

# PROGRESS 2010-1 TRUST

Wednesday, 12 September 2018

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:	Wednesday, 12th December 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	100,520,294.35	100,520,294.35	92.0000%	83.6960%	AAA / AAA
Class AB Notes	A\$	56,000,000.00	13,707,008.81	13,707,008.81	5.6000%	11.4128%	AAA / AAA
Class B Notes	A\$	24,000,000.00	5,874,432.20	5,874,432.20	2.4000%	4.8912%	A+ / NR
<b>TOTAL</b>		<b>1,000,000,000.00</b>	<b>120,101,735.36</b>	<b>120,101,735.36</b>	<b>100.0000%</b>	<b>100.0000%</b>	

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	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	0.1110	3.1874%	12-Sep-18	92,000	2.91	17.32	0.1093
Class AB Notes	0.2486	3.6874%	12-Sep-18	5,600	7.54	38.80	0.2448
Class B Notes	0.2486	3.8874%	12-Sep-18	2,400	7.94	38.80	0.2448
<b>TOTAL</b>				<b>100,000</b>	<b>18.39</b>	<b>94.93</b>	

## COLLATERAL INFORMATION

	At Issue	Aug - 18
Total pool size:	\$987,593,727.50	\$118,660,514.93
Total Number Of Loans (UnConsolidated):	5867	1274
Total number of loans (consolidating split loans):	4226	973
Average loan Size:	\$233,694.68	\$121,953.25
Maximum loan size:	\$747,634.37	\$736,000.00
Total property value:	\$1,835,289,537.00	\$409,805,217.00
Number of Properties:	4521	1020
Average property value:	\$405,947.70	\$401,769.82
Average current LVR:	54.74%	29.56%
Average Term to Maturity (months):	289.27	178.85
Maximum Remaining Term to Maturity (months):	354.08	250.16
Weighted Average Seasoning (months):	33.56	132.24
Weighted Average Current LVR:	65.32%	54.21%
Weighted Average Term to Maturity (months):	311.08	218.20
% of pool (amount) LoDoc Loans:	2.38%	2.03%
Maximum Current LVR:	95.00%	122.06%
% Fixed Rate Loans(Value):	12.21%	3.71%
% Interest Only loans (Value):	43.96%	13.80%
Weighted Average Coupon:	6.29%	4.95%
Investment Loans:	29.93%	32.01%

## Outstanding Balance Distribution

	\$ % at Issue	Aug - 18
≤ \$0	0.00%	-0.59%
> \$0 and ≤ \$100,000	6.23%	10.02%
> \$100,000 and ≤ \$150,000	9.66%	9.55%
> \$150,000 and ≤ \$200,000	12.84%	19.10%
> \$200,000 and ≤ \$250,000	19.37%	13.73%
> \$250,000 and ≤ \$300,000	11.69%	14.26%
> \$300,000 and ≤ \$350,000	10.76%	11.75%
> \$350,000 and ≤ \$400,000	7.37%	9.14%
> \$400,000 and ≤ \$450,000	6.33%	4.98%
> \$450,000 and ≤ \$500,000	3.50%	2.76%
> \$500,000 and ≤ \$550,000	4.69%	2.67%
> \$550,000 and ≤ \$600,000	2.90%	1.49%
> \$600,000 and ≤ \$650,000	2.10%	0.52%
> \$650,000 and ≤ \$700,000	2.56%	0.00%
> \$700,000 and ≤ \$750,000	0.00%	0.62%
> \$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

