

PROGRESS 2023-1 TRUST

Monday, 18 March 2024

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.

	<u>Base</u>	<u>Margin</u>	<u>Interest Calculation</u>
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

	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	488,053,651.60	488,053,651.60	92.00%	89.05%	AAA(sf)/AAA (sf)
Class AB Notes	A\$	30,230,000.00	30,230,000.00	30,230,000.00	4.03%	5.52%	AAA(sf)/AAA (sf)
Class B Notes	A\$	11,400,000.00	11,400,000.00	11,400,000.00	1.52%	2.08%	AA(sf)/NR
Class C Notes	A\$	7,500,000.00	7,500,000.00	7,500,000.00	1.00%	1.37%	A(sf)/NR
Class D Notes	A\$	3,675,000.00	3,675,000.00	3,675,000.00	0.49%	0.67%	BBB(sf)/NR
Class E Notes	A\$	3,595,000.00	3,595,000.00	3,595,000.00	0.48%	0.66%	BB(sf)/NR
Class F Notes	A\$	3,600,000.00	3,600,000.00	3,600,000.00	0.48%	0.66%	NR/NR
TOTAL		750,000,000.00	548,053,651.60	548,053,651.60	100.00%	100.00%	

Current Payment Date:

Monday, 18 March 2024

	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	0.7246	5.7450%	18-Mar-24	690,000	3.54	17.28	0.7073241328
Class AB Notes	1.0000	6.6950%	18-Mar-24	30,230	5.69	-	1.0000000000
Class B Notes	1.0000	7.3950%	18-Mar-24	11,400	6.28	-	1.0000000000
Class C Notes	1.0000	7.7950%	18-Mar-24	7,500	6.62	-	1.0000000000
Class D Notes	1.0000	8.4950%	18-Mar-24	3,675	7.21	-	1.0000000000
Class E Notes	1.0000	10.2950%	18-Mar-24	3,595	8.74	-	1.0000000000
Class F Notes	1.0000	11.2450%	18-Mar-24	3,600	9.55	-	1.0000000000
TOTAL				750,000	47.63	17.28	6.7073241328

COLLATERAL INFORMATION

	At Issue	Feb - 24
Total pool size:	\$733,050,957	\$534,235,578
Total Number Of Loans (UnConsolidated):	1917	1450
Total number of loans (consolidating split loans):	1267	977
Average loan Size:	\$578,572	\$546,812
Maximum loan size:	\$1,484,960	\$1,484,629
Total property value:	\$1,181,290,659	\$899,710,824
Number of Properties:	1500	1139
Average property value:	\$787,527	\$789,913
Average current LVR:	64.19%	61.11%
Average Term to Maturity (months):	317.38	305.82
Maximum Remaining Term to Maturity (months):	356.22	344.19
Weighted Average Seasoning (months):	\$30	41.29
Weighted Average Current LVR:	64.02%	62.32%
Weighted Average Term to Maturity (months):	323.62	311.64
% of pool with loans > \$500,000:	73.87%	70.79%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	89.04%	89.23%
% Fixed Rate Loans(Value):	14.45%	14.08%
% Interest Only loans (Value):	8.43%	8.19%
Weighted Average Mortgage Interest:	5.11%	5.96%
Weighted Average Fixed Rate:	2.04%	2.48%
Weighted Average Variable Rate:	5.63%	6.53%
Investment Loans:	17.73%	17.09%

