Torrens 2025-1 Pool Statistics

Loan Pool Data as at Close of Business Wednesday, 30 April 2025

Summary of Portfolio	
Number Of Housing Loans:	2,452
Housing Loan Pool Size:	\$734,669,224.81
Average Housing Loan Balance: Maximum Housing Loan Balance: Minimum Housing Loan Balance:	\$299,620.40 \$971,719.76 -
Loan Seasoning / Term to Maturity	
Maximum Remaining Term to Maturity in months Weighted Average Remaining Term to Maturity in months Weighted Average Seasoning in months	349 291 47
Loan-to-Value Ratio (LVR)	
Maximum Current LVR Weighted Average Original LVR Weighted Average Current LVR * Weighted Average Current LVR based on RBA Guidelines **	92.84% 67.21% 58.34% 58.34%
Weighted Average Fixed Rate Weighted Average Variable Rate Weighted Average Rate	5.64% 5.93% 5.90%
 The Weighted Average Current LVR is calculated based on the definitions stated within the TORRENS trust transaction documents The Weighted Average Current LVR Based on RBA Guidelines is calculated based on the RBA's Securitisation System Reporting Guidance 	

Summary of Year of Origination					
Year Of Origination	No. of Accounts	Total Loan Balance	Weighted Average LVR	Average Loan Balance	% by Loan Balance
Loans Prior to 2000	_	_	0.00%	_	0.00%
2000	_	-	0.00%	-	0.00%
2001	5	164,823.57	13.84%	32,964.71	0.02%
2002	3	249,552.57	15.55%	83,184.19	0.03%
2003	4	163,403.02	22.13%	40,850.76	0.02%
2004	10	601,619.22	27.56%	60,161.92	0.08%
2005	12	878,399.14	27.64%	73,199.93	0.12%
2006	20	1,440,551.79	34.24%	72,027.59	0.20%
2007	24	2,171,753.32	37.51%	90,489.72	0.30%
2008	22	2,649,554.15	41.84%	120,434.28	0.36%
2009	41	4,898,850.98	38.45%	119,484.17	0.67%
2010	61	7,421,015.00	37.51%	121,655.98	1.01%
2011	39	5,782,896.11	44.15%	148,279.39	0.79%
2012	144	21,171,937.51	41.75%	147,027.34	2.88%
2013	152	22,229,539.77	39.93%	146,246.97	3.03%
2014	42	7,482,051.12	49.84%	178,144.07	1.02%
2015	25	5,113,543.82	45.79%	204,541.75	0.70%
2016	22	4,989,738.51	46.93%	226,806.30	0.68%
2017	21	5,434,195.54	51.57%	258,771.22	0.74%
2018	31	9,006,249.36	57.98%	290,524.17	1.23%
2019	52	15,633,083.69	56.40%	300,636.22	2.13%
2020	143	44,906,611.68	57.41%	314,032.25	6.11%
2021	390	136,326,867.04	65.14%	349,556.07	18.56%
2022	543	190,072,036.42	59.75%	350,040.58	25.87%
2023	346	122,793,549.79	58.23%	354,894.65	16.71%
2024	300	123,087,401.69	61.59%	410,291.34	16.75%
2025	-	-	0.00%	-	0.00%
TOTAL	2,452	734,669,224.81	58.34%	299,620.40	100.00%