	\$ % at Issue	Aug - 18
≤ 0%	0.00%	-0.59%
> 0% and ≤ 25%	3.76%	9.82%
> 25% and ≤ 30%	2.16%	4.94%
> 30% and ≤ 35%	2.26%	5.68%
> 35% and ≤ 40%	3.03%	5.41%
> 40% and ≤ 45%	3.88%	6.15%
> 45% and ≤ 50%	4.60%	7.35%
> 50% and ≤ 55%	5.16%	6.91%
> 55% and ≤ 60%	6.29%	7.62%
> 60% and ≤ 65%	7.43%	8.34%
> 65% and ≤ 70%	8.82%	12.79%
> 70% and ≤ 75%	12.11%	12.72%
> 75% and ≤ 80%	31.77%	10.43%
> 80% and ≤ 85%	1.83%	1.35%
> 85% and ≤ 90%	4.03%	0.51%
> 90% and ≤ 95%	2.88%	0.19%
> 95% and ≤ 100%	0.00%	0.00%
> 100%	0.00%	0.36%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

Mortgage Insurance		\$ % at Issue	Aug - 18		
Genworth		80.73%	84.28%		
QBE		19.27%	15.37%		
Not insured		0.00%	0.35%		
Total		100.00%	100.00%		
Seasoning Analysis		\$ % at Issue	Aug - 18		
> 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%	0.00%		
> 96 mths and ≤ 108 mths		2.82%	0.00%		
> 108 mths and ≤ 120 mths		1.16%	39.09%		
> 120 mths		3.97%	60.91%		
Total		100.00%	100.00%		
Geographic Distribution		\$ % at Issue	Aug - 18		
NSW - Inner City		0.03%	0.15%		
NSW - Metro		33.88%	28.55%		
NSW - Non Metro		8.93%	9.66%		
Total NSW		42.84%	38.36%		
ACT - Inner City		0.00%	0.00%		
ACT - Metro		1.80%	1.70%		
ACT - Non Metro		0.00%	0.00%		
Total ACT		1.80%	1.70%		
VIC - Inner City		0.56%	0.16%		
VIC - Metro		18.25%	17.36%		
VIC - Non Metro		2.25%	2.42%		
Total VIC		21.06%	19.94%		
TAS - Inner City		0.07%	0.09%		
TAS - Metro		0.55%	0.71%		
TAS - Non Metro		0.60%	1.30%		
Total TAS		1.21%	2.11%		
QLD - Inner City		0.12%	0.00%		
QLD - Metro		8.70%	10.32%		
QLD - Non Metro		7.08%	10.06%		
Total QLD		15.90%	20.38%		
WA - Inner City		0.13%	0.00%		
WA - Metro		9.03%	7.72%		
WA - Non Metro		0.93%	2.37%		
Total WA		10.09%	10.09%		
SA - Inner City		0.06%	0.00%		
SA - Metro		5.91%	6.32%		
SA - Non Metro		0.80%	0.53%		
Total SA		6.76%	6.85%		
NT - Inner City		0.00%	0.00%		
NT - Metro		0.27%	0.29%		
NT - Non Metro		0.06%	0.28%		
Total NT		0.33%	0.57%		
Total Inner City		0.97%	0.41%		
Total Metro		78.38%	72.98%		
Total Non Metro		20.65%	26.61%		
Secured by Term Deposit		0.00%	0.00%		
Total		100.00%	100.00%		
ARREARS \$ % (scheduled balance basis)		31-60	61-90	90+	Total
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%
May-17		0.34%	0.13%	0.26%	0.73%
Jun-17		0.63%	0.15%	0.50%	1.28%
Jul-17		0.28%	0.17%	0.68%	1.13%
Aug-17		0.12%	0.00%	0.67%	0.80%
Sep-17		0.32%	0.01%	0.55%	0.88%
Oct-17		0.50%	0.24%	0.57%	1.30%
Nov-17		0.60%	0.14%	0.68%	1.43%
Dec-17		0.70%	0.18%	0.56%	1.44%
Jan-18		0.49%	0.00%	0.89%	1.38%
Feb-18		0.35%	0.00%	0.75%	1.10%
Mar-18		0.68%	0.00%	0.76%	1.44%
Apr-18		1.16%	0.40%	0.78%	2.34%
May-18		0.39%	0.43%	1.20%	2.01%
Jun-18		0.31%	0.01%	1.02%	1.34%
Jul-18		0.52%	0.15%	0.90%	1.57%
Aug-18		0.08%	0.33%	0.66%	1.06%