Outstanding Balance Distribution

	\$ % at Issue	Feb - 24
≤ \$0	0.00%	0.00%
> \$0 and ≤ \$100,000	0.04%	0.11%
> \$100,000 and ≤ \$150,000	0.26%	0.39%
> \$150,000 and ≤ \$200,000	0.91%	1.34%
> \$200,000 and ≤ \$250,000	1.47%	1.74%
> \$250,000 and ≤ \$300,000	2.62%	3.65%
> \$300,000 and ≤ \$350,000	4.25%	4.36%
> \$350,000 and ≤ \$400,000	4.94%	4.90%
> \$400,000 and ≤ \$450,000	5.42%	4.49%
> \$450,000 and ≤ \$500,000	6.22%	8.22%
> \$500,000 and ≤ \$550,000	8.18%	7.57%
> \$550,000 and ≤ \$600,000	8.64%	8.07%
> \$600,000 and ≤ \$650,000	7.06%	8.07%
> \$650,000 and ≤ \$700,000	6.68%	5.79%
> \$700,000 and ≤ \$750,000	4.74%	5.69%
> \$750,000 and ≤ \$800,000	4.75%	4.21%
> \$800,000 and ≤ \$850,000	3.82%	3.07%
> \$850,000 and ≤ \$900,000	2.97%	4.43%
> \$900,000 and ≤ \$950,000	4.54%	4.33%
> \$950,000 and ≤ \$1,000,000	4.00%	4.76%
> \$1,000,000 and ≤ \$1,050,000	3.35%	2.68%
> \$1,050,000 and ≤ \$1,100,000	2.49%	2.01%
> \$1,100,000 and ≤ \$1,150,000	2.01%	1.89%
> \$1,150,000 and ≤ \$1,200,000	2.40%	1.54%
> \$1,200,000 and ≤ \$1,250,000	1.99%	2.52%
> \$1,250,000 and ≤ \$1,300,000	2.08%	0.47%
> \$1,300,000 and ≤ \$1,400,000	2.58%	1.53%
> \$1,400,000 and ≤ \$1,500,000	1.58%	2.15%
> \$1,500,000 and ≤ \$1,750,000	0.00%	0.00%
> \$1,750,000 and ≤ \$2,000,000	0.00%	0.00%
> \$2,000,000	0.00%	0.00%
Total	100.00%	100.00%

Outstanding Balance LVR Distribution

	\$ % at Issue	Feb - 24
≤ 0%	0.00%	0.00%
> 0% and ≤ 25%	0.15%	0.51%
> 25% and ≤ 30%	0.16%	0.24%
> 30% and ≤ 35%	0.36%	0.97%
> 35% and ≤ 40%	0.53%	1.34%
> 40% and ≤ 45%	2.81%	3.56%
> 45% and ≤ 50%	3.97%	4.91%
> 50% and ≤ 55%	9.76%	9.48%
> 55% and ≤ 60%	12.32%	14.41%
> 60% and ≤ 65%	16.71%	17.56%
> 65% and ≤ 70%	22.69%	24.02%
> 70% and ≤ 75%	23.01%	18.05%
> 75% and ≤ 80%	7.38%	4.60%
> 80% and ≤ 85%	0.03%	0.06%
> 85% and ≤ 90%	0.12%	0.30%
> 90% and ≤ 95%	0.00%	0.00%
> 95% and ≤ 100%	0.00%	0.00%
Total	100.00%	100.00%

Mortgage Insurance

	\$ % at Issue	Feb - 24
Genworth	2.56%	2.33%
QBE	1.12%	1.33%
Not insured	96.32%	96.34%
Total	100.00%	100.00%

Seasoning Analysis

	\$ % at Issue	Feb - 24
> 0 mths and ≤ 3 mths	0.00%	0.00%
> 3 mths and ≤ 6 mths	7.44%	0.00%
> 6 mths and ≤ 9 mths	15.11%	0.00%
> 9 mths and ≤ 12 mths	6.71%	0.00%
> 12 mths and ≤ 15 mths	8.89%	0.00%
> 15 mths and ≤ 18 mths	5.47%	7.94%
> 18 mths and ≤ 21 mths	11.87%	14.86%
> 21 mths and ≤ 24 mths	8.00%	7.04%
> 24 mths and ≤ 36 mths	9.07%	34.63%
> 36 mths and ≤ 48 mths	7.27%	8.47%
> 48 mths and ≤ 60 mths	3.22%	7.12%
> 60 mths and ≤ 72 mths	6.57%	2.86%
> 72 mths and ≤ 84 mths	6.69%	5.82%
> 84 mths and ≤ 96 mths	1.30%	7.00%
> 96 mths and ≤ 108 mths	0.77%	1.44%
> 108 mths and ≤ 120 mths	0.38%	0.91%
> 120 mths	1.23%	1.90%
Total	100.00%	100.00%

