

PROGRESS 2010-1 TRUST

Thursday, 12 May 2016

Transaction Name:	Progress 2010-1 Trust
Trustee:	Perpetual Trustee Company Limited
Security Trustee:	P.T. Limited
Originator:	AMP Bank Limited
Servicer & Custodian:	AMP Bank Limited
Issue Date:	Friday, 29th January 2010
Maturity Date:	Monday, 12th March 2040
Payment Date:	The 12th day of each month
Business Day for Payments:	Sydney, Canberra & Melbourne
Determination Date & Ex-Interest Date:	Three Business Days before each Payment Date.

	<u>Base</u>	<u>Margin</u>	<u>Interest Calculation</u>
Class A Notes	1 M BBSW	130bps	Actual/365
Class AB Notes	1 M BBSW	180bps	Actual/365
Class B Notes	1 M BBSW	200bps	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\$	920,000,000.00	171,338,753.68	171,338,753.68	92.0000%	83.6960%	AAA / AAA
Class AB Notes	A\$	56,000,000.00	23,363,857.25	23,363,857.25	5.6000%	11.4128%	AAA / AAA
Class B Notes	A\$	24,000,000.00	10,013,081.41	10,013,081.41	2.4000%	4.8912%	A+ / NR
TOTAL		1,000,000,000.00	204,715,692.34	204,715,692.34	100.0000%	100.0000%	

	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	0.1898	3.3800%	12-May-16	92,000	5.27	35.22	0.1862
Class AB Notes	0.4251	3.8800%	12-May-16	5,600	13.56	78.91	0.4172
Class B Notes	0.4251	4.0800%	12-May-16	2,400	14.26	78.91	0.4172
TOTAL				100,000	33.08	193.04	

COLLATERAL INFORMATION

	<u>At Issue</u>	<u>Apr - 16</u>
Total pool size:	\$987,593,727.50	\$202,259,688.24
Total Number Of Loans (UnConsolidated):	5867	1751
Total number of loans (consolidating split loans):	4226	1350
Average loan Size:	\$233,694.68	\$149,821.99
Maximum loan size:	\$747,634.37	\$736,000.00
Total property value:	\$1,835,289,537.00	\$568,820,886.06
Number of Properties:	4521	1413
Average property value:	\$405,947.70	\$402,562.55
Average current LVR:	54.74%	36.28%
Average Term to Maturity (months):	289.27	207.73
Maximum Remaining Term to Maturity (months):	354.08	278.20
Weighted Average Seasoning (months):	33.56	107.00
Weighted Average Current LVR:	65.32%	56.83%
Weighted Average Term to Maturity (months):	311.08	240.54
% of pool (amount) LoDoc Loans:	2.38%	1.56%
Maximum Current LVR:	95.00%	98.33%
% Fixed Rate Loans(Value):	12.21%	6.33%
% Interest Only loans (Value):	43.96%	22.62%
Weighted Average Coupon:	6.29%	5.03%
Investment Loans:	29.93%	31.39%

Outstanding Balance Distribution

	<u>\$ % at Issue</u>	<u>Apr - 16</u>
≤ \$0	0.00%	-0.19%
> \$0 and ≤ \$100,000	6.23%	9.29%
> \$100,000 and ≤ \$150,000	9.66%	8.21%
> \$150,000 and ≤ \$200,000	12.84%	15.02%
> \$200,000 and ≤ \$250,000	19.37%	14.40%
> \$250,000 and ≤ \$300,000	11.69%	13.81%
> \$300,000 and ≤ \$350,000	10.76%	13.50%
> \$350,000 and ≤ \$400,000	7.37%	10.89%
> \$400,000 and ≤ \$450,000	6.33%	6.47%
> \$450,000 and ≤ \$500,000	3.50%	3.07%
> \$500,000 and ≤ \$550,000	4.69%	2.13%
> \$550,000 and ≤ \$600,000	2.90%	1.42%
> \$600,000 and ≤ \$650,000	2.10%	0.62%
> \$650,000 and ≤ \$700,000	2.56%	1.00%
> \$700,000 and ≤ \$750,000	0.00%	0.36%
> \$900,000 and ≤ \$950,000	0.00%	0.00%
> \$950,000 and ≤ \$1,000,000	0.00%	0.00%
> \$1,000,000 and ≤ \$1,050,000	0.00%	0.00%
> \$1,050,000 and ≤ \$1,100,000	0.00%	0.00%
Total	100.00%	100.00%

