

PROGRESS 2010-1 TRUST

Friday, 12 October 2018

Transaction Name:	Progress 2010-1 Trust
Trustee:	Perpetual Trustee Company Limited
Security Trustee:	P.T. Limited
Originator:	AMP Bank Limited
Service & 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	98,632,356.49	98,632,356.49	92.0000%	83.6960%	AAA / AAA
Class AB Notes	A\$	56,000,000.00	13,449,568.45	13,449,568.45	5.6000%	11.4128%	AAA / AAA
Class B Notes	A\$	24,000,000.00	5,764,100.62	5,764,100.62	2.4000%	4.8912%	A+ / NR
TOTAL		1,000,000,000.00	117,846,025.56	117,846,025.56	100.0000%	100.0000%	

	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	0.1093	3.1400%	12-Oct-18	92,000	2.82	20.52	0.1072
Class AB Notes	0.2448	3.6400%	12-Oct-18	5,600	7.32	45.97	0.2402
Class B Notes	0.2448	3.8400%	12-Oct-18	2,400	7.73	45.97	0.2402
TOTAL				100,000	17.87	112.46	

COLLATERAL INFORMATION

	At Issue	Sep - 18
Total pool size:	\$987,593,727.50	\$116,431,873.65
Total Number Of Loans (UnConsolidated):	5867	1259
Total number of loans (consolidating split loans):	4226	961
Average loan Size:	\$233,694.68	\$121,157.00
Maximum loan size:	\$747,634.37	\$734,671.89
Total property value:	\$1,835,289,537.00	\$404,992,217.00
Number of Properties:	4521	1008
Average property value:	\$405,947.70	\$401,777.99
Average current LVR:	54.74%	29.30%
Average Term to Maturity (months):	289.27	178.09
Maximum Remaining Term to Maturity (months):	354.08	249.17
Weighted Average Seasoning (months):	33.56	133.11
Weighted Average Current LVR:	65.32%	53.93%
Weighted Average Term to Maturity (months):	311.08	217.41
% of pool (amount) LoDoc Loans:	2.38%	2.08%
Maximum Current LVR:	95.00%	147.24%
% Fixed Rate Loans(Value):	12.21%	3.32%
% Interest Only loans (Value):	43.96%	13.54%
Weighted Average Coupon:	6.29%	4.95%
Investment Loans:	29.93%	31.82%

Outstanding Balance Distribution	% at Issue	Sep - 18
≤ \$0	0.00%	-0.62%
> \$0 and ≤ \$100,000	6.23%	10.35%
> \$100,000 and ≤ \$150,000	9.66%	9.63%
> \$150,000 and ≤ \$200,000	12.84%	18.50%
> \$200,000 and ≤ \$250,000	19.37%	14.25%
> \$250,000 and ≤ \$300,000	11.69%	14.34%
> \$300,000 and ≤ \$350,000	10.76%	11.74%
> \$350,000 and ≤ \$400,000	7.37%	9.00%
> \$400,000 and ≤ \$450,000	6.33%	5.07%
> \$450,000 and ≤ \$500,000	3.50%	2.81%
> \$500,000 and ≤ \$550,000	4.69%	2.26%
> \$550,000 and ≤ \$600,000	2.90%	1.00%
> \$600,000 and ≤ \$650,000	2.10%	1.05%
> \$650,000 and ≤ \$700,000	2.56%	0.00%
> \$700,000 and ≤ \$750,000	0.00%	0.63%
> \$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 - 18
≤ 0%	0.00%	-0.62%
> 0% and ≤ 25%	3.76%	10.37%
> 25% and ≤ 30%	2.16%	4.51%
> 30% and ≤ 35%	2.26%	5.90%
> 35% and ≤ 40%	3.03%	5.38%
> 40% and ≤ 45%	3.88%	6.08%
> 45% and ≤ 50%	4.60%	7.57%
> 50% and ≤ 55%	5.16%	7.04%
> 55% and ≤ 60%	6.29%	6.90%
> 60% and ≤ 65%	7.43%	8.85%
> 65% and ≤ 70%	8.82%	12.78%
> 70% and ≤ 75%	12.11%	13.17%
> 75% and ≤ 80%	31.77%	10.47%
> 80% and ≤ 85%	1.83%	0.92%
> 85% and ≤ 90%	4.03%	0.26%
> 90% and ≤ 95%	2.88%	0.20%
> 95% and ≤ 100%	0.00%	0.00%
> 100%	0.00%	0.20%
Total	100.00%	100.00%

