PROGRESS 2023-1 TRUST

Monday, 16 October 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	Margin	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				
	Currency	Initial Stated Amount	Amount	Current Stated Amount	Percentages at Issue	Current Percentages	Rating S&P/Fitch
Class A Notes	A\$	690,000,000.00	554,501,590.87	554,501,590.87	92.00%	90.24%	AAA(sf)/AAA (sf)
Class AB Notes	A\$	30,230,000.00	30,230,000.00	30,230,000.00	4.03%	4.92%	AAA(sf)/AAA (sf)
Class B Notes	A\$	11,400,000.00	11,400,000.00	11,400,000.00	1.52%	1.86%	AA(sf)/NR
Class C Notes	A\$	7,500,000.00	7,500,000.00	7,500,000.00	1.00%	1.22%	A(sf)/NR
Class D Notes	A\$	3,675,000.00	3,675,000.00	3,675,000.00	0.49%	0.60%	BBB(sf)/NR
Class E Notes	A\$	3,595,000.00	3,595,000.00	3,595,000.00	0.48%	0.59%	BB(sf)/NR
Class F Notes	A\$	3,600,000.00	3,600,000.00	3,600,000.00	0.48%	0.59%	NR/NR
TOTAL		750,000,000.00	614,501,590.87	614,501,590.87	100.00%	100.00%	

Current Payment Date:	N	1onday, 16 October 20	023				
	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	0.8325	5.5050%	16-Oct-23	690,000	3.52	28.86	0.8036254940
Class AB Notes	1.0000	6.4550%	16-Oct-23	30,230	4.95	-	1.000000000
Class B Notes	1.0000	7.1550%	16-Oct-23	11,400	5.49	-	1.0000000000
Class C Notes	1.0000	7.5550%	16-Oct-23	7,500	5.80	-	1.000000000
Class D Notes	1.0000	8.2550%	16-Oct-23	3,675	6.33	-	1.000000000
Class E Notes	1.0000	10.0550%	16-Oct-23	3,595	7.71	-	1.000000000
Class F Notes	1.0000	11.0050%	16-Oct-23	3,600	8.44	-	1.000000000
TOTAL				750,000	42.24	28.86	6.8036254940

COLLATERAL INFORMATION	<u>At Issue</u>	<u>Sep - 23</u>
Total pool size:	\$733,050,957	\$597,698,442
Total Number Of Loans (UnConsolidated):	1917	1602
Total number of loans (consolidating split loans):	1267	1072
Average loan Size:	\$578,572	\$557,555
Maximum loan size:	\$1,484,960	\$1,484,818
Total property value: Number of Properties:	\$1,181,290,659 1500	\$986,510,235 1253
Average property value:	\$787,527	\$787,319
Average current LVR:	64.19%	62.53%
Average Term to Maturity (months):	317.38	310.58
Maximum Remaining Term to Maturity (months):	356.22	349.18
Weighted Average Seasoning (months):	\$30	35.97
Weighted Average Current LVR:	64.02%	63.09%
Weighted Average Term to Maturity (months):	323.62	316.93
% of pool with loans > \$500,000:	73.87% 0.00%	71.77% 0.00%
% of pool (amount) LoDoc Loans: Maximum Current LVR:	89.04%	88.76%
% Fixed Rate Loans(Value):	14.45%	13.61%
% Interest Only loans (Value):	8.43%	8.27%
Weighted Average Mortgage Interest:	5.11%	5.76%
Weighted Average Fixed Rate:	2.04%	2.45%
