

PROGRESS 2010-1 TRUST

Monday, 12 October 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	195,981,776.00	195,981,776.00	92.0000%	83.6960%	AAA / AAA
Class AB Notes	A\$	56,000,000.00	26,724,194.86	26,724,194.86	5.6000%	11.4128%	AAA / AAA
Class B Notes	A\$	24,000,000.00	11,453,226.04	11,453,226.04	2.4000%	4.8912%	A+ / NR
TOTAL		1,000,000,000.00	234,159,196.91	234,159,196.91	100.0000%	100.0000%	

Current Payment Date:	Monday, 12 October 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	0.2193	3.3600%	12-Oct-15	92,000	5.65	62.46	0.2130
Class AB Notes	0.4912	3.8600%	12-Oct-15	5,600	14.55	139.93	0.4772
Class B Notes	0.4912	4.0600%	12-Oct-15	2,400	15.30	139.93	0.4772
TOTAL				100,000	35.50	342.32	

COLLATERAL INFORMATION

	At Issue	Sep - 15
Total pool size:	\$987,593,727.50	\$231,336,479.18
Total Number Of Loans (UnConsolidated):	5867	1930
Total number of loans (consolidating split loans):	4226	1476
Average loan Size:	\$233,694.68	\$156,732.03
Maximum loan size:	\$747,634.37	\$736,000.00
Total property value:	\$1,835,289,537.00	\$623,188,086.06
Number of Properties:	4521	1544
Average property value:	\$405,947.70	\$403,619.23
Average current LVR:	54.74%	37.78%
Average Term to Maturity (months):	289.27	215.50
Maximum Remaining Term to Maturity (months):	354.08	285.21
Weighted Average Seasoning (months):	33.56	100.33
Weighted Average Current LVR:	65.32%	57.64%
Weighted Average Term to Maturity (months):	311.08	246.69
% of pool (amount) LoDoc Loans:	2.38%	1.74%
Maximum Current LVR:	95.00%	104.63%
% Fixed Rate Loans(Value):	12.21%	7.01%
% Interest Only Loans (Value):	43.96%	22.69%
Weighted Average Coupon:	6.29%	4.95%
Investment Loans:	29.93%	32.18%

Outstanding Balance Distribution

	\$ % at Issue	Sep - 15
> \$0 and ≤ \$100,000	6.23%	8.63%
> \$100,000 and ≤ \$150,000	9.66%	7.78%
> \$150,000 and ≤ \$200,000	12.84%	15.40%
> \$200,000 and ≤ \$250,000	19.37%	13.89%
> \$250,000 and ≤ \$300,000	11.69%	13.01%
> \$300,000 and ≤ \$350,000	10.76%	14.12%
> \$350,000 and ≤ \$400,000	7.37%	10.10%
> \$400,000 and ≤ \$450,000	6.33%	7.12%
> \$450,000 and ≤ \$500,000	3.50%	3.52%
> \$500,000 and ≤ \$550,000	4.69%	2.96%
> \$550,000 and ≤ \$600,000	2.90%	1.47%
> \$600,000 and ≤ \$650,000	2.10%	0.81%
> \$650,000 and ≤ \$700,000	2.56%	0.89%
> \$700,000 and ≤ \$750,000	0.00%	0.32%
> \$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	Sep - 15
> 0% and ≤ 25%	3.76%	8.70%
> 25% and ≤ 30%	2.16%	3.83%
> 30% and ≤ 35%	2.26%	4.11%
> 35% and ≤ 40%	3.03%	5.48%
> 40% and ≤ 45%	3.88%	5.15%
> 45% and ≤ 50%	4.60%	5.48%
> 50% and ≤ 55%	5.16%	6.88%
> 55% and ≤ 60%	6.29%	7.96%
> 60% and ≤ 65%	7.43%	5.94%
> 65% and ≤ 70%	8.82%	9.54%
> 70% and ≤ 75%	12.11%	12.32%
> 75% and ≤ 80%	31.77%	18.88%
> 80% and ≤ 85%	1.83%	3.50%
> 85% and ≤ 90%	4.03%	1.85%
> 90% and ≤ 95%	2.88%	0.18%
> 95% and ≤ 100%	0.00%	0.10%
> 100%	0.00%	0.11%
Total	100.00%	100.00%

<u>Mortgage Insurance</u>	<u>\$ % at Issue</u>	<u>Sep - 15</u>
Genworth	80.73%	82.18%
QBE	19.27%	17.57%
Not insured	0.00%	0.25%
Total	100.00%	100.00%

<u>Seasoning Analysis</u>	<u>\$ % at Issue</u>	<u>Sep - 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%	33.38%
> 84 mths and ≤ 96 mths	6.44%	40.23%
> 96 mths and ≤ 108 mths	2.82%	8.40%
> 108 mths and ≤ 120 mths	1.16%	0.66%
> 120 mths	3.97%	17.33%
Total	100.00%	100.00%

<u>Geographic Distribution</u>	<u>\$ % at Issue</u>	<u>Sep - 15</u>
NSW - Inner City	0.03%	0.12%
NSW - Metro	33.88%	30.91%
NSW - Non Metro	8.93%	8.54%
Total NSW	42.84%	39.58%
ACT - Inner City	0.00%	0.00%
ACT - Metro	1.80%	1.64%
ACT - Non Metro	0.00%	0.00%
Total ACT	1.80%	1.64%
VIC - Inner City	0.56%	0.17%
VIC - Metro	18.25%	18.64%
VIC - Non Metro	2.25%	1.92%
Total VIC	21.06%	20.73%
TAS - Inner City	0.07%	0.13%
TAS - Metro	0.55%	0.81%
TAS - Non Metro	0.60%	1.32%
Total TAS	1.21%	2.27%
QLD - Inner City	0.12%	0.00%
QLD - Metro	8.70%	10.72%
QLD - Non Metro	7.08%	8.99%
Total QLD	15.90%	19.71%
WA - Inner City	0.13%	0.17%
WA - Metro	9.03%	7.83%
WA - Non Metro	0.93%	1.44%
Total WA	10.09%	9.44%
SA - Inner City	0.06%	0.04%
SA - Metro	5.91%	5.32%
SA - Non Metro	0.80%	0.84%
Total SA	6.76%	6.20%
NT - Inner City	0.00%	0.00%
NT - Metro	0.27%	0.29%
NT - Non Metro	0.06%	0.14%
Total NT	0.33%	0.42%
Total Inner City	0.97%	0.64%
Total Metro	78.38%	76.17%
Total Non Metro	20.65%	23.19%
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%
Sep-15	0.30%	0.08%	0.79%	1.18%

<u>MORTGAGE IN POSSESSION</u>	<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		
Sep-15	4.00	551,299		
<u>MORTGAGE SAFETY NET</u>	<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		
Sep-15	6.00	1,311,408		
<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>	
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	
Sep-15	146,702.01	0.73%	\$ 241,025,189	
Total	13,629,465.41			

ANNUALISED CPR

	<u>CPR % p.a</u>
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%
Sep-15	27.82%

RESERVES

	<u>Available</u>	<u>Drawn</u>
Principal Draw	n/a	-
Liquidity Reserve Account	2,809,910.37	-
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)