

PROGRESS 2023-2 TRUST

Tuesday, 12 December 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:	Wednesday, 20th September 2023
Maturity Date:	Monday, 12th July 1954
Payment Date:	12th 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 A Notes	1 M BBSW	115bps	Actual/365
Class AB Notes	1 M BBSW	180bps	Actual/365
Class B Notes	1 M BBSW	280bps	Actual/365
Class C Notes	1 M BBSW	330bps	Actual/365
Class D Notes	1 M BBSW	380bps	Actual/365
Class E Notes	1 M BBSW	560bps	Actual/365
Class F Notes	1 M BBSW	660bps	Actual/365

	Currency	Initial Stated Amount	Current Invested Amount	Current Stated Amount	Percentages at Issue	Current Percentages	Rating S&P/Fitch
Class A Notes	A\$	690,000,000.00	634,349,077.79	634,349,077.79	92.00%	91.36%	AAA(sf)/AAA (sf)
Class AB Notes	A\$	30,975,000.00	30,975,000.00	30,975,000.00	4.13%	4.46%	AAA(sf)/AAA (sf)
Class B Notes	A\$	11,325,000.00	11,325,000.00	11,325,000.00	1.51%	1.63%	AA(sf)/NR
Class C Notes	A\$	7,425,000.00	7,425,000.00	7,425,000.00	0.99%	1.07%	A(sf)/NR
Class D Notes	A\$	3,525,000.00	3,525,000.00	3,525,000.00	0.47%	0.51%	BBB(sf)/NR
Class E Notes	A\$	3,450,000.00	3,450,000.00	3,450,000.00	0.46%	0.50%	BB(sf)/NR
Class F Notes	A\$	3,300,000.00	3,300,000.00	3,300,000.00	0.44%	0.48%	NR/NR
TOTAL		750,000,000.00	694,349,077.79	694,349,077.79	100.00%	100.00%	

Current Payment Date: Tuesday, 12 December 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	0.9412	5.4250%	12-Dec-23	690,000	4.06	21.83	0.9193464896
Class AB Notes	1.0000	6.0750%	12-Dec-23	30,975	4.83	-	1.0000000000
Class B Notes	1.0000	7.0750%	12-Dec-23	11,325	5.62	-	1.0000000000
Class C Notes	1.0000	7.5750%	12-Dec-23	7,425	6.02	-	1.0000000000
Class D Notes	1.0000	8.0750%	12-Dec-23	3,525	6.42	-	1.0000000000
Class E Notes	1.0000	9.8750%	12-Dec-23	3,450	7.85	-	1.0000000000
Class F Notes	1.0000	10.8750%	12-Dec-23	3,300	8.64	-	1.0000000000
TOTAL				750,000	43.43	21.83	6.9193464896

COLLATERAL INFORMATION

	At Issue	Nov - 23
Total pool size:	\$732,834,005	\$675,265,840
Total Number Of Loans (UnConsolidated):	2388	2248
Total number of loans (consolidating split loans):	1478	1393
Average loan size:	\$495,828	\$484,757
Maximum loan size:	\$1,851,080	\$1,820,676
Total property value:	\$1,459,010,289	\$1,376,398,215
Number of Properties:	1842	1727
Average property value:	\$792,079	\$796,988
Average current LVR:	53.82%	52.53%
Average Term to Maturity (months):	297.97	293.93
Maximum Remaining Term to Maturity (months):	349.22	346.22
Weighted Average Seasoning (months):	43.36	46.51
Weighted Average Current LVR:	60.10%	59.60%
Weighted Average Term to Maturity (months):	308.98	305.56
% of pool with loans > \$500,000:	67.39%	67.57%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	92.35%	92.35%
% Fixed Rate Loans(Value):	22.95%	18.05%
% Interest Only loans (Value):	8.85%	9.15%
Weighted Average Mortgage Interest:	5.40%	5.80%
Weighted Average Fixed Rate:	2.17%	2.23%
Weighted Average Variable Rate:	6.36%	6.59%
Investment Loans:	29.25%	29.36%

