

PROGRESS 2018-1 TRUST

Monday, 13 May 2019

Transaction Name:	Progress 2018-1 Trust
Trustee:	Perpetual Trustee Company Limited
Security Trustee:	P.T. Limited
Originator:	AMP Bank Limited
Servicer & Custodian:	AMP Bank Limited
Issue Date:	Thursday, 28th June 2018
Maturity Date:	Friday, 11th June 2049
Payment Date:	11th day of each month
Business Day for Payments:	Sydney & Melbourne
Determination Date & Ex-Interest Date:	3 Business Days before each Payment Date.

	<u>Base</u>	<u>Margin</u>	<u>Interest Calculation</u>
Class A Notes	1 M BBSW	112bps	Actual/365
Class AB Notes	1 M BBSW	160bps	Actual/365
Class B Notes	1 M BBSW	180bps	Actual/365
Class C Notes	1 M BBSW	260bps	Actual/365
Class D Notes	1 M BBSW	580bps	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\$	920,000,000.00	688,787,357.37	688,787,357.37	92.00%	89.59%	AAA / Aaa
Class AB Notes	A\$	54,500,000.00	54,500,000.00	54,500,000.00	5.45%	7.09%	AAA /n.r
Class B Notes	A\$	15,000,000.00	15,000,000.00	15,000,000.00	1.50%	1.95%	AA/n.r.
Class C Notes	A\$	9,300,000.00	9,300,000.00	9,300,000.00	0.93%	1.21%	A/n.r.
Class D Notes	A\$	1,200,000.00	1,200,000.00	1,200,000.00	0.12%	0.16%	n.r./n.r.
TOTAL		1,000,000,000.00	768,787,357.37	768,787,357.37	100.00%	100.00%	

Current Payment Date: Monday, 13 May 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	0.7639	2.8193%	13-May-19	920,000	1.89	15.17	0.7487
Class AB Notes	1.0000	3.2993%	13-May-19	54,500	2.89	-	1.0000
Class B Notes	1.0000	3.4993%	13-May-19	15,000	3.07	-	1.0000
Class C Notes	1.0000	4.2993%	13-May-19	9,300	3.77	-	1.0000
Class D Notes	1.0000	7.4993%	13-May-19	1,200	6.57	-	1.0000
TOTAL				1,000,000	18.19	15.17	

COLLATERAL INFORMATION

	<u>At Issue</u>	<u>Apr - 19</u>
Total pool size:	\$991,478,765	\$762,252,664.83
Total Number Of Loans (UnConsolidated):	3631	2919
Total number of loans (consolidating split loans):	2780	2235
Average loan Size:	\$356,647	\$341,052.65
Maximum loan size:	\$1,000,000	\$1,000,000.00
Total property value:	\$1,744,419,733	\$1,403,977,505.51
Number of Properties:	2780	2237
Average property value:	\$627,489	\$627,616.23
Average current LVR:	60.34%	57.80%
Average Term to Maturity (months):	313.04	302.11
Maximum Remaining Term to Maturity (months):	348.23	337.25
Weighted Average Seasoning (months):	31.26	41.58
Weighted Average Current LVR:	65.78%	64.34%
Weighted Average Term to Maturity (months):	321.87	311.48
% of pool with loans > \$500,000:	36.09%	34.32%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	94.36%	103.51%
% Fixed Rate Loans(Value):	5.34%	4.74%
% Interest Only loans (Value):	30.89%	27.74%
Weighted Average Mortgage Interest:	4.17%	4.34%
Investment Loans:	19.36%	20.63%