Weighted Average Variable Rate:	5.63%	6.28%
Investment Loans:	17.73%	17.37%
Outstanding Palance Distribution	É % at lesus	Son 32
Outstanding Balance Distribution ≤ \$0	<u>\$ % at Issue</u> 0.00%	<u>Sep - 23</u> 0.00%
≥ \$0 and ≤ \$100,000	0.04%	0.08%
> \$100,000 and ≤ \$150,000	0.26%	0.31%
> \$150,000 and ≤ \$200,000	0.91%	1.16%
> \$200,000 and ≤ \$250,000	1.47%	1.69%
> \$250,000 and ≤ \$300,000 > \$300,000 and ≤ \$350,000	2.62% 4.25%	3.41% 4.19%
> \$350,000 and ≤ \$400,000	4.25%	4.13%
> \$400,000 and \leq \$450,000	5.42%	5.45%
> \$450,000 and ≤ \$500,000	6.22%	7.02%
> \$500,000 and ≤ \$550,000	8.18%	8.18%
> \$550,000 and ≤ \$600,000	8.64%	8.95%
> \$600,000 and ≤ \$650,000 > \$650,000 and ≤ \$700,000	7.06% 6.68%	7.31% 6.63%
> \$700,000 and ≤ \$750,000	4.74%	5.22%
> \$750,000 and ≤ \$800,000	4.75%	3.90%
> \$800,000 and ≤ \$850,000	3.82%	3.29%
> \$850,000 and ≤ \$900,000	2.97%	3.08%
> \$900,000 and ≤ \$950,000 > \$950,000 and ≤ \$1,000,000	4.54% 4.00%	4.33% 4.08%
$>$ \$1,000,000 and \leq \$1,050,000	3.35%	2.91%
> \$1,050,000 and ≤ \$1,100,000	2.49%	2.16%
> \$1,100,000 and ≤ \$1,150,000	2.01%	2.26%
> \$1,150,000 and ≤ \$1,200,000	2.40%	1.77%
> \$1,200,000 and ≤ \$1,250,000	1.99%	2.46%
> \$1,250,000 and ≤ \$1,300,000	2.08%	1.71%
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Geographic Distribution	<u>\$ % at Issue</u>	<u>Sep - 23</u>
NSW - Inner city	0.22%	0.27%
NSW - Metro	31.96%	30.94%
NSW - Non metro	10.29%	10.69%
Total NSW	42.47%	41.90%
ACT - Inner city	0.00%	0.00%
ACT - Metro	2.67%	2.66%
ACT - Non metro	0.00%	0.00%
Total ACT	2.67%	2.66%
NT - Inner city	0.00%	0.00%
NT - Metro	0.09%	0.05%
NT - Non metro	0.13%	0.15%
Total NT	0.22%	0.20%
SA - Inner city	0.02%	0.03%
SA - Metro	3.95%	3.71%
SA - Non metro	0.98%	1.09%
Total SA	4.96%	4.83%
QLD - Inner city	0.07%	0.09%
QLD - Metro	10.41%	10.98%
QLD - Non metro	5.38%	5.72%
Total QLD	15.86%	16.78%
TAS - Inner city	0.00%	0.00%
TAS - Metro	0.47%	0.57%
TAS - Non metro	0.18%	0.22%
Total TAS	0.65%	0.79%
VIC - Inner city	0.31%	0.32%
VIC - Metro	20.22%	20.24%
VIC - Non metro	3.27%	2.99%
Total VIC	23.81%	23.55%
WA - Inner city	0.05%	0.06%
WA - Metro	8.55%	8.39%
WA - Non metro	0.76%	0.57%
Total WA	9.35%	9.02%
Total Inner City	0.00%	0.77%
Total Metro	0.68%	77.53%
Total Non Metro	78.35%	21.43%
Secured by Term Deposit	20.98%	0.26%
Total	100.00%	100.00%

ARREARS \$ % (scheduled balance basis)	<u>31-60</u>	<u>61-90</u>	<u>90+</u>	Total
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%
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%
3ep-23	0.1476	0.0078	0.0078	0.2078