Outstanding Balance Distribution	\$ % at Issue	Nov - 23
≤ \$0	0.00%	-0.01%
> \$0 and ≤ \$100,000	0.78%	0.88%
> \$100,000 and ≤ \$150,000	1.47%	1.65%
> \$150,000 and ≤ \$200,000	2.24%	2.31%
> \$200,000 and ≤ \$250,000	3.01%	2.89%
> \$250,000 and ≤ \$300,000	4.21%	3.92%
> \$300,000 and ≤ \$350,000	3.80%	3.82%
> \$350,000 and ≤ \$400,000	5.32%	5.28%
> \$400,000 and ≤ \$450,000	5.96%	5.66%
> \$450,000 and ≤ \$500,000	5.82%	6.04%
> \$500,000 and ≤ \$550,000	4.86%	5.68%
> \$550,000 and ≤ \$600,000	5.49%	5.64%
> \$600,000 and ≤ \$650,000	6.12%	5.82%
> \$650,000 and ≤ \$700,000	6.22%	5.84%
> \$700,000 and ≤ \$750,000	5.15%	5.79%
> \$750,000 and ≤ \$800,000	6.24%	5.73%
> \$800,000 and ≤ \$850,000	3.38%	2.93%
> \$850,000 and ≤ \$900,000	3.58%	4.27%
> \$900,000 and ≤ \$950,000	2.27%	2.33%
> \$950,000 and ≤ \$1,000,000	2.93%	2.89%
> \$1,000,000 and ≤ \$1,050,000	2.80%	3.21%
> \$1,050,000 and ≤ \$1,100,000	2.93%	2.87%
> \$1,100,000 and ≤ \$1,150,000	2.46%	2.17%
> \$1,150,000 and ≤ \$1,200,000	2.90%	2.96%
> \$1,200,000 and ≤ \$1,250,000	2.69%	2.73%
> \$1,250,000 and ≤ \$1,300,000	1.57%	1.51%
> \$1,300,000 and ≤ \$1,400,000	1.65%	1.39%
> \$1,400,000 and ≤ \$1,500,000	2.36%	2.13%
> \$1,500,000 and ≤ \$1,750,000	1.30%	1.40%
> \$1,750,000 and ≤ \$2,000,000	0.50%	0.27%
> \$2,000,000	0.00%	0.00%
Total	100.00%	100.00%

Outstanding Balance LVR Distribution	\$ % at Issue	Nov - 23
≤ 0%	0.00%	-0.01%
> 0% and ≤ 25%	4.87%	5.09%
> 25% and ≤ 30%	3.31%	3.52%
> 30% and ≤ 35%	4.52%	4.43%
> 35% and ≤ 40%	5.12%	4.58%
> 40% and ≤ 45%	5.13%	6.18%
> 45% and ≤ 50%	5.55%	6.11%
> 50% and ≤ 55%	6.81%	5.76%
> 55% and ≤ 60%	5.30%	5.12%
> 60% and ≤ 65%	5.94%	6.64%
> 65% and ≤ 70%	5.81%	6.72%
> 70% and ≤ 75%	22.18%	25.20%
> 75% and ≤ 80%	24.55%	19.79%
> 80% and ≤ 85%	0.11%	0.18%
> 85% and ≤ 90%	0.34%	0.39%
> 90% and ≤ 95%	0.45%	0.32%
> 95% and ≤ 100%	0.00%	0.00%
Total	100.00%	100.00%

Mortgage Insurance	\$ % at Issue	Nov - 23
Helia	6.04%	5.42%
QBE	1.91%	1.86%
Not insured	92.05%	92.73%
Total	100.00%	100.00%

