

PROGRESS 2010-1 TRUST

Monday, 14 September 2015 - Payment Date

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.

	Base	Margin	Interest Calculation
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	201,728,333.64	201,728,333.64	92.0000%	83.6960%	AAA / AAA
Class AB Notes	A\$	56,000,000.00	27,507,798.98	27,507,798.98	5.6000%	11.4128%	AAA / AAA
Class B Notes	A\$	24,000,000.00	11,789,056.37	11,789,056.37	2.4000%	4.8912%	A+ / NR
TOTAL		1,000,000,000.00	241,025,188.99	241,025,188.99	100.0000%	100.0000%	

Current Payment Date:	Monday, 14 September 2015						
	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	0.2234	3.3450%	14-Sep-15	92,000	6.76	41.35	0.2193
Class AB Notes	0.5005	3.8450%	14-Sep-15	5,600	17.40	92.63	0.4912
Class B Notes	0.5005	4.0450%	14-Sep-15	2,400	18.30	92.63	0.4912
TOTAL				100,000	42.46	226.60	

COLLATERAL INFORMATION

	At Issue	Aug - 15
Total pool size:	\$987,593,727.50	\$238,123,104.02
Total Number Of Loans (UnConsolidated):	5867	1972
Total number of loans (consolidating split loans):	4226	1504
Average loan Size:	\$233,694.68	\$158,326.53
Maximum loan size:	\$747,634.37	\$736,000.00
Total property value:	\$1,835,289,537.00	\$633,684,891.06
Number of Properties:	4521	1577
Average property value:	\$405,947.70	\$401,829.35
Average current LVR:	54.74%	38.23%
Average Term to Maturity (months):	289.27	216.31
Maximum Remaining Term to Maturity (months):	354.08	286.19
Weighted Average Seasoning (months):	33.56	99.49
Weighted Average Current LVR:	65.32%	57.79%
Weighted Average Term to Maturity (months):	311.08	247.43
% of pool (amount) LoDoc Loans:	2.38%	1.68%
Maximum Current LVR:	95.00%	104.14%
% Fixed Rate Loans(Value):	12.21%	5.79%
% Interest Only Loans (Value):	43.96%	23.20%
Weighted Average Coupon:	6.29%	4.86%
Investment Loans:	29.93%	33.68%

Outstanding Balance Distribution

	\$ % at Issue	Aug - 15
> \$0 and ≤ \$100,000	6.23%	8.55%
> \$100,000 and ≤ \$150,000	9.66%	7.96%
> \$150,000 and ≤ \$200,000	12.84%	14.80%
> \$200,000 and ≤ \$250,000	19.37%	14.31%
> \$250,000 and ≤ \$300,000	11.69%	13.01%
> \$300,000 and ≤ \$350,000	10.76%	13.89%
> \$350,000 and ≤ \$400,000	7.37%	10.60%
> \$400,000 and ≤ \$450,000	6.33%	6.92%
> \$450,000 and ≤ \$500,000	3.50%	3.01%
> \$500,000 and ≤ \$550,000	4.69%	3.55%
> \$550,000 and ≤ \$600,000	2.90%	1.43%
> \$600,000 and ≤ \$650,000	2.10%	0.79%
> \$650,000 and ≤ \$700,000	2.56%	0.86%
> \$700,000 and ≤ \$750,000	0.00%	0.31%
> \$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

	\$ % at Issue	Aug - 15
> 0% and ≤ 25%	3.76%	8.73%
> 25% and ≤ 30%	2.16%	3.53%
> 30% and ≤ 35%	2.26%	4.23%
> 35% and ≤ 40%	3.03%	5.20%
> 40% and ≤ 45%	3.88%	5.56%
> 45% and ≤ 50%	4.60%	5.54%
> 50% and ≤ 55%	5.16%	6.88%
> 55% and ≤ 60%	6.29%	7.54%
> 60% and ≤ 65%	7.43%	6.40%
> 65% and ≤ 70%	8.82%	8.98%
> 70% and ≤ 75%	12.11%	12.30%
> 75% and ≤ 80%	31.77%	19.48%
> 80% and ≤ 85%	1.83%	3.59%
> 85% and ≤ 90%	4.03%	1.64%
> 90% and ≤ 95%	2.88%	0.18%
> 95% and ≤ 100%	0.00%	0.09%
> 100%	0.00%	0.10%
Total	100.00%	100.00%

