

PROGRESS 2010-1 TRUST

Wednesday, 12 December 2012 - 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.

	<u>Base</u>	<u>Margin</u>	<u>Interest Calculation</u>
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	434,339,165.28	434,339,165.28	92.0000%	84.4461%	AAA / AAA
Class AB Notes	A\$	56,000,000.00	56,000,000.00	56,000,000.00	5.6000%	10.8878%	AAA / AAA
Class B Notes	A\$	24,000,000.00	24,000,000.00	24,000,000.00	2.4000%	4.6662%	AA- / NR
TOTAL		1,000,000,000.00	514,339,165.28	514,339,165.28	100.0000%	100.0000%	

Current Payment Date: Wednesday, 12 December 2012

	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	0.4842	4.5900%	12-Dec-12	92,000	18.27	121.03	0.4721
Class AB Notes	1.0000	5.0900%	12-Dec-12	5,600	41.84	-	1.0000
Class B Notes	1.0000	5.2900%	12-Dec-12	2,400	43.48	-	1.0000
TOTAL				100,000	103.58	121.03	

COLLATERAL INFORMATION

At Issue

Nov - 12

Total pool size:	\$987,593,727.50	\$508,044,201.82
Total Number Of Loans (UnConsolidated):	5867	3417
Total number of loans (consolidating split loans):	4226	2554
Average loan Size:	\$233,694.68	\$198,920.99
Maximum loan size:	\$747,634.37	\$869,157.23
Total property value:	\$1,835,289,537.00	\$1,094,643,499.00
Number of Properties:	4521	2688
Average property value:	\$405,947.70	\$407,233.44
Average current LVR:	54.74%	47.05%
Average Term to Maturity (months):	289.27	251.80
Maximum Remaining Term to Maturity (months):	354.08	319.13
Weighted Average Seasoning (months):	33.56	66.50
Weighted Average Current LVR:	65.32%	62.96%
Weighted Average Term to Maturity (months):	311.08	279.87
% of pool (amount) LoDoc Loans:	2.38%	2.43%
Maximum Current LVR:	95.00%	108.64%
% Fixed Rate Loans(Value):	12.21%	5.70%
% Interst Only loans (Value):	43.96%	42.68%
Weighted Average Coupon:	6.29%	6.16%
Investment Loans:	29.93%	32.16%

Outstanding Balance Distribution

\$ % at Issue

Nov - 12

> \$0 up to and including \$100,000	4.18%	5.45%
> \$100,000 up to and including \$150,000	6.23%	6.40%
> \$150,000 up to and including \$200,000	9.66%	10.27%
> \$200,000 up to and including \$250,000	12.84%	13.89%
> \$250,000 up to and including \$300,000	15.19%	14.60%
> \$300,000 up to and including \$350,000	11.69%	11.48%
> \$350,000 up to and including \$400,000	10.76%	10.81%
> \$400,000 up to and including \$450,000	7.37%	7.61%
> \$450,000 up to and including \$500,000	6.33%	5.19%
> \$500,000 up to and including \$550,000	3.50%	4.61%
> \$550,000 up to and including \$600,000	4.69%	3.57%
> \$600,000 up to and including \$650,000	2.90%	2.65%
> \$650,000 up to and including \$700,000	2.10%	1.67%
> \$700,000 up to and including \$750,000	2.56%	1.65%
> \$750,000 up to and including \$800,000	0.00%	0.00%
> \$800,000 up to and including \$850,000	0.00%	0.14%
Total	100.00%	100.00%

Outstanding Balance LVR Distribution

\$ % at Issue

Nov - 12

> 0% and ≤ 25%	3.76%	5.09%
> 25% and ≤ 30%	2.16%	2.46%
> 30% and ≤ 35%	2.26%	3.35%
> 35% and ≤ 40%	3.03%	3.76%
> 40% and ≤ 45%	3.88%	3.74%
> 45% and ≤ 50%	4.60%	4.81%
> 50% and ≤ 55%	5.16%	6.19%
> 55% and ≤ 60%	6.29%	7.19%
> 60% and ≤ 65%	7.43%	7.95%
> 65% and ≤ 70%	8.82%	7.94%
> 70% and ≤ 75%	12.11%	12.20%
> 75% and ≤ 80%	31.77%	26.17%
> 80% and ≤ 85%	1.83%	4.12%
> 85% and ≤ 90%	4.03%	3.71%
> 90% and ≤ 95%	2.88%	1.07%
> 95% and ≤ 100%	0.00%	0.09%
> 100%	0.00%	0.17%
Total	100.00%	100.00%

