

PROGRESS 2010-1 TRUST

Wednesday, 12 December 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	93,625,084.30	93,625,084.30	92.0000%	83.6960%	AAA / AAA
Class AB Notes	A\$	56,000,000.00	12,766,773.75	12,766,773.75	5.6000%	11.4128%	AAA / AAA
Class B Notes	A\$	24,000,000.00	5,471,474.33	5,471,474.33	2.4000%	4.8912%	A+ / NR
TOTAL		1,000,000,000.00	111,863,332.38	111,863,332.38	100.0000%	100.0000%	

Current Payment Date: Wednesday, 12 December 2018

	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	0.1047	3.1700%	12-Dec-18	92,000	2.73	29.76	0.1018
Class AB Notes	0.2346	3.6700%	12-Dec-18	5,600	7.08	66.67	0.2280
Class B Notes	0.2346	3.8700%	12-Dec-18	2,400	7.46	66.67	0.2280
TOTAL				100,000	17.27	163.11	

COLLATERAL INFORMATION

	At Issue	Nov - 18
Total pool size:	\$987,593,727.50	\$110,520,972.79
Total Number Of Loans (UnConsolidated):	5867	1217
Total number of loans (consolidating split loans):	4226	932
Average loan Size:	\$233,694.68	\$118,584.73
Maximum loan size:	\$747,634.37	\$734,129.35
Total property value:	\$1,835,289,537.00	\$392,619,617.00
Number of Properties:	4521	977
Average property value:	\$405,947.70	\$401,862.45
Average current LVR:	54.74%	28.51%
Average Term to Maturity (months):	289.27	175.66
Maximum Remaining Term to Maturity (months):	354.08	247.17
Weighted Average Seasoning (months):	33.56	135.06
Weighted Average Current LVR:	65.32%	53.23%
Weighted Average Term to Maturity (months):	311.08	215.42
% of pool (amount) LoDoc Loans:	2.38%	1.68%
Maximum Current LVR:	95.00%	90.07%
% Fixed Rate Loans(Value):	12.21%	3.22%
% Interest Only loans (Value):	43.96%	11.25%
Weighted Average Coupon:	6.29%	4.92%
Investment Loans:	29.93%	31.74%

Outstanding Balance Distribution

	\$ % at Issue	Nov - 18
≤ \$0	0.00%	-0.40%
> \$0 and ≤ \$100,000	6.23%	10.02%
> \$100,000 and ≤ \$150,000	9.66%	10.85%
> \$150,000 and ≤ \$200,000	12.84%	18.22%
> \$200,000 and ≤ \$250,000	19.37%	13.73%
> \$250,000 and ≤ \$300,000	11.69%	14.49%
> \$300,000 and ≤ \$350,000	10.76%	11.71%
> \$350,000 and ≤ \$400,000	7.37%	9.08%
> \$400,000 and ≤ \$450,000	6.33%	4.59%
> \$450,000 and ≤ \$500,000	3.50%	2.54%
> \$500,000 and ≤ \$550,000	4.69%	2.37%
> \$550,000 and ≤ \$600,000	2.90%	1.59%
> \$600,000 and ≤ \$650,000	2.10%	0.56%
> \$650,000 and ≤ \$700,000	2.56%	0.00%
> \$700,000 and ≤ \$750,000	0.00%	0.66%
> \$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	Nov - 18
≤ 0%	0.00%	-0.40%
> 0% and ≤ 25%	3.76%	10.90%
> 25% and ≤ 30%	2.16%	4.58%
> 30% and ≤ 35%	2.26%	5.89%
> 35% and ≤ 40%	3.03%	5.56%
> 40% and ≤ 45%	3.88%	5.69%
> 45% and ≤ 50%	4.60%	7.39%
> 50% and ≤ 55%	5.16%	6.73%
> 55% and ≤ 60%	6.29%	7.19%
> 60% and ≤ 65%	7.43%	9.07%
> 65% and ≤ 70%	8.82%	14.07%
> 70% and ≤ 75%	12.11%	11.73%
> 75% and ≤ 80%	31.77%	10.29%
> 80% and ≤ 85%	1.83%	0.82%
> 85% and ≤ 90%	4.03%	0.27%
> 90% and ≤ 95%	2.88%	0.21%
> 95% and ≤ 100%	0.00%	0.00%
> 100%	0.00%	0.00%
Total	100.00%	100.00%

