

PROGRESS 2010-1 TRUST

Monday, 14 January 2019

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	92,382,940.55	92,382,940.55	92.0000%	83.6960%	AAA / AAA
Class AB Notes	A\$	56,000,000.00	12,597,394.27	12,597,394.27	5.6000%	11.4128%	AAA / AAA
Class B Notes	A\$	24,000,000.00	5,398,883.12	5,398,883.12	2.4000%	4.8912%	A+ / NR
TOTAL		1,000,000,000.00	110,379,217.94	110,379,217.94	100.0000%	100.0000%	

Current Payment Date:	Monday, 14 January 2019						
	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	0.1018	3.2050%	14-Jan-19	92,000	2.95	13.50	0.1004
Class AB Notes	0.2280	3.7050%	14-Jan-19	5,600	7.64	30.25	0.2250
Class B Notes	0.2280	3.9050%	14-Jan-19	2,400	8.05	30.25	0.2250
TOTAL				100,000	18.63	73.99	

COLLATERAL INFORMATION

	At Issue	Dec - 18
Total pool size:	\$987,593,727.50	\$109,054,667.72
Total Number Of Loans (UnConsolidated):	5867	1203
Total number of loans (consolidating split loans):	4226	921
Average loan Size:	\$233,694.68	\$118,408.98
Maximum loan size:	\$747,634.37	\$731,428.45
Total property value:	\$1,835,289,537.00	\$389,396,617.00
Number of Properties:	4521	967
Average property value:	\$405,947.70	\$402,685.23
Average current LVR:	54.74%	28.34%
Average Term to Maturity (months):	289.27	174.26
Maximum Remaining Term to Maturity (months):	354.08	246.15
Weighted Average Seasoning (months):	33.56	136.12
Weighted Average Current LVR:	65.32%	53.04%
Weighted Average Term to Maturity (months):	311.08	214.26
% of pool (amount) LoDoc Loans:	2.38%	1.70%
Maximum Current LVR:	95.00%	90.07%
% Fixed Rate Loans(Value):	12.21%	3.12%
% Interest Only loans (Value):	43.96%	9.74%
Weighted Average Coupon:	6.29%	4.91%
Investment Loans:	29.93%	31.39%

Outstanding Balance Distribution	\$ % at Issue	Dec - 18
≤ \$0	0.00%	-0.41%
> \$0 and ≤ \$100,000	6.23%	10.08%
> \$100,000 and ≤ \$150,000	9.66%	10.38%
> \$150,000 and ≤ \$200,000	12.84%	18.44%
> \$200,000 and ≤ \$250,000	19.37%	14.11%
> \$250,000 and ≤ \$300,000	11.69%	14.19%
> \$300,000 and ≤ \$350,000	10.76%	11.20%
> \$350,000 and ≤ \$400,000	7.37%	9.18%
> \$400,000 and ≤ \$450,000	6.33%	5.02%
> \$450,000 and ≤ \$500,000	3.50%	2.58%
> \$500,000 and ≤ \$550,000	4.69%	2.40%
> \$550,000 and ≤ \$600,000	2.90%	1.60%
> \$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%	0.67%
> \$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	Dec - 18
≤ 0%	0.00%	-0.41%
> 0% and ≤ 25%	3.76%	11.20%
> 25% and ≤ 30%	2.16%	4.59%
> 30% and ≤ 35%	2.26%	6.02%
> 35% and ≤ 40%	3.03%	5.13%
> 40% and ≤ 45%	3.88%	5.36%
> 45% and ≤ 50%	4.60%	8.56%
> 50% and ≤ 55%	5.16%	6.36%
> 55% and ≤ 60%	6.29%	7.21%
> 60% and ≤ 65%	7.43%	8.59%
> 65% and ≤ 70%	8.82%	14.25%
> 70% and ≤ 75%	12.11%	11.30%
> 75% and ≤ 80%	31.77%	10.75%
> 80% and ≤ 85%	1.83%	0.60%

> 85% and ≤ 90%	4.03%	0.28%
> 90% and ≤ 95%	2.88%	0.21%
> 95% and ≤ 100%	0.00%	0.00%
> 100%	0.00%	0.00%
Total	100.00%	100.00%

<u>Mortgage Insurance</u>	<u>\$ % at Issue</u>	<u>Dec - 18</u>
Genworth	80.73%	84.53%
QBE	19.27%	15.09%
Not insured	0.00%	0.38%
Total	100.00%	100.00%

<u>Seasoning Analysis</u>	<u>\$ % at Issue</u>	<u>Dec - 18</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%	0.00%
> 96 mths and ≤ 108 mths	2.82%	0.00%
> 108 mths and ≤ 120 mths	1.16%	23.33%
> 120 mths	3.97%	76.67%
Total	100.00%	100.00%

<u>Geographic Distribution</u>	<u>\$ % at Issue</u>	<u>Dec - 18</u>
NSW - Inner City	0.03%	0.16%
NSW - Metro	33.88%	28.89%
NSW - Non Metro	8.93%	9.47%
Total NSW	42.84%	38.51%
ACT - Inner City	0.00%	0.00%
ACT - Metro	1.80%	1.83%
ACT - Non Metro	0.00%	0.00%
Total ACT	1.80%	1.83%
VIC - Inner City	0.56%	0.17%
VIC - Metro	18.25%	17.83%
VIC - Non Metro	2.25%	2.45%
Total VIC	21.06%	20.44%
TAS - Inner City	0.07%	0.10%
TAS - Metro	0.55%	0.77%
TAS - Non Metro	0.60%	1.39%
Total TAS	1.21%	2.25%
QLD - Inner City	0.12%	0.00%
QLD - Metro	8.70%	9.76%
QLD - Non Metro	7.08%	9.78%
Total QLD	15.90%	19.54%
WA - Inner City	0.13%	0.00%
WA - Metro	9.03%	7.78%
WA - Non Metro	0.93%	2.18%
Total WA	10.09%	9.97%
SA - Inner City	0.06%	0.00%
SA - Metro	5.91%	6.27%
SA - Non Metro	0.80%	0.57%
Total SA	6.76%	6.85%
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%	73.44%
Total Non Metro	20.65%	26.14%
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>
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%
Dec-18	0.39%	0.32%	0.20%	0.91%

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	-	-		
Dec-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		
Dec-18	6	719,153		
PRINCIPAL LOSS	Gross Loss	LMI Claim	LMI payment (A\$)	Net loss
2014	349,629	348,585	346,989	2,640
2015	393,684	393,891	381,098	12,586
2016	24,615	-	-	24,615
2018	93,969	93,969	84,675	9,294
Total	861,897	836,445	812,762	49,135
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	
Dec-18	10,754.20	0.12%	\$ 111,863,332	
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%			
Dec-18	12.10%			

RESERVES

	Available	Drawn
Principal Draw	n/a	-
Liquidity Reserve Account	1,324,550.62	-
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
Back-Up Servicer:	Perpetual Trustee (Cold)