<u>Mortgage Insurance</u>	<u>\$ % at Issue</u>	<u>Nov - 12</u>
Genworth	80.73%	82.22%
QBE	19.27%	17.78%
Total	100.00%	100.00%

<u>Seasoning Analysis</u>	<u>\$ % at Issue</u>	<u>Nov - 12</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%	23.22%
> 48 mths and ≤ 60 mths	0.47%	49.13%
> 60 mths and ≤ 72 mths	0.46%	9.24%
> 72 mths and ≤ 84 mths	4.10%	1.23%
> 84 mths and ≤ 96 mths	6.44%	0.43%
> 96 mths and ≤ 108 mths	2.82%	0.28%
> 108 mths and ≤ 120 mths	1.16%	4.76%
> 120 mths	3.97%	11.71%
Total	100.00%	100.00%

<u>Geographic Distribution</u>	<u>\$ % at Issue</u>	<u>Nov - 12</u>
NSW - Inner City	0.03%	0.07%
NSW - Metro	33.88%	32.73%
NSW - Non Metro	8.93%	9.44%
Total NSW	42.84%	42.24%
ACT - Inner City	0.00%	0.00%
ACT - Metro	1.80%	1.92%
ACT - Non Metro	0.00%	0.00%
Total ACT	1.80%	1.92%
VIC - Inner City	0.56%	0.51%
VIC - Metro	18.25%	17.19%
VIC - Non Metro	2.25%	2.24%
Total VIC	21.06%	19.94%
TAS - Inner City	0.07%	0.13%
TAS - Metro	0.55%	0.61%
TAS - Non Metro	0.60%	0.78%
Total TAS	1.21%	1.52%
QLD - Inner City	0.12%	0.19%
QLD - Metro	8.70%	9.31%
QLD - Non Metro	7.08%	8.41%
Total QLD	15.90%	17.91%
WA - Inner City	0.13%	0.08%
WA - Metro	9.03%	8.40%
WA - Non Metro	0.93%	1.04%
Total WA	10.09%	9.52%
SA - Inner City	0.06%	0.09%
SA - Metro	5.91%	5.80%
SA - Non Metro	0.80%	0.79%
Total SA	6.76%	6.67%
NT - Inner City	0.00%	0.00%
NT - Metro	0.27%	0.20%
NT - Non Metro	0.06%	0.07%
Total NT	0.33%	0.27%
Total Inner City	0.97%	1.06%
Total Metro	78.38%	76.15%
Total Non Metro	20.65%	22.78%
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-11	0.39%	0.06%	0.10%	0.55%
Feb-11	0.43%	0.08%	0.12%	0.63%
Mar-11	0.40%	0.05%	0.18%	0.62%
Apr-11	0.59%	0.23%	0.13%	0.96%
May-11	0.58%	0.50%	0.17%	1.25%
Jun-11	0.54%	0.39%	0.21%	1.13%
Jul-11	0.20%	0.19%	0.25%	0.64%
Aug-11	0.28%	0.22%	0.31%	0.82%
Sep-11	0.29%	0.12%	0.38%	0.78%
Oct-11	0.25%	0.22%	0.40%	0.86%
Nov-11	0.30%	0.20%	0.36%	0.86%
Dec-11	0.18%	0.08%	0.48%	0.74%
Jan-12	0.44%	0.08%	0.36%	0.87%
Feb-12	0.37%	0.17%	0.37%	0.91%
Mar-12	0.36%	0.15%	0.34%	0.86%
Apr-12	0.42%	0.21%	0.33%	0.96%
May-12	0.46%	0.09%	0.46%	1.01%
Jun-12	0.34%	0.12%	0.48%	0.94%
Jul-12	0.17%	0.07%	0.46%	0.71%
Aug-12	0.04%	0.04%	0.36%	0.43%
Sep-12	0.12%	0.05%	0.37%	0.54%
Oct-12	0.42%	0.00%	0.39%	0.81%
Nov-12	0.43%	0.16%	0.36%	0.95%