MORTGAGE SAFETY NET (Includes COV-19)	No of Accounts	Amount (\$)		
	NO OF ACCOUNTS	Amount (5)		
Oct-22				
Nov-22				
Dec-22				
Jan-23				
Feb-23				
Mar-23				
Apr-23				
	-			
May-23	-	-		
Jun-23	-	-		
Jul-23	-	-		
Aug-23	1	832,734		
Sep-23	2	1,477,573		
COVID-19 HARDSHIP	No of Accounts	Amount (\$)		
		<u></u>		
Aug-22				
Sep-22				
Oct-22				
Nov-22				
Dec-22				
Jan-23				
Feb-23				
Mar-23				
Apr-23	-	-		
May-23	-	-		
Jun-23	-			
Jul-23				
Aug-23				
	-			
Sep-23	-	-		
MORTGAGE IN POSSESSION	No of Accounts	Amount (\$)		
Aug-22				
Sep-22				
Oct-22				
Nov-22				
Dec-22				
Jan-23				
Jan-23 Feb-23				
Feb-23				
Feb-23 Mar-23				
Feb-23 Mar-23 Apr-23				
Feb-23 Mar-23 Apr-23 May-23	-	-		
Feb-23 Mar-23 Apr-23 May-23 Jun-23	-			
Feb-23 Mar-23 Apr-23 May-23 Jun-23 Jul-23	- - -			
Feb-23 Mar-23 Apr-23 May-23 Jun-23	- - -			
Feb-23 Mar-23 Apr-23 May-23 Jun-23 Jul-23				
Feb-23 Mar-23 Apr-23 May-23 Jun-23 Jul-23 Aug-23	- - - - -			
Feb-23 Mar-23 Apr-23 Jun-23 Jun-23 Jul-23 Aug-23 Sep-23	- - -		LMI payment (A\$)	Net loss
Feb-23 Mar-23 Apr-23 May-23 Jul-23 Jul-23 Aug-23 Sep-23 PRINCIPAL LOSS	- - - - - - - - - - - - -		LMI payment (A\$)	<u>Net loss</u>
Feb-23 Mar-23 Apr-23 Jun-23 Jun-23 Jul-23 Aug-23 Sep-23	- - -		LMI payment (A\$) -	<u>Net loss</u>
Feb-23 Mar-23 Apr-23 May-23 Jun-23 Jul-23 Aug-23 Sep-23 PRINCIPAL LOSS 2023	- - - - <u>Gross Loss</u> -	- - - - - <u>LMI claim (A\$)</u> -	-	<u>Net loss</u>
Feb-23 Mar-23 Apr-23 May-23 Jun-23 Jul-23 Aug-23 Sep-23 PRINCIPAL LOSS 2023	- - - - <u>Gross Loss</u> -	- - - - - <u>LMI claim (A\$)</u> -	-	<u>Net loss</u> -
Feb-23 Mar-23 Apr-23 May-23 Jul-23 Jul-23 Aug-23 Sep-23 PRINCIPAL LOSS 2023 Total	- - - - <u>Gross Loss</u> - -	- - - - - - - - - - -	-	<u>Net loss</u>
Feb-23 Mar-23 Apr-23 May-23 Jul-23 Jul-23 Aug-23 Sep-23 PRINCIPAL LOSS 2023 Total EXCESS SPREAD Aug-22 Sep-22	- - - - <u>Gross Loss</u> - -	- - - - - - - - - - -	-	<u>Net loss</u>
Feb-23 Mar-23 Apr-23 May-23 Jul-23 Jul-23 Aug-23 Sep-23 PRINCIPAL LOSS 2023 Total EXCESS SPREAD Aug-22 Sep-22 Oct-22	- - - - <u>Gross Loss</u> - -	- - - - - - - - - - -	-	<u>Net loss</u>
Feb-23 Mar-23 Apr-23 May-23 Jun-23 Jun-23 Aug-23 Sep-23 PRINCIPAL LOSS 2023 Total EXCESS SPREAD Aug-22 Sep-22 Oct-22 Oct-22 Nov-22	- - - - <u>Gross Loss</u> - -	- - - - - - - - - - -	-	<u>Net loss</u>
Feb-23 Mar-23 Apr-23 May-23 Jul-23 Jul-23 Aug-23 Sep-23 PRINCIPAL LOSS 2023 Total EXCESS SPREAD Aug-22 Sep-22 Oct-22 Nov-22 Dec-22	- - - - <u>Gross Loss</u> - -	- - - - - - - - - - -	-	<u>Net loss</u> -