Summary of Geographic Distribution					
Region	No. of Accounts	Total Loan Balance	Weighted Average LVR	Average Loan Balance	% by Loan Balance
South Australia					
Metro	113	31,545,794.61	58.08%	279,166.32	4.29%
Non Metro	69	15,731,267.82	60.20%	227,989.39	2.14%
Northern Territory					
Metro	10	3,591,695.18	71.55%	359,169.52	0.49%
Non Metro	11	2,856,772.48	68.56%	259,706.59	0.39%
New South Wales					
Metro	116	54,303,743.47	55.23%	468,135.72	7.39%
Non Metro	220	61,355,634.39	59.85%	278,889.25	8.35%
Victoria					
Metro	526	184,939,444.34	56.62%	351,595.90	25.17%
Non Metro	458	107,983,682.87	56.48%	235,772.23	14.70%
Queensland					
Metro	162	58,028,134.72	60.10%	358,198.36	7.90%
Non Metro	352	87,811,135.92	56.99%	249,463.45	11.95%
Western Australia					
Metro	168	55,079,242.67	65.68%	327,852.63	7.50%
Non Metro	109	29,298,770.24	62.31%	268,796.06	3.99%
Tasmania					
Metro	36	11,492,505.61	57.33%	319,236.27	1.56%
Non Metro	38	9,106,064.20	61.58%	239,633.27	1.24%
Australian Capital Territory					
Metro	64	21,545,336.29	57.15%	336,645.88	2.93%
Non Metro	· -	-	0.00%	-	0.00%
TOTAL	2,452	734,669,224.81	58.34%	299,620.40	100.00%

Summary of Balance Outstanding					
Current Loan Balance	No. of Accounts	Total Loan Balance	Weighted Average LVR	Average Loan Balance	% by Loan Balance
\$0 to \$50,000	123	3,864,420.07	15.77%	31,418.05	0.53%
\$50,000.01 to \$100,000	185	13,924,055.18	27.38%	75,265.16	1.90%
\$100,000.01 to \$150,000	245	31,184,131.12	39.55%	127,282.17	4.24%
\$150,000.01 to \$200,000	324	56,788,402.49	47.11%	175,272.85	7.73%
\$200,000.01 to \$250,000	268	60,676,930.16	50.99%	226,406.46	8.26%
\$250,000.01 to \$300,000	266	73,051,959.27	55.64%	274,631.43	9.94%
\$300,000.01 to \$350,000	228	74,004,862.28	57.07%	324,582.73	10.07%
\$350,000.01 to \$400,000	181	67,948,163.92	61.12%	375,404.22	9.25%
\$400,000.01 to \$450,000	140	59,176,710.63	62.62%	422,690.79	8.05%
\$450,000.01 to \$500,000	115	54,372,407.99	66.01%	472,803.55	7.40%
\$500,000.01 to \$750,000	309	183,068,340.48	65.83%	592,454.18	24.92%
Greater than \$750,000	68	56,608,841.22	64.08%	832,482.96	7.71%
TOTAL	2,452	734,669,224.81	58.34%	299,620.40	100.00%

Summary of Current Loan to Value Ratio					
Current LVR (%)	No. of Accounts	Total Loan Balance	Weighted Average LVR	Average Loan Balance	% by Loan Balance
0 to 10	77	3,459,174.35	7.28%	44,924.34	0.47%
11 to 20	160	16,064,121.42	16.23%	100,400.76	2.19%
21 to 30	243	45,322,342.15	25.69%	186,511.70	6.17%
31 to 40	277	68,836,324.98	35.62%	248,506.59	9.37%
41 to 50	397	113,233,333.65	45.10%	285,222.50	15.41%
51 to 55	200	62,234,489.59	52.54%	311,172.45	8.47%
56 to 60	202	67,456,914.09	57.40%	333,945.12	9.18%
61 to 65	150	53,935,483.85	62.53%	359,569.89	7.34%
66 to 70	134	49,827,835.44	67.47%	371,849.52	6.78%
71 to 75	172	66,504,474.92	72.57%	386,653.92	9.05%
76 to 80	235	96,758,762.43	77.35%	411,739.41	13.17%
81 to 85	143	62,063,105.28	82.47%	434,007.73	8.45%
86 to 90	53	23,969,236.51	86.99%	452,249.75	3.26%
91 to 95	9	5,003,626.15	91.80%	555,958.46	0.68%
96 to 100	-	-	0.00%	-	0.00%
Over 100		=	0.00%	-	0.00%
TOTAL	2,452	734,669,224.81	58.34%	299,620.40	100.00%