Outstanding Balance LVR Distribution

	<u>\$ % at Issue</u>	<u>Apr - 16</u>
≤ 0%	0.00%	-0.19%
> 0% and ≤ 25%	3.76%	9.64%
> 25% and ≤ 30%	2.16%	3.12%
> 30% and ≤ 35%	2.26%	4.89%
> 35% and ≤ 40%	3.03%	5.12%
> 40% and ≤ 45%	3.88%	5.19%
> 45% and ≤ 50%	4.60%	6.75%
> 50% and ≤ 55%	5.16%	7.17%
> 55% and ≤ 60%	6.29%	7.60%
> 60% and ≤ 65%	7.43%	5.59%
> 65% and ≤ 70%	8.82%	10.53%
> 70% and ≤ 75%	12.11%	11.13%
> 75% and ≤ 80%	31.77%	19.08%
> 80% and ≤ 85%	1.83%	2.13%
> 85% and ≤ 90%	4.03%	1.94%
> 90% and ≤ 95%	2.88%	0.21%
> 95% and ≤ 100%	0.00%	0.11%
> 100%	0.00%	0.00%
Total	100.00%	100.00%

<u>Mortgage Insurance</u>		<u>\$ % at Issue</u>	<u>Apr - 16</u>	
Genworth		80.73%	82.70%	
QBE		19.27%	17.02%	
Not insured		0.00%	0.28%	
Total		100.00%	100.00%	
<u>Seasoning Analysis</u>		<u>\$ % at Issue</u>	<u>Apr - 16</u>	
> 6 mths and ≤ 9 mths		10.14%	0.00%	
> 9 mths and ≤ 12 mths		8.33%	0.00%	
> 12 mths and ≤ 15 mths		11.96%	0.00%	
> 15 mths and ≤ 18 mths		10.61%	0.00%	
> 18 mths and ≤ 21 mths		17.56%	0.00%	
> 21 mths and ≤ 24 mths		9.43%	0.00%	
> 24 mths and ≤ 36 mths		11.36%	0.00%	
> 36 mths and ≤ 48 mths		1.20%	0.00%	
> 48 mths and ≤ 60 mths		0.47%	0.00%	
> 60 mths and ≤ 72 mths		0.46%	0.00%	
> 72 mths and ≤ 84 mths		4.10%	8.49%	
> 84 mths and ≤ 96 mths		6.44%	46.52%	
> 96 mths and ≤ 108 mths		2.82%	24.37%	
> 108 mths and ≤ 120 mths		1.16%	3.66%	
> 120 mths		3.97%	16.96%	
Total		100.00%	100.00%	
<u>Geographic Distribution</u>		<u>\$ % at Issue</u>	<u>Apr - 16</u>	
NSW - Inner City		0.03%	0.13%	
NSW - Metro		33.88%	31.23%	
NSW - Non Metro		8.93%	8.75%	
Total NSW		42.84%	40.11%	
ACT - Inner City		0.00%	0.00%	
ACT - Metro		1.80%	1.74%	
ACT - Non Metro		0.00%	0.00%	
Total ACT		1.80%	1.74%	
VIC - Inner City		0.56%	0.19%	
VIC - Metro		18.25%	18.73%	
VIC - Non Metro		2.25%	2.06%	
Total VIC		21.06%	20.98%	
TAS - Inner City		0.07%	0.13%	
TAS - Metro		0.55%	0.90%	
TAS - Non Metro		0.60%	1.34%	
Total TAS		1.21%	2.37%	
QLD - Inner City		0.12%	0.00%	
QLD - Metro		8.70%	10.36%	
QLD - Non Metro		7.08%	8.60%	
Total QLD		15.90%	18.97%	
WA - Inner City		0.13%	0.21%	
WA - Metro		9.03%	7.68%	
WA - Non Metro		0.93%	1.62%	
Total WA		10.09%	9.51%	
SA - Inner City		0.06%	0.00%	
SA - Metro		5.91%	5.15%	
SA - Non Metro		0.80%	0.68%	
Total SA		6.76%	5.83%	
NT - Inner City		0.00%	0.00%	
NT - Metro		0.27%	0.32%	
NT - Non Metro		0.06%	0.17%	
Total NT		0.33%	0.49%	
Total Inner City		0.97%	0.66%	
Total Metro		78.38%	76.11%	
Total Non Metro		20.65%	23.22%	
Secured by Term Deposit		0.00%	0.00%	
Total		100.00%	100.00%	
<u>ARREARS \$ % (scheduled balance basis)</u>	<u>31-60</u>	<u>61-90</u>	<u>90+</u>	<u>Total</u>
Nov-14	0.19%	0.00%	0.64%	0.83%
Dec-14	0.52%	0.02%	0.63%	1.18%
Jan-15	0.39%	0.15%	0.65%	1.19%
Feb-15	0.06%	0.00%	0.74%	0.81%
Mar-15	0.37%	0.00%	0.42%	0.78%
Apr-15	0.67%	0.03%	0.54%	1.24%
May-15	0.20%	0.24%	0.55%	0.99%
Jun-15	0.65%	0.00%	0.98%	1.63%
Jul-15	0.40%	0.15%	0.84%	1.40%
Aug-15	0.28%	0.16%	0.99%	1.43%
Sep-15	0.30%	0.08%	0.79%	1.18%
Oct-15	0.14%	0.11%	0.73%	0.98%
Nov-15	0.23%	0.06%	0.66%	0.95%
Dec-15	0.39%	0.12%	0.39%	0.91%
Jan-16	0.35%	0.03%	0.48%	0.86%
Feb-16	0.67%	0.07%	0.37%	1.10%
Mar-16	0.26%	0.07%	0.28%	0.61%
Apr-16	0.17%	0.07%	0.29%	0.52%

<u>MORTGAGE IN POSSESSION</u>		<u>No of Accounts</u>	<u>Amount (\$)</u>		
Nov-14		-	-		
Dec-14		1.00	277,295		
Jan-15		1.00	286,706		
Feb-15		3.00	530,977		
Mar-15		2.00	242,862		
Apr-15		2.00	244,039		
May-15		4.00	539,695		
Jun-15		4.00	544,909		
Jul-15		4.00	548,012		
Aug-15		4.00	553,728		
Sep-15		4.00	551,299		
Oct-15		4.00	563,395		
Nov-15		2.00	310,429		
Dec-15		-	-		
Jan-16		-	-		
Feb-16		-	-		
Mar-16		-	-		
Apr-16		-	-		
<u>MORTGAGE SAFETY NET</u>		<u>No of Accounts</u>	<u>Amount (\$)</u>		
Nov-14		4.00	779,283		
Dec-14		5.00	987,594		
Jan-15		6.00	1,078,382		
Feb-15		9.00	1,580,169		
Mar-15		10.00	1,717,471		
Apr-15		12.00	2,662,029		
May-15		10.00	1,727,112		
Jun-15		11.00	2,040,356		
Jul-15		10.00	1,734,301		
Aug-15		10.00	1,823,263		
Sep-15		6.00	1,311,408		
Oct-15		8.00	1,570,364		
Nov-15		7.00	1,384,948		
Dec-15		6.00	1,076,621		
Jan-16		9.00	1,407,742		
Feb-16		8.00	1,153,636		
Mar-16		9.00	1,252,479		
Apr-16		4.00	590,219		
<u>MORTGAGE INSURANCE</u>		<u>No. of claims</u>	<u>Gross claim (A\$)</u>	<u>Gross payment (A\$)</u>	<u>LMI net loss</u>
2015		1	348,585	345,765	2,640
<u>BREACH OF REPS & WARRANTY</u>		<u>No. of loans</u>	<u>Amount (A\$)</u>		
2013		2.00	723,273.64		
<u>EXCESS SPREAD</u>		<u>Excess Spread (A\$)</u>	<u>Excess Spread % p.a</u>	<u>Opening Bond Balance</u>	
Nov-14		-	0.00%	\$	302,669,307
Dec-14		253,892.47	1.03%	\$	295,468,155
Jan-15		72,723.00	0.30%	\$	286,771,636
Feb-15		77,563.46	0.33%	\$	281,501,239
Mar-15		165,415.01	0.72%	\$	275,774,308
Apr-15		167,388.62	0.75%	\$	269,511,425
May-15		21,371.28	0.10%	\$	263,548,138
Jun-15		223,075.64	1.04%	\$	256,639,946
Jul-15		109,927.08	0.52%	\$	253,044,090
Aug-15		62,145.01	0.30%	\$	245,570,223
Sep-15		146,702.01	0.73%	\$	241,025,189
Oct-15		51,028.44	0.26%	\$	234,159,197
Nov-15		106,396.16	0.56%	\$	229,222,469
Dec-15		103,165.91	0.55%	\$	224,901,689
Jan-16		31,622.80	0.17%	\$	219,834,747
Feb-16		85,030.01	0.47%	\$	215,851,451
Mar-16		107,777.77	0.61%	\$	212,676,485
Apr-16		40,174.52	0.23%	\$	208,587,444
Total		14,154,661.02			

ANNUALISED CPR

	<u>CPR % p.a</u>
Nov-14	23.63%
Dec-14	28.72%
Jan-15	18.16%
Feb-15	20.02%
Mar-15	22.51%
Apr-15	21.94%
May-15	25.77%
Jun-15	13.83%
Jul-15	28.74%
Aug-15	18.42%
Sep-15	27.82%
Oct-15	20.95%
Nov-15	18.76%
Dec-15	22.34%
Jan-16	18.04%
Feb-16	14.56%
Mar-16	19.14%
Apr-16	18.99%

RESERVES

	<u>Available</u>	<u>Drawn</u>
Principal Draw	n/a	-
Liquidity Reserve Account	2,456,588.31	-
Income Reserve	150,000.00	-

SUPPORTING RATINGS

<u>Role</u>	<u>Party</u>	<u>Current Rating S&P /</u>	<u>Rating Trigger S&P /</u>
		<u>Fitch</u>	<u>Fitch</u>
Fixed Rate Swap Provider	AMP Bank Limited	A+ /not rated	A-1/F1
Liquidity Reserve Account Holder	Commonwealth Bank	A-1+/F1+	A-1+/F1
Bank Account Provider	Westpac	A-1+/F1+	A-1+/F1

SERVICER

Servicer:	AMP Bank Limited
Servicer Ranking or Rating:	A / 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 Warehouse Trust No .1
Back-Up Servicer:	Perpetual Trustee (Cold)