

# PROGRESS 2010-1 TRUST

Friday, 12 August 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	162,636,456.89	162,636,456.89	92.0000%	83.6960%	AAA / AAA
Class AB Notes	A\$	56,000,000.00	22,177,206.74	22,177,206.74	5.6000%	11.4128%	AAA / AAA
Class B Notes	A\$	24,000,000.00	9,504,516.91	9,504,516.91	2.4000%	4.8912%	A+ / NR
<b>TOTAL</b>		<b>1,000,000,000.00</b>	<b>194,318,180.54</b>	<b>194,318,180.54</b>	<b>100.0000%</b>	<b>100.0000%</b>	

Current Payment Date:	Friday, 12 August 2016						
	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	0.1808	3.1650%	12-Aug-16	92,000	4.86	40.02	0.1768
Class AB Notes	0.4050	3.6650%	12-Aug-16	5,600	12.61	89.66	0.3960
Class B Notes	0.4050	3.8650%	12-Aug-16	2,400	13.29	89.66	0.3960
<b>TOTAL</b>				<b>100,000</b>	<b>30.76</b>	<b>219.35</b>	

## COLLATERAL INFORMATION

	<u>At Issue</u>	<u>Jul - 16</u>
Total pool size:	\$987,593,727.50	\$191,987,151.57
Total Number Of Loans (UnConsolidated):	5867	1690
Total number of loans (consolidating split loans):	4226	1301
Average loan Size:	\$233,694.68	\$147,568.91
Maximum loan size:	\$747,634.37	\$736,000.00
Total property value:	\$1,835,289,537.00	\$550,723,763.06
Number of Properties:	4521	1364
Average property value:	\$405,947.70	\$403,756.42
Average current LVR:	54.74%	35.35%
Average Term to Maturity (months):	289.27	204.69
Maximum Remaining Term to Maturity (months):	354.08	275.18
Weighted Average Seasoning (months):	33.56	109.68
Weighted Average Current LVR:	65.32%	56.51%
Weighted Average Term to Maturity (months):	311.08	237.72
% of pool (amount) LoDoc Loans:	2.38%	1.45%
Maximum Current LVR:	95.00%	98.77%
% Fixed Rate Loans(Value):	12.21%	6.45%
% Interest Only loans (Value):	43.96%	22.84%
Weighted Average Coupon:	6.29%	4.81%
Investment Loans:	29.93%	31.34%

## Outstanding Balance Distribution

	<u>\$ % at Issue</u>	<u>Jul - 16</u>
≤ \$0	0.00%	-0.19%
> \$0 and ≤ \$100,000	6.23%	9.09%
> \$100,000 and ≤ \$150,000	9.66%	8.55%
> \$150,000 and ≤ \$200,000	12.84%	14.60%
> \$200,000 and ≤ \$250,000	19.37%	15.21%
> \$250,000 and ≤ \$300,000	11.69%	13.51%
> \$300,000 and ≤ \$350,000	10.76%	12.69%
> \$350,000 and ≤ \$400,000	7.37%	10.83%
> \$400,000 and ≤ \$450,000	6.33%	6.36%
> \$450,000 and ≤ \$500,000	3.50%	3.23%
> \$500,000 and ≤ \$550,000	4.69%	2.22%
> \$550,000 and ≤ \$600,000	2.90%	1.50%
> \$600,000 and ≤ \$650,000	2.10%	0.98%
> \$650,000 and ≤ \$700,000	2.56%	1.05%
> \$700,000 and ≤ \$750,000	0.00%	0.38%
> \$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>Jul - 16</u>
≤ 0%	0.00%	-0.19%
> 0% and ≤ 25%	3.76%	9.58%
> 25% and ≤ 30%	2.16%	3.59%
> 30% and ≤ 35%	2.26%	5.30%
> 35% and ≤ 40%	3.03%	5.62%
> 40% and ≤ 45%	3.88%	4.65%
> 45% and ≤ 50%	4.60%	7.21%
> 50% and ≤ 55%	5.16%	5.99%
> 55% and ≤ 60%	6.29%	7.78%
> 60% and ≤ 65%	7.43%	6.02%
> 65% and ≤ 70%	8.82%	10.26%
> 70% and ≤ 75%	12.11%	12.26%
> 75% and ≤ 80%	31.77%	17.50%
> 80% and ≤ 85%	1.83%	2.08%
> 85% and ≤ 90%	4.03%	2.24%
> 90% and ≤ 95%	2.88%	0.00%
> 95% and ≤ 100%	0.00%	0.12%
> 100%	0.00%	0.00%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<b>Mortgage Insurance</b>	<b>\$ % at Issue</b>	<b>Jul - 16</b>
Genworth	80.73%	82.85%
QBE	19.27%	16.86%
Not insured	0.00%	0.29%
Total	100.00%	100.00%