Mortgage Insurance	\$ % at Issue	Sep - 18
Genworth	80.73%	84.29%
QBE	19.27%	15.35%
Not Insured	0.00%	0.36%
Total	100.00%	100.00%

Seasoning Analysis	\$ % at Issue	Sep - 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%	35.55%
> 120 mths	3.97%	64.45%
Total	100.00%	100.00%

Geographic Distribution	\$ % at Issue	Sep - 18
NSW - Inner City	0.03%	0.15%
NSW - Metro	33.88%	29.05%
NSW - Non Metro	8.93%	9.39%
Total NSW	42.84%	38.60%
ACT - Inner City	0.00%	0.00%
ACT - Metro	1.80%	1.74%
ACT - Non Metro	0.00%	0.00%
Total ACT	1.80%	1.74%
VIC - Inner City	0.56%	0.16%
VIC - Metro	18.25%	17.63%
VIC - Non Metro	2.25%	2.45%
Total VIC	21.06%	20.24%
TAS - Inner City	0.07%	0.09%
TAS - Metro	0.55%	0.72%
TAS - Non Metro	0.60%	1.31%
Total TAS	1.21%	2.13%
QLD - Inner City	0.12%	0.00%
QLD - Metro	8.70%	9.80%
QLD - Non Metro	7.08%	10.21%
Total QLD	15.90%	20.01%
WA - Inner City	0.13%	0.00%
WA - Metro	9.03%	7.72%
WA - Non Metro	0.93%	2.41%
Total WA	10.09%	10.13%
SA - Inner City	0.06%	0.00%
SA - Metro	5.91%	6.05%
SA - Non Metro	0.80%	0.52%
Total SA	6.76%	6.58%
NT - Inner City	0.00%	0.00%
NT - Metro	0.27%	0.29%
NT - Non Metro	0.06%	0.28%
Total NT		0.58%
Total Inner City	0.97%	0.41%
Total Metro	78.38%	73.01%
Total Non Metro	20.65%	26.58%
Secured by Term Deposit	0.00%	0.00%
Total	100.00%	100.00%

ARREARS \$ % (scheduled balance basis)	31-60	61-90	90+	Total
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%
Sep-18	0.16%	0.08%	0.40%	0.64%

MORTGAGE IN POSSESSION	No of Accounts	Amount (\$)
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	-	-
Sep-18	-	-

MORTGAGE SAFETY NET	No of Accounts	Amount (\$)
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
Sep-18	6	597,827

<u>PRINCIPAL LOSS</u>	<u>No. of loans</u>	<u>Gross Loss</u>	<u>LMI payment (A\$)</u>	<u>Net loss</u>
2015	2	393,684	381,098	12,586
2016	1	24,615	-	24,615

<u>BREACH OF REPS & WARRANTY</u>	<u>No. of loans</u>	<u>Amount (A\$)</u>
2013	2	725,867
2015	1	237,817

<u>EXCESS SPREAD</u>	<u>Excess Spread (A\$)</u>	<u>Excess Spread % p.a</u>	<u>Opening Bond Balance</u>
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
Sep-18	-	0.00%	\$ 120,101,735
Total	15,959,503.23		

<u>ANNUALISED CPR</u>	<u>CPR % p.a</u>
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%
Sep-18	17.94%

<u>RESERVES</u>	<u>Available</u>	<u>Drawn</u>
Principal Draw	n/a	-
Liquidity Reserve Account	1,414,152.31	-
Income Reserve	140,942.54	9,057.46

<u>SUPPORTING RATINGS</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

<u>SERVICER</u>	
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
Back-Up Servicer:	Perpetual Trustee (Cold)