

PROGRESS 2016-1 TRUST

Monday, 22 May 2017

Transaction Name:	Progress 2016-1 Trust
Trustee:	Perpetual Trustee Company Limited
Security Trustee:	P.T. Limited
Originator:	AMP Bank Limited
Servicer & Custodian:	AMP Bank Limited
Issue Date:	Tuesday, 27th September 2016
Maturity Date:	Friday, 21th February 2048
Payment Date:	The 21st day of each month
Business Day for Payments:	Sydney & 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	123bps	Actual/365
Class AB Notes	1 M BBSW	180bps	Actual/365
Class B Notes	1 M BBSW	220bps	Actual/365
Class C Notes	1 M BBSW	315bps	Actual/365
Class D Notes	1 M BBSW	595bps	Actual/365

	Currency	Initial Stated Amount	Current Invested Amount	Current Stated Amount	Percentages at Issue	Current Percentages	Rating S&P/Moodys
Class A Notes	A\$	690,000,000.00	557,045,361.30	557,045,361.30	92.00%	90.28%	AAA / Aaa
Class AB Notes	A\$	37,950,000.00	37,950,000.00	37,950,000.00	5.06%	6.15%	AAA /n.r
Class B Notes	A\$	12,900,000.00	12,900,000.00	12,900,000.00	1.72%	2.09%	AA/n.r.
Class C Notes	A\$	8,100,000.00	8,100,000.00	8,100,000.00	1.08%	1.31%	A/n.r.
Class D Notes	A\$	1,050,000.00	1,050,000.00	1,050,000.00	0.14%	0.17%	n.r./n.r.
TOTAL		750,000,000.00	617,045,361.30	617,045,361.30	100.00%	100.00%	

	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
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Class A Notes	0.8196	2.8450%	22-May-17	690,000	1.98	12.24	0.8073
Class AB Notes	1.0000	3.4150%	22-May-17	37,950	2.90	-	1.0000
Class B Notes	1.0000	3.8150%	22-May-17	12,900	3.24	-	1.0000
Class C Notes	1.0000	4.7650%	22-May-17	8,100	4.05	-	1.0000
Class D Notes	1.0000	7.5650%	22-May-17	1,050	6.43	-	1.0000
TOTAL				750,000	18.59	12.24	

COLLATERAL INFORMATION

	<u>At Issue</u>	<u>Apr - 17</u>
Total pool size:	\$742,931,233.00	\$611,230,913.46
Total Number Of Loans (UnConsolidated):	3582	3006
Total number of loans (consolidating split loans):	2345	2003
Average loan Size:	\$316,815.00	\$305,157.72
Maximum loan size:	\$993,677.00	\$992,786.45
Total property value:	\$1,305,952,265.00	\$1,112,908,735.77
Number of Properties:	2501	2127
Average property value:	\$522,172.00	\$523,229.31
Average current LVR:	60.44%	58.54%
Average Term to Maturity (months):	316	301.89
Maximum Remaining Term to Maturity (months):	358	350.24
Weighted Average Seasoning (months):	34	41.44
Weighted Average Current LVR:	65.15%	64.36%
Weighted Average Term to Maturity (months):	309	308.70
% of pool with loans > \$500,000:	25.14%	24.84%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	92.83%	92.83%
% Fixed Rate Loans(Value):	24.55%	14.03%
% Interest Only loans (Value):	33.60%	33.59%
Weighted Average Mortgage Interest:	4.42%	4.42%
Investment Loans:	23.83%	23.13%