<u>Geographic Distribution</u>	<u>\$ % at Issue</u>	<u>Feb - 24</u>
NSW - Inner city	0.22%	0.30%
NSW - Metro	31.96%	36.70%
NSW - Non metro	10.29%	5.64%
Total NSW	42.47%	42.64%
ACT - Inner city	0.00%	0.00%
ACT - Metro	2.67%	2.30%
ACT - Non metro	0.00%	0.00%
Total ACT	2.67%	2.30%
NT - Inner city	0.00%	0.00%
NT - Metro	0.09%	0.05%
NT - Non metro	0.13%	0.17%
Total NT	0.22%	0.22%
SA - Inner city	0.02%	0.14%
SA - Metro	3.95%	3.82%
SA - Non metro	0.98%	1.22%
Total SA	4.96%	5.18%
QLD - Inner city	0.07%	0.10%
QLD - Metro	10.41%	14.86%
QLD - Non metro	5.38%	1.42%
Total QLD	15.86%	16.38%
TAS - Inner city	0.00%	0.00%
TAS - Metro	0.47%	0.56%
TAS - Non metro	0.18%	0.24%
Total TAS	0.65%	0.80%
VIC - Inner city	0.31%	0.33%
VIC - Metro	20.22%	20.71%
VIC - Non metro	3.27%	2.12%
Total VIC	23.81%	23.16%
WA - Inner city	0.05%	0.07%
WA - Metro	8.55%	8.38%
WA - Non metro	0.76%	0.60%
Total WA	9.35%	9.04%
Total Inner City	0.68%	0.93%
Total Metro	78.35%	87.38%
Total Non Metro	20.98%	11.41%
Secured by Term Deposit	0.00%	0.29%
Total	100.00%	100.00%

*The Geographic Distribution has been updated according to the S&P Assumptions:Australian RMBS Postcode Classification Assumptions, 07/01/2024

<u>ARREARS \$ % (scheduled balance basis)</u>	<u>31-60</u>	<u>61-90</u>	<u>90+</u>	<u>Total</u>
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%
Jul-23	0.09%	0.00%	0.05%	0.15%
Aug-23	0.00%	0.00%	0.06%	0.06%
Sep-23	0.14%	0.00%	0.06%	0.20%
Oct-23	0.00%	0.14%	0.06%	0.20%
Nov-23	0.23%	0.00%	0.21%	0.44%
Dec-23	0.05%	0.33%	0.21%	0.59%
Jan-24	0.30%	0.05%	0.56%	0.91%
Feb-24	0.12%	0.36%	0.57%	1.05%

<u>MORTGAGE SAFETY NET (Includes COV-19)</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Mar-23		
Apr-23	-	-
May-23	-	-
Jun-23	-	-
Jul-23	-	-
Aug-23	1	832,734
Sep-23	2	1,477,573
Oct-23	3	1,771,209
Nov-23	5	2,794,302
Dec-23	8	4,564,616
Jan-24	8	4,591,754
Feb-24	9	4,853,144

<u>MORTGAGE IN POSSESSION</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Jan-23		
Feb-23		
Mar-23		
Apr-23	-	-
May-23	-	-
Jun-23	-	-
Jul-23	-	-
Aug-23	-	-
Sep-23	-	-
Oct-23	-	-
Nov-23	-	-
Dec-23	-	-
Jan-24	-	-
Feb-24	-	-

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

<u>EXCESS SPREAD</u>	<u>Excess Spread (A\$)</u>	<u>Excess Spread % p.a</u>	<u>Opening Bond Balance</u>
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
Jul-23	-	0.00%	\$ 677,596,654
Aug-23	-	0.00%	\$ 652,136,108
Sep-23	-	0.00%	\$ 634,418,355
Oct-23	-	0.00%	\$ 614,501,591
Nov-23	-	0.00%	\$ 605,340,979
Dec-23	-	0.00%	\$ 590,608,980
Jan-24	-	0.00%	\$ 572,830,908
Feb-24	-	0.00%	\$ 559,975,284
Total	-		

<u>ANNUALISED CPR</u>	<u>CPR % p.a</u>
Jan-23	
Feb-23	
Mar-23	
Apr-23	42.51%
May-23	30.08%
Jun-23	24.86%
Jul-23	34.72%
Aug-23	25.96%
Sep-23	29.22%
Oct-23	13.38%
Nov-23	23.15%
Dec-23	28.30%
Jan-24	20.95%
Feb-24	20.02%

RESERVES

	<u>Available</u>	<u>Drawn</u>
Principal Draw		1,521,090.79
Liquidity Reserve Account	12,296,982.62	-
Income Reserve	150,000.00	-

SUPPORTING RATINGS

<u>Role</u>	<u>Party</u>	<u>Current Rating S&P / Fitch</u>	<u>Rating Trigger S&P /Fitch</u>
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	ANZ	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 2022-1 Trust
	Progress 2023-1 Trust
	Progress 2023-2 Trust
	Progress Warehouse Trust No .3
	Progress Warehouse Trust No .4
Back-Up Servicer:	Perpetual Trustee (Cold)