,689
Dec-22	21,884.93	0.06%	\$ 414,119,490
Jan-23	224,708.40	0.67%	\$ 399,952,698
Feb-23	312,191.45	0.96%	\$ 388,643,738
Mar-23	32,091.05	0.10%	\$ 382,307,529
Apr-23	157,270.36	0.51%	\$ 368,949,667
May-23	132,003.63	0.44%	\$ 360,360,760
Jun-23	323,099.74	1.11%	\$ 349,407,610
Jul-23	143,822.06	0.51%	\$ 339,079,733
Aug-23	176,407.70	0.64%	\$ 330,649,091
<b>Total</b>	<b>1,523,479.32</b>		

<u>ANNUALISED CPR</u>	<u>CPR % p.a</u>
Sep-22	23.71%
Oct-22	32.15%
Nov-22	23.51%
Dec-22	31.12%
Jan-23	26.42%
Feb-23	14.74%
Mar-23	32.28%
Apr-23	21.84%
May-23	28.39%
Jun-23	27.73%
Jul-23	23.49%
Aug-23	34.31%

<u>RESERVES</u>	<u>Available</u>	<u>Drawn</u>
Principal Draw	-	-
Liquidity Reserve Account	2,706,091.32	-
Income Reserve	150,000.00	-

SUPPORTING RATINGS

<u>Role</u>	<u>Party</u>	<u>Current Rating S&amp;P /</u>	<u>Rating Trigger S&amp;P</u>
		<u>Moody's</u>	<u>/Moody's</u>
Fixed Rate Swap Provider	BNP PARIBAS	A+/A2	below A-1 and A /A3(cr)
Liquidity Reserve Account Holder	MUFG Bank, Ltd	A, A-1/ P-1	A- / P-1
Bank Account Provider	WBC	AA-/Aa3	A-2/P-1

**SERVICER**

**Servicer:**

AMP Bank Limited

**Servicer Ranking or Rating:**

BBB/A2

**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 2023-1 Trust  
Progress Warehouse Trust No .1  
Perpetual Trustee (Cold)

**Back-Up Servicer:**