

PROGRESS 2010-1 TRUST

Wednesday, 12 October 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.

	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	156,583,270.86	156,583,270.86	92.0000%	83.6960%	AAA / AAA
Class AB Notes	A\$	56,000,000.00	21,351,790.59	21,351,790.59	5.6000%	11.4128%	AAA / AAA
Class B Notes	A\$	24,000,000.00	9,150,767.15	9,150,767.15	2.4000%	4.8912%	A+ / NR
TOTAL		1,000,000,000.00	187,085,828.60	187,085,828.60	100.0000%	100.0000%	

Current Payment Date: Wednesday, 12 October 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	0.1740	2.9150%	12-Oct-16	92,000	4.17	38.26	0.1702
Class AB Notes	0.3899	3.4150%	12-Oct-16	5,600	10.94	85.71	0.3813
Class B Notes	0.3899	3.6150%	12-Oct-16	2,400	11.58	85.71	0.3813
TOTAL				100,000	26.70	209.67	

COLLATERAL INFORMATION

	At Issue	Sep - 16
Total pool size:	\$987,593,727.50	\$184,841,557.85
Total Number Of Loans (UnConsolidated):	5867	1651
Total number of loans (consolidating split loans):	4226	1270
Average loan Size:	\$233,694.68	\$145,544.53
Maximum loan size:	\$747,634.37	\$736,000.00
Total property value:	\$1,835,289,537.00	\$536,184,262.06
Number of Properties:	4521	1331
Average property value:	\$405,947.70	\$402,843.17
Average current LVR:	54.74%	34.98%
Average Term to Maturity (months):	289.27	202.56
Maximum Remaining Term to Maturity (months):	354.08	273.17
Weighted Average Seasoning (months):	33.56	111.24
Weighted Average Current LVR:	65.32%	56.41%
Weighted Average Term to Maturity (months):	311.08	236.58
% of pool (amount) LoDoc Loans:	2.38%	1.51%
Maximum Current LVR:	95.00%	98.51%
% Fixed Rate Loans(Value):	12.21%	5.88%
% Interest Only loans (Value):	43.96%	22.53%
Weighted Average Coupon:	6.29%	4.70%
Investment Loans:	29.93%	31.53%

Outstanding Balance Distribution

	\$ % at Issue	Sep - 16
≤ \$0	0.00%	-0.20%
> \$0 and ≤ \$100,000	6.23%	9.02%
> \$100,000 and ≤ \$150,000	9.66%	8.62%
> \$150,000 and ≤ \$200,000	12.84%	15.15%
> \$200,000 and ≤ \$250,000	19.37%	15.34%
> \$250,000 and ≤ \$300,000	11.69%	12.80%
> \$300,000 and ≤ \$350,000	10.76%	12.77%
> \$350,000 and ≤ \$400,000	7.37%	11.04%
> \$400,000 and ≤ \$450,000	6.33%	6.80%
> \$450,000 and ≤ \$500,000	3.50%	2.59%
> \$500,000 and ≤ \$550,000	4.69%	2.31%
> \$550,000 and ≤ \$600,000	2.90%	1.25%
> \$600,000 and ≤ \$650,000	2.10%	1.02%
> \$650,000 and ≤ \$700,000	2.56%	1.09%
> \$700,000 and ≤ \$750,000	0.00%	0.40%
> \$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 - 16
≤ 0%	0.00%	-0.20%
> 0% and ≤ 25%	3.76%	9.96%
> 25% and ≤ 30%	2.16%	3.26%
> 30% and ≤ 35%	2.26%	5.14%
> 35% and ≤ 40%	3.03%	5.34%
> 40% and ≤ 45%	3.88%	5.21%
> 45% and ≤ 50%	4.60%	6.83%
> 50% and ≤ 55%	5.16%	6.08%
> 55% and ≤ 60%	6.29%	7.97%
> 60% and ≤ 65%	7.43%	7.06%
> 65% and ≤ 70%	8.82%	9.55%
> 70% and ≤ 75%	12.11%	12.84%
> 75% and ≤ 80%	31.77%	16.70%
> 80% and ≤ 85%	1.83%	1.84%
> 85% and ≤ 90%	4.03%	2.32%
> 90% and ≤ 95%	2.88%	0.00%
> 95% and ≤ 100%	0.00%	0.12%
> 100%	0.00%	0.00%
Total	100.00%	100.00%

<u>Mortgage Insurance</u>	<u>\$ % at Issue</u>	<u>Sep - 16</u>
Genworth	80.73%	83.26%
QBE	19.27%	16.43%
Not insured	0.00%	0.30%
Total	100.00%	100.00%

<u>Seasoning Analysis</u>	<u>\$ % at Issue</u>	<u>Sep - 16</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%	35.60%
> 96 mths and ≤ 108 mths	2.82%	39.89%
> 108 mths and ≤ 120 mths	1.16%	7.81%
> 120 mths	3.97%	16.70%
Total	100.00%	100.00%

<u>Geographic Distribution</u>	<u>\$ % at Issue</u>	<u>Sep - 16</u>
NSW - Inner City	0.03%	0.14%
NSW - Metro	33.88%	30.70%
NSW - Non Metro	8.93%	8.91%
Total NSW	42.84%	39.75%
ACT - Inner City	0.00%	0.00%
ACT - Metro	1.80%	1.67%
ACT - Non Metro	0.00%	0.00%
Total ACT	1.80%	1.67%
VIC - Inner City	0.56%	0.12%
VIC - Metro	18.25%	18.44%
VIC - Non Metro	2.25%	2.29%
Total VIC	21.06%	20.84%
TAS - Inner City	0.07%	0.13%
TAS - Metro	0.55%	0.95%
TAS - Non Metro	0.60%	1.45%
Total TAS	1.21%	2.52%
QLD - Inner City	0.12%	0.00%
QLD - Metro	8.70%	10.61%
QLD - Non Metro	7.08%	8.99%
Total QLD	15.90%	19.60%
WA - Inner City	0.13%	0.00%
WA - Metro	9.03%	7.25%
WA - Non Metro	0.93%	1.74%
Total WA	10.09%	9.00%
SA - Inner City	0.06%	0.00%
SA - Metro	5.91%	5.36%
SA - Non Metro	0.80%	0.72%
Total SA	6.76%	6.08%
NT - Inner City	0.00%	0.00%
NT - Metro	0.27%	0.34%
NT - Non Metro	0.06%	0.19%
Total NT	0.33%	0.53%
Total Inner City	0.97%	0.38%
Total Metro	78.38%	75.33%
Total Non Metro	20.65%	24.29%
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>
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%
Aug-16	0.45%	0.18%	0.77%	1.39%
Sep-16	0.12%	0.00%	0.93%	1.05%

<u>MORTGAGE IN POSSESSION</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>		
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		
Aug-16	1.00	179,020		
Sep-16	1.00	184,923		
 <u>MORTGAGE SAFETY NET</u>	 <u>No of Accounts</u>	 <u>Amount (\$)</u>		
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		
Aug-16	3.00	641,812		
Sep-16	3.00	641,996		
 <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	1.00	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>	
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
Aug-16	142,232.28	0.88%	\$	194,318,181
Sep-16	96,455.56	0.61%	\$	191,291,172
Total	14,420,243.37			

ANNUALISED CPR

	<u>CPR % p.a</u>
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%
Aug-16	15.16%
Sep-16	21.52%

RESERVES

	<u>Available</u>	<u>Drawn</u>
Principal Draw	n/a	-
Liquidity Reserve Account	2,245,029.95	-
Income Reserve	150,000.00	-

SUPPORTING RATINGS

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