<u>MORTGAGE IN POSSESSION</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Mar-12	1.00	423,141
Apr-12	1.00	426,719
May-12	-	-
Jun-12	1.00	430,078

<u>MORTGAGE SAFETY NET</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Feb-12	2.00	561,071
Mar-12	3.00	1,072,590
Apr-12	4.00	1,074,220
May-12	4.00	1,073,963
Jun-12	4.00	1,071,479
Jul-12	4.00	1,069,293
Aug-12	4.00	1,042,912
Sep-12	4.00	1,047,509
Oct-12	5.00	1,529,829
Nov-12	7.00	1,911,784

<u>MORTGAGE INSURANCE</u>	<u>No. of claims</u>	<u>Gross claim (A\$)</u>	<u>Gross payment (A\$)</u>	<u>LMI net loss</u>
2010	-	-	-	-
2011	-	-	-	-
2012	-	-	-	-
Total	-	-	-	-

<u>EXCESS SPREAD</u>	<u>Excess Spread (A\$)</u>	<u>Excess Spread % p.a</u>	<u>Opening Bond Balance</u>
Jan-11	118,450.06	0.18%	\$ 812,209,691
Feb-11	535,958.36	0.80%	\$ 800,643,980
Mar-11	306,287.73	0.47%	\$ 789,296,601
Apr-11	287,607.07	0.44%	\$ 775,682,806
May-11	272,252.39	0.43%	\$ 762,750,733
Jun-11	821,330.27	1.31%	\$ 750,329,308
Jul-11	-	0.00%	\$ 735,668,586
Aug-11	598,423.61	1.00%	\$ 720,780,890
Sep-11	441,849.48	0.75%	\$ 704,247,267
Oct-11	-	0.00%	\$ 691,141,102
Nov-11	753,465.11	1.34%	\$ 677,223,682
Dec-11	199,425.56	0.36%	\$ 664,072,134
Jan-12	310,677.81	0.57%	\$ 650,803,666
Feb-12	485,556.00	0.91%	\$ 637,776,850
Mar-12	122,594.32	0.24%	\$ 622,400,617
Apr-12	157,885.57	0.31%	\$ 608,306,752
May-12	431,408.31	0.87%	\$ 596,791,927
Jun-12	264,321.11	0.54%	\$ 582,264,835
Jul-12	263,051.43	0.55%	\$ 573,153,290
Aug-12	378,783.46	0.81%	\$ 560,919,539
Sep-12	45,790.73	0.10%	\$ 550,498,144
Oct-12	475,714.50	1.07%	\$ 535,810,463
Nov-12	355,855.74	0.81%	\$ 525,473,871
Total	7,879,619.06		

<u>ANNUALISED CPR</u>	<u>CPR % p.a</u>
Feb-10	8.07%
Mar-10	21.34%
Apr-10	12.59%
May-10	13.59%
Jun-10	17.33%
Jul-10	25.36%
Aug-10	18.62%
Sep-10	21.68%
Oct-10	15.22%
Nov-10	19.29%
Dec-10	20.28%
Jan-11	13.98%
Feb-11	13.96%
Mar-11	17.37%
Apr-11	16.39%
May-11	16.18%
Jun-11	19.48%
Jul-11	20.14%
Aug-11	22.76%
Sep-11	18.47%
Oct-11	20.07%
Nov-11	19.29%
Dec-11	19.88%
Jan-12	19.91%
Feb-12	23.88%
Mar-12	22.43%
Apr-12	18.80%
May-12	24.11%
Jun-12	15.42%
Jul-12	21.27%
Aug-12	18.46%
Sep-12	26.29%
Oct-12	19.11%
Nov-12	21.08%

<u>RESERVES</u>	<u>Available</u>	<u>Drawn</u>
Principal Draw	n/a	-
Liquidity Reserve Account	6,305,686.45	-
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-1/not rated	A-1/F1
Liquidity Reserve Account Holder	Commonwealth Bnak	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 2005-1 Trust
	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 Warehouse Trsut No .1
Back-Up Servicer:	Perpetual Trustee (Cold)