Mortgage Insurance	\$ % at Issue	Nov - 18
Genworth	80.73%	84.61%
QBE	19.27%	15.02%
Not insured	0.00%	0.37%
Total	100.00%	100.00%

Seasoning Analysis	\$ % at Issue	Nov - 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%	27.07%
> 120 mths	3.97%	72.93%
Total	100.00%	100.00%

Geographic Distribution	\$ % at Issue	Nov - 18
NSW - Inner City	0.03%	0.16%
NSW - Metro	33.88%	29.06%
NSW - Non Metro	8.93%	9.49%
Total NSW	42.84%	38.70%
ACT - Inner City	0.00%	0.00%
ACT - Metro	1.80%	1.82%
ACT - Non Metro	0.00%	0.00%
Total ACT	1.80%	1.82%
VIC - Inner City	0.56%	0.16%
VIC - Metro	18.25%	17.67%
VIC - Non Metro	2.25%	2.42%
Total VIC	21.06%	20.26%
TAS - Inner City	0.07%	0.10%
TAS - Metro	0.55%	0.76%
TAS - Non Metro	0.60%	1.37%
Total TAS	1.21%	2.23%
QLD - Inner City	0.12%	0.00%
QLD - Metro	8.70%	9.74%
QLD - Non Metro	7.08%	9.98%
Total QLD	15.90%	19.73%
WA - Inner City	0.13%	0.00%
WA - Metro	9.03%	7.72%
WA - Non Metro	0.93%	2.16%
Total WA	10.09%	9.88%
SA - Inner City	0.06%	0.00%
SA - Metro	5.91%	6.21%
SA - Non Metro	0.80%	0.57%
Total SA	6.76%	6.78%
NT - Inner City	0.00%	0.00%
NT - Metro	0.27%	0.30%
NT - Non Metro	0.06%	0.30%
Total NT	0.33%	0.60%
Total Inner City	0.97%	0.42%
Total Metro	78.38%	73.29%
Total Non Metro	20.65%	26.29%
Secured by Term Deposit	0.00%	0.00%
Total	100.00%	100.00%

ARREARS \$ % (scheduled balance basis)	31-60	61-90	90+	Total
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%
Oct-18	0.28%	0.00%	0.29%	0.56%
Nov-18	0.58%	0.12%	0.08%	0.78%

MORTGAGE IN POSSESSION

	No of Accounts	Amount (\$)
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	-	-
Oct-18	-	-
Nov-18	-	-

MORTGAGE SAFETY NET

	No of Accounts	Amount (\$)
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
Oct-18	8	888,034
Nov-18	6	720,065

PRINCIPAL LOSS

	Gross Loss	LMI Claim	LMI payment (A\$)	Net loss
2015	393,684	393,891.49	381,098	12,586
2016	24,615	0	-	24,615
2018	93,969	93,968.77	84,675	9,294
Total	512,268	487,860	465,774	46,494

BREACH OF REPS & WARRANTY

	No. of loans	Amount (A\$)
2013	2	725,867
2015	1	237,817

EXCESS SPREAD

	Excess Spread (A\$)	Excess Spread % p.a	Opening Bond Balance
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
Oct-18	84,899.50	0.86%	\$ 117,846,026
Nov-18	57,067.61	0.59%	\$ 115,134,830
Total	15,959,503.23		

ANNUALISED CPR

	CPR % p.a
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%
Oct-18	22.06%
Nov-18	27.06%

RESERVES

	Available	Drawn
Principal Draw	n/a	-
Liquidity Reserve Account	1,342,359.99	-
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:	