NOTE: Loan purpose determines investment lending classification from 01/03/2019

<u>Outstanding Balance Distribution</u>	<u>\$ % at Issue</u>	<u>Apr - 19</u>
≤ \$0	0.00%	0.00%
> \$0 and ≤ \$100,000	1.17%	1.28%
> \$100,000 and ≤ \$150,000	1.81%	2.24%
> \$150,000 and ≤ \$200,000	4.07%	4.33%
> \$200,000 and ≤ \$250,000	6.53%	6.77%
> \$250,000 and ≤ \$300,000	8.97%	9.34%
> \$300,000 and ≤ \$350,000	11.89%	12.97%
> \$350,000 and ≤ \$400,000	11.52%	10.67%
> \$400,000 and ≤ \$450,000	9.49%	9.36%
> \$450,000 and ≤ \$500,000	8.45%	8.71%
> \$500,000 and ≤ \$550,000	7.29%	6.93%
> \$550,000 and ≤ \$600,000	7.31%	6.93%
> \$600,000 and ≤ \$650,000	4.24%	4.02%
> \$650,000 and ≤ \$700,000	3.86%	4.06%
> \$700,000 and ≤ \$750,000	2.85%	3.24%
> \$750,000 and ≤ \$800,000	3.36%	2.74%
> \$800,000 and ≤ \$850,000	2.34%	2.17%
> \$850,000 and ≤ \$900,000	1.59%	1.38%
> \$900,000 and ≤ \$950,000	1.87%	1.69%
> \$950,000 and ≤ \$1,000,000	1.38%	1.15%
Total	100.00%	100.00%

Outstanding Balance LVR Distribution	\$ % at Issue	Apr - 19
≤ 0%	0.00%	0.00%
> 0% and ≤ 25%	3.19%	3.70%
> 25% and ≤ 30%	2.14%	2.06%
> 30% and ≤ 35%	1.82%	1.84%
> 35% and ≤ 40%	3.26%	4.00%
> 40% and ≤ 45%	3.65%	3.42%
> 45% and ≤ 50%	4.12%	5.07%
> 50% and ≤ 55%	5.08%	5.09%
> 55% and ≤ 60%	5.33%	5.22%
> 60% and ≤ 65%	6.76%	8.56%
> 65% and ≤ 70%	8.88%	9.15%
> 70% and ≤ 75%	12.17%	16.35%
> 75% and ≤ 80%	36.59%	30.63%
> 80% and ≤ 85%	5.80%	4.07%
> 85% and ≤ 90%	0.93%	0.57%
> 90% and ≤ 95%	0.28%	0.22%
> 95% and ≤ 100%	0.00%	0.00%
> 100%	0.00%	0.05%
Total	100.00%	100.00%

Mortgage Insurance	\$ % at Issue	Apr - 19
Genworth	47.25%	46.93%
QBE	52.75%	53.00%
Uninsured	0.00%	0.07%
Total	100.00%	100.00%

Seasoning Analysis	\$ % at Issue	Apr - 19
> 0 mths and ≤ 3 mths	0.00%	0.00%
> 3 mths and ≤ 6 mths	0.00%	0.00%
> 6 mths and ≤ 9 mths	0.00%	0.00%
> 9 mths and ≤ 12 mths	0.47%	0.00%
> 12 mths and ≤ 15 mths	20.16%	0.00%
> 15 mths and ≤ 18 mths	13.00%	0.00%
> 18 mths and ≤ 21 mths	8.23%	0.00%
> 21 mths and ≤ 24 mths	13.95%	6.75%
> 24 mths and ≤ 36 mths	19.78%	54.97%
> 36 mths and ≤ 48 mths	7.58%	16.63%
> 48 mths and ≤ 60 mths	7.74%	6.17%
> 60 mths and ≤ 72 mths	3.36%	7.22%
> 72 mths and ≤ 84 mths	1.67%	3.01%
> 84 mths and ≤ 96 mths	1.06%	1.31%
> 96 mths and ≤ 108 mths	0.38%	1.00%
> 108 mths and ≤ 120 mths	0.36%	0.34%
> 120 mths	2.27%	2.61%
Total	100.00%	100.00%