<b>Seasoning Analysis</b>	<b>\$ % at Issue</b>	<b>Jul - 16</b>
> 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%	41.61%
> 96 mths and ≤ 108 mths	2.82%	35.61%
> 108 mths and ≤ 120 mths	1.16%	5.91%
> 120 mths	3.97%	16.87%
Total	100.00%	100.00%

<b>Geographic Distribution</b>	<b>\$ % at Issue</b>	<b>Jul - 16</b>
NSW - Inner City	0.03%	0.13%
NSW - Metro	33.88%	31.03%
NSW - Non Metro	8.93%	8.95%
Total NSW	42.84%	40.11%
ACT - Inner City	0.00%	0.00%
ACT - Metro	1.80%	1.62%
ACT - Non Metro	0.00%	0.00%
Total ACT	1.80%	1.62%
VIC - Inner City	0.56%	0.11%
VIC - Metro	18.25%	18.47%
VIC - Non Metro	2.25%	2.23%
Total VIC	21.06%	20.81%
TAS - Inner City	0.07%	0.13%
TAS - Metro	0.55%	0.92%
TAS - Non Metro	0.60%	1.41%
Total TAS	1.21%	2.46%
QLD - Inner City	0.12%	0.00%
QLD - Metro	8.70%	10.32%
QLD - Non Metro	7.08%	8.84%
Total QLD	15.90%	19.17%
WA - Inner City	0.13%	0.12%
WA - Metro	9.03%	7.52%
WA - Non Metro	0.93%	1.69%
Total WA	10.09%	9.32%
SA - Inner City	0.06%	0.00%
SA - Metro	5.91%	5.27%
SA - Non Metro	0.80%	0.72%
Total SA	6.76%	5.99%
NT - Inner City	0.00%	0.00%
NT - Metro	0.27%	0.33%
NT - Non Metro	0.06%	0.18%
Total NT	0.33%	0.51%
Total Inner City	0.97%	0.50%
Total Metro	78.38%	75.49%
Total Non Metro	20.65%	24.02%
Secured by Term Deposit	0.00%	0.00%
Total	100.00%	100.00%

<b>ARREARS \$ % (scheduled balance basis)</b>	<b>31-60</b>	<b>61-90</b>	<b>90+</b>	<b>Total</b>
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%
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%

<b><u>MORTGAGE IN POSSESSION</u></b>		<b><u>No of Accounts</u></b>	<b><u>Amount (\$)</u></b>		
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	-	-			
May-16	-	-			
Jun-16	-	-			
Jul-16	1.00	177,234			
<b><u>MORTGAGE SAFETY NET</u></b>		<b><u>No of Accounts</u></b>	<b><u>Amount (\$)</u></b>		
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			
May-16	3.00	491,968			
Jun-16	3.00	641,275			
Jul-16	3.00	643,866			
<b><u>MORTGAGE INSURANCE</u></b>		<b><u>No. of claims</u></b>	<b><u>Gross claim (A\$)</u></b>	<b><u>Gross payment (A\$)</u></b>	<b><u>LMI net loss</u></b>
2015	1	348,585	345,765	2,640	
<b><u>BREACH OF REPS &amp; WARRANTY</u></b>		<b><u>No. of loans</u></b>	<b><u>Amount (A\$)</u></b>		
2013	2.00	723,273.64			
<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>	
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	
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	
<b>Total</b>		<b>14,420,243.37</b>			

**ANNUALISED CPR**

	<u>CPR % p.a</u>
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%
May-16	15.13%
Jun-16	13.60%
Jul-16	21.72%

**RESERVES**

	<u>Available</u>	<u>Drawn</u>
Principal Draw	n/a	-
Liquidity Reserve Account	2,331,818.17	-
Income Reserve	139,819.93 -	10,180.07

**SUPPORTING RATINGS**

<u>Role</u>	<u>Party</u>	<u>Current Rating S&amp;P /</u>	<u>Rating Trigger S&amp;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)