Summary of Year of Maturity						
Year of Maturity	No. of Accounts	Total Loan Balance	Weighted Average LVR	Average Loan Balance	% by Loan Balance	
2025	-	-				
2026	1	28,585.98	6.02%	28,585.98	0.00%	
2027	1	48,307.26	6.71%	48,307.26	0.01%	
2028	7	327,319.63	13.42%	46,759.95	0.04%	
2029	5	342,382.22	21.08%	68,476.44	0.05%	
2030	13	756,880.92	26.21%	58,221.61	0.10%	
2031	10	672,705.41	31.02%	67,270.54	0.09%	
2032	17	1,694,220.12	23.78%	99,660.01	0.23%	
2033	29	2,727,978.75	24.80%	94,068.23	0.37%	
2034	25	2,320,910.48	30.06%	92,836.42	0.32%	
2035	23	2,710,566.81	35.86%	117,850.73	0.37%	
2036	37	4,465,440.97	41.80%	120,687.59	0.61%	
2037	59	9,615,175.65	39.11%	162,969.08	1.31%	
2038	57	9,338,170.86	43.36%	163,827.56	1.27%	
2039	69	10,829,177.15	46.15%	156,944.60	1.47%	
2040	94	14,651,775.96	42.98%	155,869.96	1.99%	
2041	75	14,923,386.65	51.28%	198,978.49	2.03%	
2042	187	33,907,341.88	43.19%	181,322.68	4.62%	
2043	162	30,732,288.50	44.47%	189,705.48	4.18%	
2044	66	16,587,744.20	53.45%	251,329.46	2.26%	
2045	49	11,573,190.19	48.29%	236,187.55	1.58%	
2046	61	17,056,662.95	53.37%	279,617.43	2.32%	
2047	91	28,092,114.58	53.73%	308,704.56	3.82%	
2048	69	22,379,461.00	55.94%	324,340.01	3.05%	
2049	60	21,565,464.39	58.89%	359,424.41	2.94%	
2050	130	45,845,378.05	57.66%	352,656.75	6.24%	
2051	305	116,709,558.08	66.22%	382,654.29	15.89%	
2052	321	134,586,306.25	64.86%	419,271.98	18.32%	
2053	205	82,140,125.12	62.21%	400,683.54	11.18%	
2054	224	98,040,604.80	63.64%	437,681.27	13.34%	
TOTAL	2,452	734,669,224.81	58.34%	299,620.40	100.00%	

Summary of Property Ownership Type					
Loan Purpose	No. of Accounts	Total Loan Balance	Weighted Average LVR	Average Loan Balance	% by Loan Balance
Owner Occupied Investment	2,114 338	629,653,600.57 105,015,624.24	59% 55%	297,849.39 310,697.11	85.71% 14.29%
TOTAL	2,452	734,669,224.81	58.34%	299,620.40	100.00%

Summary of Amortisation Type					
Payment Type	No. of Accounts	Total Loan Balance	Weighted Average LVR	Average Loan Balance	% by Loan Balance
Principal & Interest	2,418	719,946,768.31	58%	297,744.73	98.00%
Interest Only	34	14,722,456.50	58%	433,013.43	2.00%
TOTAL	2,452	734,669,224.81	58.34%	299,620.40	100.00%

Summary of Mortgage Insurer Distribution					
Mortgage Insurer	No. of Accounts	Total Loan Balance	Weighted Average LVR	Average Loan Balance	% by Loan Balance
QBE	519	105,233,362.95	57.97%	202,761.78	14.32%
Helia	487	148,329,473.37	73.24%	304,577.97	20.19%
Insurable	1,446	481,106,388.49	53.82%	332,715.34	65.49%
TOTAL	2,452	734,669,224.81	58.34%	299,620.40	100.00%