Geographic Distribution	\$ % at Issue	Apr - 19
ACT - Metro	2.03%	1.99%
Total ACT	2.03%	1.99%
NSW - Inner city	0.10%	0.13%
NSW - Metro	33.16%	33.47%
NSW - Non metro	10.04%	9.81%
Total NSW	43.31%	43.41%
NT - Metro	0.14%	0.15%
NT - Non metro	0.01%	0.02%
Total NT	0.15%	0.17%
QLD - Inner city	0.06%	0.07%
QLD - Metro	9.66%	9.61%
QLD - Non metro	5.68%	6.12%
Total QLD	15.40%	15.80%
SA - Inner city	0.03%	0.04%
SA - Metro	4.98%	5.00%
SA - Non metro	0.27%	0.23%
Total SA	5.28%	5.27%
TAS - Inner city	0.03%	0.04%
TAS - Metro	0.85%	0.93%
TAS - Non metro	0.19%	0.20%
Total TAS	1.07%	1.17%
VIC - Inner city	0.27%	0.30%
VIC - Metro	18.96%	17.35%
VIC - Non metro	2.64%	2.48%
Total VIC	21.87%	20.13%
WA - Inner city	0.13%	0.12%
WA - Metro	10.33%	11.46%
WA - Non metro	0.44%	0.42%
Total WA	10.90%	11.99%
Total Inner City	0.63%	0.70%
Total Metro	80.11%	79.96%
Total Non Metro	19.26%	19.28%
Secured by Term Deposit	0.00%	0.07%
Total	100.00%	100.00%

ARREARS \$ % (scheduled balance basis)	31-60	61-90	90+	Total
Jul-18	0.11%	0.12%	0.28%	0.51%
Aug-18	0.04%	0.00%	0.00%	0.04%
Sep-18	0.05%	0.00%	0.00%	0.05%
Oct-18	0.11%	0.00%	0.00%	0.11%
Nov-18	0.15%	0.00%	0.04%	0.19%
Dec-18	0.10%	0.00%	0.10%	0.20%
Jan-19	0.12%	0.06%	0.14%	0.32%
Feb-19	0.13%	0.13%	0.26%	0.52%
Mar-19	0.13%	0.04%	0.33%	0.51%
Apr-19	0.11%	0.12%	0.28%	0.51%

MORTGAGE SAFETY NET

	No of Accounts	Amount (\$)
Jul-18	-	-
Aug-18	-	-
Sep-18	-	-
Oct-18	-	-
Nov-18	-	-
Dec-18	1	782,591
Jan-19	5	2,088,361
Feb-19	8	3,100,854
Mar-19	11	3,731,284
Apr-19	9	3,394,078

MORTGAGE IN POSSESSION

	No of Accounts	Amount (\$)
Sep-18	-	-
Oct-18	-	-
Nov-18	-	-
Dec-18	-	-
Jan-19	-	-
Feb-19	-	-
Mar-19	-	-
Apr-19	-	-

PRINCIPAL LOSS

	Gross Loss	LMI claim (A\$)	LMI payment (A\$)	Net loss
2018	-	-	-	-
Total	-	-	-	-

EXCESS SPREAD

	Excess Spread (A\$)	Excess Spread % p.a	Opening Bond Balance
Sep-18	-	0.00%	\$ 917,709,929
Oct-18	-	0.00%	\$ 897,542,837
Nov-18	-	0.00%	\$ 865,762,562
Dec-18	-	0.00%	\$ 847,019,306
Jan-19	236,310.36	0.34%	\$ 826,658,237
Feb-19	552,949.49	0.81%	\$ 814,309,824
Mar-19	14,669.58	0.02%	\$ 801,678,939
Apr-19	467,784.06	0.72%	\$ 782,743,029
Total	-	-	-

ANNUALISED CPR

	CPR % p.a
Jul-18	-
Aug-18	26.56%
Sep-18	20.93%
Oct-18	32.74%
Nov-18	20.12%
Dec-18	22.69%
Jan-19	13.64%
Feb-19	14.51%
Mar-19	22.56%
Apr-19	16.88%

RESERVES

	Available	Drawn
Principal Draw	-	-
Liquidity Reserve Account	6,534,692.54	-
Income Reserve	150,000.00	-

SUPPORTING RATINGS

Role	Party	Current Rating S&P / Moody's	Rating Trigger S&P /Moody's
Fixed Rate Swap Provider	AMP Bank Limited	A-, A-2 / A2	below A-1 and A /A3(cr)
Liquidity Reserve Account Holder	MUFG Bank, Ltd	A, A-1/ P-1	below A-2 or BBB+/ P-1
Bank Account Provider	Westpac	A-1+ / P-1	below A-2 / P-1

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 2016-1 Trust Progress 2017-1 Trust Progress 2017-2 Trust Progress 2018-1 Trust Progress Warehouse Trust No .1
Back-Up Servicer:	Perpetual Trustee (Cold)