Seasoning Analysis	\$ % at Issue	Nov - 23
> 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	0.10%	0.00%
> 12 mths and ≤ 15 mths	0.11%	0.10%
> 15 mths and ≤ 18 mths	0.29%	0.12%
> 18 mths and ≤ 21 mths	0.10%	0.17%
> 21 mths and ≤ 24 mths	18.44%	0.38%
> 24 mths and ≤ 36 mths	41.36%	56.91%
> 36 mths and ≤ 48 mths	12.77%	10.99%
> 48 mths and ≤ 60 mths	5.48%	8.76%
> 60 mths and ≤ 72 mths	3.94%	4.50%
> 72 mths and ≤ 84 mths	9.15%	8.11%
> 84 mths and ≤ 96 mths	2.78%	4.23%
> 96 mths and ≤ 108 mths	1.18%	1.27%
> 108 mths and ≤ 120 mths	0.51%	0.49%
> 120 mths	3.80%	3.95%
Total	100.00%	100.00%

Geographic Distribution	\$ % at Issue	Nov - 23
NSW - Inner city	0.09%	0.10%
NSW - Metro	32.43%	32.55%
NSW - Non metro	11.36%	11.45%
Total NSW	43.88%	44.09%
ACT - Inner city	0.00%	0.00%
ACT - Metro	2.01%	2.01%
ACT - Non metro	0.00%	0.00%
Total ACT	2.01%	2.01%
NT - Inner city	0.00%	0.00%
NT - Metro	0.06%	0.06%
NT - Non metro	0.28%	0.30%
Total NT	0.33%	0.36%
SA - Inner city	0.04%	0.04%
SA - Metro	3.02%	3.09%
SA - Non metro	0.18%	0.19%
Total SA	3.24%	3.33%
QLD - Inner city	0.00%	0.00%
QLD - Metro	9.19%	8.96%
QLD - Non metro	6.46%	6.38%
Total QLD	15.65%	15.34%
TAS - Inner city	0.00%	0.00%
TAS - Metro	0.25%	0.22%
TAS - Non metro	0.40%	0.44%
Total TAS	0.65%	0.66%
VIC - Inner city	0.11%	0.12%
VIC - Metro	20.87%	21.10%
VIC - Non metro	2.19%	2.32%
Total VIC	23.17%	23.54%
WA - Inner city	0.42%	0.46%
WA - Metro	9.93%	9.55%
WA - Non metro	0.71%	0.58%
Total WA	11.06%	10.59%
Total Inner City	0.67%	0.72%
Total Metro	77.76%	77.53%
Total Non Metro	21.57%	21.66%
Secured by Term Deposit	0.00%	0.08%
Total	100.00%	100.00%

ARREARS \$ % (scheduled balance basis)	31-60	61-90	90+	Total
Oct-23	0.00%	0.00%	0.00%	0.00%
Nov-23	0.11%	0.00%	0.00%	0.11%

MORTGAGE SAFETY NET (Includes COV-19)	No of Accounts	Amount (\$)
Oct-23	1	874,884
Nov-23	2	1,909,684

COVID-19 HARDSHIP	No of Accounts	Amount (\$)
Oct-23	-	-
Nov-23	-	-

MORTGAGE IN POSSESSION	No of Accounts	Amount (\$)
Oct-23	-	-
Nov-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
Oct-23	-	0.00%	\$ 750,000,000
Nov-23	-	0.00%	\$ 709,408,531
Total	-	-	-

ANNUALISED CPR	CPR % p.a
Oct-23	50.63%
Nov-23	19.42%

RESERVES	Available	Drawn
Principal Draw	-	3,540,034.25
Liquidity Reserve Account	15,543,203.48	-
Income Reserve	150,000.00	-

SUPPORTING RATINGS

Role	Party	Current Rating S&P / Fitch	Rating Trigger S&P / Fitch
Fixed Rate Swap Provider	BNP Paribas	AA-/Aa3	A-2 BBB /A F1
Liquidity Reserve Account Holder	MUFG Bank, Ltd	A, A-1/ P-1	A- / P-1
Bank Account Provider	AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED	AA-/A1	A-2/A S

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 2023-2 Trust Progress Warehouse Trust No .3 Progress Warehouse Trust No .4 Perpetual Trustee (Cold)
Back-Up Servicer:	