<u>Mortgage Insurance</u>		<u>\$ % at Issue</u>	<u>Aug - 15</u>		
Genworth		80.73%	81.99%		
QBE		19.27%	17.77%		
Not insured		0.00%	0.24%		
Total		100.00%	100.00%		
<u>Seasoning Analysis</u>		<u>\$ % at Issue</u>	<u>Aug - 15</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%	37.27%		
> 84 mths and ≤ 96 mths		6.44%	37.90%		
> 96 mths and ≤ 108 mths		2.82%	6.80%		
> 108 mths and ≤ 120 mths		1.16%	0.52%		
> 120 mths		3.97%	17.51%		
Total		100.00%	100.00%		
<u>Geographic Distribution</u>		<u>\$ % at Issue</u>	<u>Aug - 15</u>		
NSW - Inner City		0.03%	0.12%		
NSW - Metro		33.88%	30.62%		
NSW - Non Metro		8.93%	8.46%		
Total NSW		42.84%	39.20%		
ACT - Inner City		0.00%	0.00%		
ACT - Metro		1.80%	1.68%		
ACT - Non Metro		0.00%	0.00%		
Total ACT		1.80%	1.68%		
VIC - Inner City		0.56%	0.17%		
VIC - Metro		18.25%	18.40%		
VIC - Non Metro		2.25%	2.17%		
Total VIC		21.06%	20.74%		
TAS - Inner City		0.07%	0.13%		
TAS - Metro		0.55%	0.80%		
TAS - Non Metro		0.60%	1.29%		
Total TAS		1.21%	2.22%		
QLD - Inner City		0.12%	0.00%		
QLD - Metro		8.70%	10.99%		
QLD - Non Metro		7.08%	9.01%		
Total QLD		15.90%	20.00%		
WA - Inner City		0.13%	0.17%		
WA - Metro		9.03%	7.82%		
WA - Non Metro		0.93%	1.41%		
Total WA		10.09%	9.40%		
SA - Inner City		0.06%	0.04%		
SA - Metro		5.91%	5.51%		
SA - Non Metro		0.80%	0.81%		
Total SA		6.76%	6.36%		
NT - Inner City		0.00%	0.00%		
NT - Metro		0.27%	0.28%		
NT - Non Metro		0.06%	0.13%		
Total NT		0.33%	0.40%		
Total Inner City		0.97%	0.63%		
Total Metro		78.38%	76.09%		
Total Non Metro		20.65%	23.28%		
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>
Jan-14	0.39%	0.26%	0.39%	1.04%	
Feb-14	0.57%	0.24%	0.40%	1.20%	
Mar-14	0.47%	0.12%	0.44%	1.03%	
Apr-14	0.59%	0.16%	0.55%	1.30%	
May-14	0.66%	0.45%	0.60%	1.70%	
Jun-14	0.50%	0.25%	0.65%	1.39%	
Jul-14	0.79%	0.18%	0.70%	1.67%	
Aug-14	0.16%	0.18%	0.67%	1.01%	
Sep-14	0.28%	0.01%	0.88%	1.17%	
Oct-14	0.26%	0.12%	0.85%	1.23%	
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%	

MORTGAGE IN POSSESSION

	<u>No of Accounts</u>	<u>Amount (\$)</u>
Jan-14	1.00	439,820
Feb-14	1.00	441,729
Mar-14	1.00	443,777
Apr-14	1.00	446,267
May-14	1.00	448,535
Jun-14	1.00	500,810
Jul-14	1.00	504,142
Aug-14	1.00	506,361
Sep-14	-	-
Oct-14	-	-
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

MORTGAGE SAFETY NET

	<u>No of Accounts</u>	<u>Amount (\$)</u>
Jan-14	4.00	978,603
Feb-14	6.00	1,292,434
Mar-14	8.00	1,939,974
Apr-14	7.00	1,818,176
May-14	7.00	1,650,546
Jun-14	8.00	1,687,738
Jul-14	7.00	1,650,441
Aug-14	8.00	1,958,279
Sep-14	8.00	1,955,939
Oct-14	7.00	1,819,080
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

MORTGAGE INSURANCE

	<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	2,820

BREACH OF REPS & WARRANTY

	<u>No. of loans</u>	<u>Amount (A\$)</u>
2013	2.00	723,273.64

EXCESS SPREAD

	<u>Excess Spread (A\$)</u>	<u>Excess Spread % p.a</u>	<u>Opening Bond Balance</u>
Jan-14	193,910.54	0.61%	\$ 378,838,735
Feb-14	263,879.95	0.86%	\$ 369,999,988
Mar-14	-	0.00%	\$ 364,684,814
Apr-14	259,572.59	0.87%	\$ 358,538,712
May-14	58,287.52	0.20%	\$ 350,324,316
Jun-14	165,979.76	0.58%	\$ 340,825,015
Jul-14	192,159.70	0.69%	\$ 335,606,554
Aug-14	46,117.38	0.17%	\$ 324,674,816
Sep-14	247,642.97	0.94%	\$ 316,045,122
Oct-14	142,651.57	0.56%	\$ 307,502,282
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
Total	13,482,763.40		

ANNUALISED CPR

	CPR % p.a
Jan-14	23.18%
Feb-14	14.09%
Mar-14	16.91%
Apr-14	22.67%
May-14	26.64%
Jun-14	15.03%
Jul-14	31.56%
Aug-14	26.04%
Sep-14	26.52%
Oct-14	15.46%
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%

RESERVES

	Available	Drawn	
Principal Draw	n/a		-
Liquidity Reserve Account	2,892,961.67		-
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
Back-Up Servicer:	Perpetual Trustee (Cold)