Summary of Product					
Loan Type	No. of Accounts	Total Loan Balance	Weighted Average LVR		% by Loan Balance
Standard Housing Loan					
Variable	2,166	638,743,796.39	56.61%	294,895.57	86.94%
Fixed 1 year	10	3,992,791.50	73.82%	399,279.15	0.54%
Fixed 2 year	163	55,695,652.51	70.93%	341,691.12	7.58%
Fixed 3 year	33	10,024,544.55	67.95%	303,774.08	1.36%
Fixed 4 year	47	17,468,317.00	70.60%	371,666.32	2.38%
Fixed 5 year	33	8,744,122.86	61.97%	264,973.42	1.19%
Line of Credit					
Variable	-	=	0.00%	=	0.00%
TOTAL	2,452	734,669,224.81	58.34%	299,620.40	100.00%

Summary of Origination Channel					
Ledger	No. of Accounts	Total Loan Balance	Weighted Average LVR	Average Loan Balance	% by Loan Balance
Retail	2,213	634,107,642.69	58.18%	286,537.57	86.31%
Third Party Banking	239	100,561,582.12	59.36%	420,759.76	13.69%
TOTAL	2,452	734,669,224.81	58.34%	299,620.40	100.00%

Summary of Current Interest Rate					
Interest Rate Band	No. of Accounts	Total Loan Balance	Weighted Average LVR	Average Loan Balance	% by Loan Balance
0.00% - 1.00%	-	-	0.00%	=	0.00%
1.00% - 2.00%	•	-	0.00%	-	0.00%
2.00% - 3.00%	19	6,937,300.52	67.63%	365,121.08	0.94%
3.00% - 4.00%	7	2,269,546.04	63.65%	324,220.86	0.31%
4.00% - 5.00%	2	571,288.85	66.07%	285,644.43	0.08%
5.00% - 6.00%	1,818	565,747,627.38	56.38%	311,192.31	77.01%
6.00% - 10.00%	606	159,143,462.02	64.77%	262,612.97	21.66%
TOTAL	2,452	734,669,224.81	58.34%	299,620.40	100.00%

Summary of Arrears						
Days in Arrears	No. of Accounts	Total Loan Balance	Weighted Average LVR	Average Loan Balance	% by Loan Balance	
0 Days	2,434	729,332,380.53	58.36%	299,643.54	99.27%	
1 to 30 Days	15	3,765,646.95	53.44%	251,043.13	0.51%	
31 to 60 Days	3	1,571,197.33	61.85%	523,732.44	0.21%	
61 to 90 Days	-	-	0.00%	-	0.00%	
91+ Days	-	-	0.00%	=	0.00%	
TOTAL	2,452	734,669,224.81	58.34%	299,620.40	100.00%	

Summary of Loan Seasoning					
Months of Seasoning	No. of Accounts	Total Loan Balance	Weighted Average LVR	Average Loan Balance	% by Loan Balance
3 months or less	-	-	0.00%	-	0.00%
4 to 6 months	-	-	0.00%	-	0.00%
7 to 9 months	-	-	0.00%	-	0.00%
10 to 12 months	188	78,895,069.14	59.99%	419,654.62	10.74%
13 to 18 months	198	77,112,524.88	62.05%	389,457.20	10.50%
19 to 24 months	184	64,546,543.55	56.02%	350,796.43	8.79%
25 to 30 months	221	76,211,674.29	59.33%	344,849.20	10.37%
31 to 36 months	314	108,342,048.89	58.54%	345,038.37	14.75%
37 to 42 months	201	70,494,346.79	65.73%	350,718.14	9.60%
43 to 48 months	191	70,858,130.43	65.66%	370,984.98	9.64%
49 to 54 months	141	44,065,419.21	63.68%	312,520.70	6.00%
55 to 60 months	61	20,553,686.59	55.12%	336,945.68	2.80%
More than 60 months	753	123,589,781.04	45.60%	164,129.86	16.82%
TOTAL	2,452	734,669,224.81	58.34%	299,620.40	100.00%

Summary of Income Type					
Income Verification Type	No. of Accounts	Total Loan Balance	Weighted Average LVR	Average Loan Balance	% by Loan Balance
Verified Income	2,452	734,669,224.81	58.34%	299,620.40	100.00%
Stated Income	-	-	0.00%	-	0.00%
TOTAL	2,452	734,669,224.81	58.34%	299,620.40	100.00%