<b><u>MORTGAGE IN POSSESSION</u></b>	<b><u>No of Accounts</u></b>	<b><u>Amount (\$)</u></b>		
Sep-16	1	184,923		
Oct-16	-	-		
Nov-16	-	-		
Dec-16	-	-		
Jan-17	-	-		
Feb-17	-	-		
Mar-17	-	-		
Apr-17	-	-		
May-17	-	-		
Jun-17	-	-		
Jul-17	-	-		
Aug-17	-	-		
Sep-17	-	-		
Oct-17	-	-		
Nov-17	-	-		
Dec-17	-	-		
Jan-18	-	-		
Feb-18	-	-		
Mar-18	-	-		
Apr-18	-	-		
May-18	-	-		
Jun-18	2	304,506		
Jul-18	2	306,496		
Aug-18	-	-		
<b><u>MORTGAGE SAFETY NET</u></b>	<b><u>No of Accounts</u></b>	<b><u>Amount (\$)</u></b>		
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		
May-17	3	483,403		
Jun-17	4	875,766		
Jul-17	4	934,545		
Aug-17	4	935,313		
Sep-17	5	1,275,058		
Oct-17	5	1,276,816		
Nov-17	4	1,081,763		
Dec-17	4	850,174		
Jan-18	4	851,802		
Feb-18	3	689,739		
Mar-18	3	687,948		
Apr-18	4	1,004,463		
May-18	3	656,573		
Jun-18	5	827,144		
Jul-18	5	824,049		
Aug-18	5	822,988		
<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>	
Mar-17	41,521.53	0.29%	\$ 170,147,733	
Apr-17	1,518.67	0.01%	\$ 167,410,158	
May-17	127,152.16	0.94%	\$ 163,012,229	
Jun-17	103,839.28	0.78%	\$ 160,575,149	
Jul-17	9,144.55	0.07%	\$ 157,910,059	
Aug-17	85,514.94	0.66%	\$ 155,466,337	
Sep-17	37,014.64	0.29%	\$ 152,280,806	
Oct-17	78,167.21	0.63%	\$ 148,920,044	
Nov-17	88,696.77	0.81%	\$ 145,712,195	
Dec-17	-	0.00%	\$ 142,991,122	
Jan-18	95,559.02	0.82%	\$ 139,721,352	
Feb-18	47,724.09	0.42%	\$ 136,604,621	
Mar-18	-	0.00%	\$ 135,022,019	
Apr-18	56,501.50	0.51%	\$ 133,099,725	
May-18	75,413.40	0.69%	\$ 130,993,249	
Jun-18	25,836.48	0.24%	\$ 129,444,508	
Jul-18	62,563.84	0.60%	\$ 125,332,518	
Aug-18	61,794.99	0.61%	\$ 122,005,765	
Total	15,959,503.23			
<b><u>ANNUALISED CPR</u></b>	<b><u>CPR % p.a</u></b>			
Mar-17	15.59%			
Apr-17	25.50%			
May-17	14.42%			
Jun-17	16.11%			
Jul-17	14.94%			
Aug-17	19.96%			
Sep-17	21.47%			
Oct-17	20.94%			
Nov-17	18.10%			
Dec-17	22.18%			
Jan-18	21.59%			
Feb-18	10.68%			
Mar-18	13.49%			
Apr-18	15.10%			
May-18	10.83%			
Jun-18	30.15%			
Jul-18	25.44%			
Aug-18	14.75%			

RESERVES

	Available	Drawn
Principal Draw	n/a	-
Liquidity Reserve Account	1,441,220.83	-
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 Progress 2016-1 Trust Progress 2017-1 Trust Progress 2017-2 Trust Perpetual Trustee (Cold)
Back-Up Servicer:	