Outstanding Balance Distribution

	<u>\$ % at Issue</u>	<u>Apr - 17</u>
≤ \$0	0.00%	0.00%
> \$0 and ≤ \$100,000	1.34%	1.46%
> \$100,000 and ≤ \$150,000	2.94%	3.65%
> \$150,000 and ≤ \$200,000	5.33%	5.59%
> \$200,000 and ≤ \$250,000	10.00%	10.48%
> \$250,000 and ≤ \$300,000	13.60%	14.20%
> \$300,000 and ≤ \$350,000	12.28%	11.91%
> \$350,000 and ≤ \$400,000	11.54%	11.52%
> \$400,000 and ≤ \$450,000	10.31%	9.70%
> \$450,000 and ≤ \$500,000	7.52%	6.66%
> \$500,000 and ≤ \$550,000	6.23%	6.52%
> \$550,000 and ≤ \$600,000	4.36%	3.50%
> \$600,000 and ≤ \$650,000	3.43%	3.05%
> \$650,000 and ≤ \$700,000	2.64%	2.75%
> \$700,000 and ≤ \$750,000	1.84%	1.65%
> \$750,000 and ≤ \$800,000	1.57%	1.17%
> \$800,000 and ≤ \$850,000	2.20%	1.74%
> \$850,000 and ≤ \$900,000	0.59%	1.00%
> \$900,000 and ≤ \$950,000	1.49%	1.36%
> \$950,000 and ≤ \$1,000,000	0.79%	1.11%
Total	100.00%	100.00%

Outstanding Balance LVR Distribution

	<u>\$ % at Issue</u>	<u>Apr - 17</u>
≤ 0%	0.00%	0.00%
> 0% and ≤ 25%	8.74%	3.12%
> 25% and ≤ 30%	2.64%	1.73%
> 30% and ≤ 35%	3.20%	2.45%
> 35% and ≤ 40%	3.67%	2.81%
> 40% and ≤ 45%	4.05%	3.61%
> 45% and ≤ 50%	4.86%	5.57%
> 50% and ≤ 55%	5.42%	5.12%
> 55% and ≤ 60%	6.18%	7.51%
> 60% and ≤ 65%	8.14%	9.92%
> 65% and ≤ 70%	9.64%	10.55%
> 70% and ≤ 75%	15.18%	18.28%
> 75% and ≤ 80%	16.89%	17.68%
> 80% and ≤ 85%	4.65%	5.52%
> 85% and ≤ 90%	5.88%	5.57%
> 90% and ≤ 95%	0.85%	0.55%
> 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>Apr - 17</u>
Genworth	13.86%	14.56%
QBE	86.14%	85.38%
Uninsured	0.00%	0.05%
Total	100.00%	100.00%

<u>Seasoning Analysis</u>	<u>\$ % at Issue</u>	<u>Apr - 17</u>
> 0 mths and ≤ 3 mths	0.33%	0.00%
> 3 mths and ≤ 6 mths	1.25%	0.00%
> 6 mths and ≤ 9 mths	0.75%	0.00%
> 9 mths and ≤ 12 mths	0.66%	1.03%
> 12 mths and ≤ 15 mths	5.71%	1.17%
> 15 mths and ≤ 18 mths	10.39%	0.80%
> 18 mths and ≤ 21 mths	6.91%	0.85%
> 21 mths and ≤ 24 mths	4.49%	10.28%
> 24 mths and ≤ 36 mths	40.49%	27.53%
> 36 mths and ≤ 48 mths	14.44%	37.72%
> 48 mths and ≤ 60 mths	5.64%	9.50%
> 60 mths and ≤ 72 mths	2.74%	3.44%
> 72 mths and ≤ 84 mths	1.60%	2.25%
> 84 mths and ≤ 96 mths	2.08%	2.34%
> 96 mths and ≤ 108 mths	1.05%	1.09%
> 108 mths and ≤ 120 mths	0.40%	0.79%
> 120 mths	1.06%	1.19%
Total	100.00%	100.00%