Summary of Loan Purpose					
Loan Purpose	No. of Accounts	Total Loan Balance	Weighted Average LVR	Average Loan Balance	% by Loan Balance
Newly Erected Property	274	86,744,744.48	62.79%	316,586.66	11.81%
Construction	131	36,205,963.32	56.62%	276,381.40	4.93%
Established Property	1,173	358,515,799.60	62.00%	305,640.07	48.80%
Refinance	824	243,896,483.76	51.99%	295,990.88	33.20%
Additions and Alterations	22	3,865,216.09	48.09%	175,691.64	0.53%
Home Equity	26	5,225,315.44	50.48%	200,973.67	0.71%
Other	2	215,702.12	22.27%	107,851.06	0.03%
TOTAL	2,452	734,669,224.81	58.34%	299,620.40	100.00%

Summary of Term Remaining					
Repayment Type	No. of Accounts	Total Loan Balance	Weighted Average LVR	Average Loan Balance	% by Loan Balance
Interest Only Term Remaining					
1 year or less	9	3,751,764.73	58.80%	416,862.75	0.51%
1 to 2 years	12	5,602,517.19	59.25%	466,876.43	0.76%
2 to 3 years	7	2,916,224.58	63.10%	416,603.51	0.40%
3 to 4 years	6	2,451,950.00	46.11%	408,658.33	0.33%
4 to 5 years	-	-	0.00%	-	0.00%
5 to 6 years	-	-	0.00%	=	0.00%
6 to 7 years	-	-	0.00%	-	0.00%
7 to 8 years	-	-	0.00%	-	0.00%
8 to 9 years	-	-	0.00%	-	0.00%
9 to 10 years	-	-	0.00%	-	0.00%
10 years or greater	-	-	0.00%	-	0.00%
Principal & Interest Term Remaining					
1 year or less	-	-	0.00%	-	0.00%
1 to 5 years	18	1,034,861.75	23.12%	57,492.32	0.14%
5 to 10 years	96	8,619,917.23	26.30%	89,790.80	1.17%
10 to 15 years	262	40,048,906.12	42.49%	152,858.42	5.45%
15 to 20 years	567	108,480,774.34	46.85%	191,324.12	14.77%
20 to 25 years	346	106,721,165.86	54.44%	308,442.68	14.53%
25 to 30 years	1,129	455,041,143.01	64.09%	403,047.96	61.94%
30 years or greater	-	-	0.00%	-	0.00%
TOTAL	2,452	734,669,224.81	58.34%	299,620.40	100.00%

Summary of Term Remaining					
Rate Type	No. of Accounts	Total Loan Balance	Weighted Average LVR	Average Loan Balance	% by Loan Balance
Fixed Term Remaining					
1 year or less	138	48,765,000.25	71.46%	353,369.57	6.64%
1 to 2 years	108	35,315,873.47	68.62%	326,998.83	4.81%
2 to 3 years	32	10,036,834.51	68.85%	313,651.08	1.37%
3 to 4 years	5	1,306,217.04	54.95%	261,243.41	0.18%
4 to 5 years	3	501,503.15	60.82%	167,167.72	0.07%
5 Years or greater	-	-	0.00%	÷	0.00%
Variable Term Remaining					
1 year or less		-	0.00%	-	0.00%
1 to 5 years	18	1,034,861.75	23.12%	57,492.32	0.14%
5 to 10 years	90	7,992,201.16	25.97%	88,802.24	1.09%
10 to 15 years	241	36,809,840.61	42.45%	152,737.93	5.01%
15 to 20 years	506	97,308,545.09	45.86%	192,309.38	13.25%
20 to 25 years	309	93,738,501.71	52.72%	303,360.85	12.76%
25 to 30 years	1,002	401,859,846.07	62.11%	401,057.73	54.70%
30 years or greater	-	=	0.00%	=	0.00%
TOTAL	2,452	734,669,224.81	58.34%	299,620.40	100.00%