Feb-23 Mar-23 Apr-23 May-23 Jun-23 Jun-23 Aug-23 Sep-23 PRINCIPAL LOSS 2023 Total EXCESS SPREAD Aug-22 Sep-22 Oct-22 Oct-22 Nov-22	- - - - <u>Gross Loss</u> - -	- - - - - - - - - - -	-	<u>Net loss</u> -
Feb-23 Mar-23 Apr-23 May-23 Jul-23 Jul-23 Aug-23 Sep-23 PRINCIPAL LOSS 2023 Total EXCESS SPREAD Aug-22 Sep-22 Oct-22 Nov-22 Dec-22	- - - - <u>Gross Loss</u> - -	- - - - - - - - - - -	-	<u>Net loss</u>
Feb-23 Mar-23 Apr-23 May-23 Jul-23 Jul-23 Aug-23 Sep-23 PRINCIPAL LOSS 2023 Total EXCESS SPREAD Aug-22 Sep-22 Oct-22 Nov-22 Dec-22 Jan-23	- - - - <u>Gross Loss</u> - -	- - - - - - - - - - -	-	<u>Net loss</u>
Feb-23 Mar-23 Apr-23 May-23 Jul-23 Aug-23 Sep-23 PRINCIPAL LOSS 2023 Total EXCESS SPREAD Aug-22 Sep-22 Oct-22 Nov-22 Dec-22 Jan-23 Feb-23	- - - - <u>Gross Loss</u> - -	- - - - - - - - - - -	- - Opening Bond Balance	<u>Net loss</u> - -
Feb-23 Mar-23 Apr-23 May-23 Jul-23 Aug-23 Sep-23 PRINCIPAL LOSS 2023 Total EXCESS SPREAD Aug-22 Sep-22 Oct-22 Nov-22 Dec-22 Jan-23 Feb-23 Mar-23 Apr-23	- - - - <u>Gross Loss</u> - -	- - - - - - - - - - - - - - - - - - -	- - Opening Bond Balance \$ 750,000,000	<u>Net loss</u>
Feb-23 Mar-23 Apr-23 Jun-23 Jun-23 Jun-23 Jun-23 Aug-23 Sep-23 PRINCIPAL LOSS 2023 Total EXCESS SPREAD Aug-22 Sep-22 Oct-22 Dec-22 Jan-23 Feb-23 Mar-23	- - - - <u>Gross Loss</u> - -	- - - - - - - - - - - - - - - - - - -	- - Opening Bond Balance \$ 750,000,000 \$ 719,071,372	<u>Net loss</u>
Feb-23 Mar-23 Apr-23 May-23 Jul-23 Aug-23 Sep-23 PRINCIPAL LOSS 2023 Total EXCESS SPREAD Aug-22 Sep-22 Oct-22 Nov-22 Dec-22 Jan-23 Feb-23 Mar-23 Apr-23	- - - - <u>Gross Loss</u> - -	- - - - - - - - - - - - - - - - - - -	- - Opening Bond Balance \$ 750,000,000 \$ 719,071,372 \$ 695,885,995	<u>Net loss</u> - -
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SUPPORTING RATINGS Role Party Current Rating S&P / Rating Trigger S&P /Fitch <u>Fitch</u> AA-/Aa3 A, A-1/ P-1 AA-/A1 Fixed Rate Swap Provider Liquidity Reserve Account Holder Bank Account Provider BNP Paribas MUFG Bank, Ltd ANZ A-2 BBB /A F1 A- / P-1 A-2/A S SERVICER SERVICER Servicer: Servicer Ranking or Rating: Servicer Rating: Servicer Experience: AMP Bank Limited BBB/A2 BBB/A2 N/A Progress 2005-2 Trust Progress 2006-1 Trust Progress 2007-1G Trust Progress 2008-11 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 2014-2 Trust Progress 2016-1 Trust Progress 2017-1 Trust Progress 2017-2 Trust Progress 2018-1 Trust Progress 2020-1 Trust Progress 2021-1 Trust Progress 2021-1 Trust Progress 2022-1 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) Back-Up Servicer: