

# PROGRESS 2010-1 TRUST

Friday, 12 May 2017

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	136,434,641.42	136,434,641.42	92.0000%	83.6960%	AAA / AAA
Class AB Notes	A\$	56,000,000.00	18,604,311.15	18,604,311.15	5.6000%	11.4128%	AAA / AAA
Class B Notes	A\$	24,000,000.00	7,973,276.00	7,973,276.00	2.4000%	4.8912%	A+ / NR
<b>TOTAL</b>		<b>1,000,000,000.00</b>	<b>163,012,228.57</b>	<b>163,012,228.57</b>	<b>100.0000%</b>	<b>100.0000%</b>	

Current Payment Date:	Friday, 12 May 2017						
	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	0.1523	2.9200%	12-May-17	92,000	3.66	40.01	0.1483
Class AB Notes	0.3412	3.4200%	12-May-17	5,600	9.59	89.63	0.3322
Class B Notes	0.3412	3.6200%	12-May-17	2,400	10.15	89.63	0.3322
<b>TOTAL</b>				<b>100,000</b>	<b>23.40</b>	<b>219.27</b>	

## COLLATERAL INFORMATION

	<u>At Issue</u>	<u>Apr - 17</u>
Total pool size:	\$987,593,727.50	\$161,056,987.46
Total Number Of Loans (UnConsolidated):	5867	1519
Total number of loans (consolidating split loans):	4226	1167
Average loan Size:	\$233,694.68	\$138,009.42
Maximum loan size:	\$747,634.37	\$736,000.00
Total property value:	\$1,835,289,537.00	\$493,243,437.06
Number of Properties:	4521	1225
Average property value:	\$405,947.70	\$402,647.70
Average current LVR:	54.74%	33.15%
Average Term to Maturity (months):	289.27	195.47
Maximum Remaining Term to Maturity (months):	354.08	266.20
Weighted Average Seasoning (months):	33.56	117.73
Weighted Average Current LVR:	65.32%	55.83%
Weighted Average Term to Maturity (months):	311.08	230.70
% of pool (amount) LoDoc Loans:	2.38%	1.49%
Maximum Current LVR:	95.00%	98.82%
% Fixed Rate Loans(Value):	12.21%	4.24%
% Interest Only loans (Value):	43.96%	23.20%
Weighted Average Coupon:	6.29%	4.83%
Investment Loans:	29.93%	32.01%

## Outstanding Balance Distribution

	<u>\$ % at Issue</u>	<u>Apr - 17</u>
≤ \$0	0.00%	-0.48%
> \$0 and ≤ \$100,000	6.23%	9.30%
> \$100,000 and ≤ \$150,000	9.66%	9.76%
> \$150,000 and ≤ \$200,000	12.84%	14.85%
> \$200,000 and ≤ \$250,000	19.37%	15.13%
> \$250,000 and ≤ \$300,000	11.69%	12.79%
> \$300,000 and ≤ \$350,000	10.76%	13.20%
> \$350,000 and ≤ \$400,000	7.37%	9.04%
> \$400,000 and ≤ \$450,000	6.33%	6.97%
> \$450,000 and ≤ \$500,000	3.50%	3.59%
> \$500,000 and ≤ \$550,000	4.69%	2.30%
> \$550,000 and ≤ \$600,000	2.90%	1.07%
> \$600,000 and ≤ \$650,000	2.10%	1.18%
> \$650,000 and ≤ \$700,000	2.56%	0.84%
> \$700,000 and ≤ \$750,000	0.00%	0.46%
> \$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%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

## Outstanding Balance LVR Distribution

	<u>\$ % at Issue</u>	<u>Apr - 17</u>
≤ 0%	0.00%	-0.48%
> 0% and ≤ 25%	3.76%	10.20%
> 25% and ≤ 30%	2.16%	3.45%
> 30% and ≤ 35%	2.26%	5.62%
> 35% and ≤ 40%	3.03%	5.80%
> 40% and ≤ 45%	3.88%	5.15%
> 45% and ≤ 50%	4.60%	6.50%
> 50% and ≤ 55%	5.16%	6.72%
> 55% and ≤ 60%	6.29%	8.07%
> 60% and ≤ 65%	7.43%	5.67%
> 65% and ≤ 70%	8.82%	11.91%
> 70% and ≤ 75%	12.11%	13.86%
> 75% and ≤ 80%	31.77%	13.88%
> 80% and ≤ 85%	1.83%	1.75%
> 85% and ≤ 90%	4.03%	1.76%
> 90% and ≤ 95%	2.88%	0.00%
> 95% and ≤ 100%	0.00%	0.14%
> 100%	0.00%	0.00%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<u>Mortgage Insurance</u>	<u>\$ % at Issue</u>	<u>Apr - 17</u>
Genworth	80.73%	83.27%
QBE	19.27%	16.38%
Not insured	0.00%	0.35%
Total	100.00%	100.00%

<u>Seasoning Analysis</u>	<u>\$ % at Issue</u>	<u>Apr - 17</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%	0.00%
> 84 mths and ≤ 96 mths	6.44%	9.55%
> 96 mths and ≤ 108 mths	2.82%	46.85%
> 108 mths and ≤ 120 mths	1.16%	24.30%
> 120 mths	3.97%	19.30%
Total	100.00%	100.00%

<u>Geographic Distribution</u>	<u>\$ % at Issue</u>	<u>Apr - 17</u>
NSW - Inner City	0.03%	0.14%
NSW - Metro	33.88%	29.31%
NSW - Non Metro	8.93%	9.04%
Total NSW	42.84%	38.49%
ACT - Inner City	0.00%	0.00%
ACT - Metro	1.80%	1.80%
ACT - Non Metro	0.00%	0.00%
Total ACT	1.80%	1.80%
VIC - Inner City	0.56%	0.13%
VIC - Metro	18.25%	17.85%
VIC - Non Metro	2.25%	2.32%
Total VIC	21.06%	20.30%
TAS - Inner City	0.07%	0.13%
TAS - Metro	0.55%	1.02%
TAS - Non Metro	0.60%	1.38%
Total TAS	1.21%	2.54%
QLD - Inner City	0.12%	0.00%
QLD - Metro	8.70%	10.30%
QLD - Non Metro	7.08%	9.87%
Total QLD	15.90%	20.17%
WA - Inner City	0.13%	0.00%
WA - Metro	9.03%	7.71%
WA - Non Metro	0.93%	1.96%
Total WA	10.09%	9.67%
SA - Inner City	0.06%	-0.03%
SA - Metro	5.91%	5.90%
SA - Non Metro	0.80%	0.56%
Total SA	6.76%	6.43%
NT - Inner City	0.00%	0.00%
NT - Metro	0.27%	0.38%
NT - Non Metro	0.06%	0.21%
Total NT	0.33%	0.59%
Total Inner City	0.97%	0.37%
Total Metro	78.38%	74.28%
Total Non Metro	20.65%	25.35%
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>
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%
May-16	0.11%	0.11%	0.47%	0.69%
Jun-16	0.94%	0.00%	0.47%	1.41%
Jul-16	0.13%	0.27%	0.74%	1.14%
Aug-16	0.45%	0.18%	0.77%	1.39%
Sep-16	0.12%	0.00%	0.93%	1.05%
Oct-16	0.58%	0.00%	0.85%	1.43%
Nov-16	0.27%	0.23%	0.77%	1.26%
Dec-16	0.82%	0.32%	0.86%	2.01%
Jan-17	0.25%	0.41%	1.27%	1.93%
Feb-17	0.07%	0.22%	1.28%	1.57%
Mar-17	0.18%	0.22%	1.06%	1.46%
Apr-17	0.06%	0.14%	0.72%	0.92%

<b><u>MORTGAGE IN POSSESSION</u></b>		<b><u>No of Accounts</u></b>	<b><u>Amount (\$)</u></b>		
Oct-15		4	563,395		
Nov-15		2	310,429		
Dec-15		-	-		
Jan-16		-	-		
Feb-16		-	-		
Mar-16		-	-		
Apr-16		-	-		
May-16		-	-		
Jun-16		-	-		
Jul-16		1	177,234		
Aug-16		1	179,020		
Sep-16		1	184,923		
Oct-16		-	-		
Nov-16		-	-		
Dec-16		-	-		
Jan-17		-	-		
Feb-17		-	-		
Mar-17		-	-		
Apr-17		-	-		
<b><u>MORTGAGE SAFETY NET</u></b>		<b><u>No of Accounts</u></b>	<b><u>Amount (\$)</u></b>		
Oct-15		8	1,570,364		
Nov-15		7	1,384,948		
Dec-15		6	1,076,621		
Jan-16		9	1,407,742		
Feb-16		8	1,153,636		
Mar-16		9	1,252,479		
Apr-16		4	590,219		
May-16		3	491,968		
Jun-16		3	641,275		
Jul-16		3	643,866		
Aug-16		3	641,812		
Sep-16		3	641,996		
Oct-16		3	642,212		
Nov-16		12	2,386,104		
Dec-16		13	2,778,570		
Jan-17		11	2,527,418		
Feb-17		10	2,076,036		
Mar-17		10	2,071,258		
Apr-17		7	1,099,760		
<b><u>PRINCIPAL LOSS</u></b>		<b><u>No. of loans</u></b>	<b><u>Gross Loss</u></b>	<b><u>LMI payment (A\$)</u></b>	<b><u>Net loss</u></b>
2015		2	393,684	381,098	12,586
2016		1	24,615	-	24,615
<b><u>BREACH OF REPS &amp; WARRANTY</u></b>		<b><u>No. of loans</u></b>	<b><u>Amount (A\$)</u></b>		
2013		2	725,867		
2015		1	237,817		
<b><u>EXCESS SPREAD</u></b>		<b><u>Excess Spread (A\$)</u></b>	<b><u>Excess Spread % p.a</u></b>	<b><u>Opening Bond Balance</u></b>	
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	
May-16		105,369.40	0.62%	\$ 204,715,692	
Jun-16		160,212.95	0.95%	\$ 201,549,337	
Jul-16		-	0.00%	\$ 198,717,785	
Aug-16		142,232.28	0.88%	\$ 194,318,181	
Sep-16		96,455.56	0.61%	\$ 191,291,172	
Oct-16		27,207.88	0.17%	\$ 187,085,829	
Nov-16		113,664.37	0.75%	\$ 182,758,746	
Dec-16		29,910.51	0.20%	\$ 179,263,970	
Jan-17		59,693.66	0.41%	\$ 176,253,016	
Feb-17		72,132.53	0.50%	\$ 174,074,975	
Mar-17		41,521.53	0.29%	\$ 170,147,733	
Apr-17		1,518.67	0.01%	\$ 167,410,158	
Total		15,004,580.36			
<b><u>ANNUALISED CPR</u></b>		<b><u>CPR % p.a</u></b>			
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%			
May-16		15.13%			
Jun-16		13.60%			
Jul-16		21.72%			
Aug-16		15.16%			
Sep-16		21.52%			
Oct-16		22.60%			
Nov-16		18.69%			
Dec-16		16.33%			
Jan-17		11.67%			
Feb-17		22.01%			
Mar-17		15.59%			
Apr-17		25.50%			

RESERVES

	Available	Drawn
Principal Draw	n/a	-
Liquidity Reserve Account	1,956,146.75	-
Income Reserve	150,000.00	-

SUPPORTING RATINGS

Role	Party	Current Rating S&P / Fitch	Rating Trigger S&P / Fitch
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 Perpetual Trustee (Cold)
Back-Up Servicer:	