<u>Geographic Distribution</u>	<u>\$ % at Issue</u>	<u>Apr - 17</u>
ACT - Metro	1.71%	1.86%
Total ACT	1.71%	1.86%
NSW - Inner city	0.18%	0.26%
NSW - Metro	29.70%	27.93%
NSW - Non metro	10.39%	10.07%
Total NSW	40.27%	38.25%
NT - Metro	0.28%	0.30%
NT - Non metro	0.15%	0.18%
Total NT	0.43%	0.48%
QLD - Inner city	0.05%	0.06%
QLD - Metro	8.49%	8.83%
QLD - Non metro	5.85%	6.08%
Total QLD	14.39%	14.97%
SA - Inner city	0.07%	0.08%
SA - Metro	6.19%	6.50%
SA - Non metro	0.62%	0.74%
Total SA	6.88%	7.31%
TAS - Inner city	0.07%	0.08%
TAS - Metro	0.53%	0.63%
TAS - Non metro	0.45%	0.44%
Total TAS	1.05%	1.15%
VIC - Inner city	0.36%	0.31%
VIC - Metro	17.39%	17.00%
VIC - Non metro	2.52%	2.62%
Total VIC	20.26%	19.92%
WA - Inner city	0.23%	0.27%
WA - Metro	13.71%	14.60%
WA - Non metro	1.08%	1.18%
Total WA	15.01%	16.05%
Total Inner City	0.95%	1.05%
Total Metro	78.00%	77.64%
Total Non Metro	21.05%	21.31%
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>
Oct-16	0.13%	0.12%	0.06%	0.30%
Nov-16	0.36%	0.22%	0.07%	0.64%
Dec-16	0.06%	0.18%	0.30%	0.55%
Jan-17	0.33%	0.28%	0.20%	0.81%
Feb-17	0.12%	0.24%	0.21%	0.57%
Mar-17	0.15%	0.03%	0.21%	0.39%
Apr-17	0.14%	0.10%	0.17%	0.42%

<u>MORTGAGE SAFETY NET</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Oct-16	7	1,703,347
Nov-16	9	2,720,199
Dec-16	10	2,548,881
Jan-17	9	2,711,191
Feb-17	7	2,263,926
Mar-17	3	868,839
Apr-17	8	1,702,511

<u>MORTGAGE IN POSSESSION</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>		
Oct-16	-	-		
Nov-16	-	-		
Dec-16	-	-		
Jan-17	-	-		
Feb-17	-	-		
Mar-17	-	-		
Apr-17	-	-		
<u>PRINCIPAL LOSS</u>	<u>No. of loans</u>	<u>LMI claim (A\$)</u>	<u>LMI payment (A\$)</u>	<u>Net loss</u>
2017	-	-	-	-
Total	-	-	-	-

<u>EXCESS SPREAD</u>	<u>Excess Spread (A\$)</u>	<u>Excess Spread % p.a</u>	<u>Opening Bond Balance</u>
Oct-16	-	0.00%	\$ 750,000,000
Nov-16	-	0.00%	\$ 717,924,010
Dec-16	-	0.00%	\$ 693,131,249
Jan-17	-	0.00%	\$ 676,761,123
Feb-17	-	0.00%	\$ 660,957,396
Mar-17	-	0.00%	\$ 643,861,631
Apr-17	-	0.00%	\$ 625,490,783
Total	-	-	-

<u>ANNUALISED CPR</u>	<u>CPR % p.a</u>
Oct-16	N/A
Nov-16	33.13%
Dec-16	23.75%
Jan-17	22.92%
Feb-17	25.24%
Mar-17	28.23%
Apr-17	13.65%

<u>RESERVES</u>	<u>Available</u>	<u>Drawn</u>
Principal Draw		574,445.05
Liquidity Reserve Account	5,240,002.79	-
Income Reserve	150,000.00	-

<u>SUPPORTING RATINGS</u>	<u>Party</u>	<u>Current Rating S&P / Moodys</u>	<u>Rating Trigger S&P /Moodys</u>
Fixed Rate Swap Provider	AMP Bank Limited	A+ / A2	below A-1+ / P-1
Liquidity Reserve Account Holder	Commonwealth Bank	A-1+ / P-1	below A-1+ / P-1
Bank Account Provider	Westpac	A-1+ / P-1	below A1+ / P-1

<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 2016-1 Trust Progress Warehouse Trust No .1
Back-Up Servicer:	Perpetual Trustee (Cold)