

PROGRESS 2016-1 TRUST

Wednesday, 21 September 2022

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

	<u>Currency</u>	<u>Initial Stated Amount</u>	<u>Current Invested Amount</u>	<u>Current Stated Amount</u>	<u>Percentages at Issue</u>	<u>Current Percentages</u>	<u>Rating S&P/Moodys</u>
Class AB Notes	A\$	690,000,000.00	123,714,438.87	123,714,438.87	92.00%	83.91%	AAA / Aaa
Class B Notes	A\$	37,950,000.00	15,004,285.35	15,004,285.35	5.06%	10.18%	AAA /n.r
Class C Notes	A\$	12,900,000.00	5,100,270.90	5,100,270.90	1.72%	3.46%	AA+/n.r.
Class D Notes	A\$	8,100,000.00	3,202,495.69	3,202,495.69	1.08%	2.17%	A+/n.r.
Class D Notes	A\$	1,050,000.00	415,138.34	415,138.34	0.14%	0.28%	n.r./n.r.
TOTAL		750,000,000.00	147,436,629.15	147,436,629.15	100.00%	100.00%	

Current Payment Date: Wednesday, 21 September 2022

	<u>Pre Payment Date Bond Factors</u>	<u>Coupon Rate</u>	<u>Coupon Rate Reset Date</u>	<u>Initial Issued Notes (No.)</u>	<u>Interest Payment (per security)</u>	<u>Principal Payment (per security)</u>	<u>Post Payment Date Bond Factors</u>
Class A Notes	0.1865	3.1800%	21-Sep-22	690,000	0.49	7.19	0.1793
Class AB Notes	0.4112	3.7500%	21-Sep-22	37,950	1.27	15.85	0.3954
Class B Notes	0.4112	4.1500%	21-Sep-22	12,900	1.40	15.85	0.3954
Class C Notes	0.4112	5.1000%	21-Sep-22	8,100	1.72	15.85	0.3954
Class D Notes	0.4112	7.9000%	21-Sep-22	1,050	2.67	15.85	0.3954
TOTAL				750,000	7.55	70.60	

COLLATERAL INFORMATION

	<u>At Issue</u>	<u>Aug - 22</u>
Total pool size:	\$742,931,233.00	\$146,183,417.81
Total Number Of Loans (UnConsolidated):	3582	984
Total number of loans (consolidating split loans):	2345	687
Average loan size:	\$316,815.00	\$212,785.18
Maximum loan size:	\$993,677.00	\$921,444.54
Total property value:	\$1,305,952,265.00	\$399,115,532.25
Number of Properties:	2501	723
Average property value:	\$522,172.00	\$552,027.02
Average current LVR:	60.44%	40.79%
Average Term to Maturity (months):	316	238.60
Maximum Remaining Term to Maturity (months):	358	285.17
Weighted Average Seasoning (months):	34	104.26
Weighted Average Current LVR:	65.15%	54.14%
Weighted Average Term to Maturity (months):	309	249.14
% of pool with loans > \$500,000:	25.14%	15.77%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	92.83%	113.90%
% Fixed Rate Loans(Value):	24.55%	11.55%
% Interst Only loans (Value):	33.60%	5.51%
Weighted Average Mortgage Interest:	4.42%	4.60%
Investment Loans:	23.83%	31.68%

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

Outstanding Balance Distribution

	<u>% at Issue</u>	<u>Aug - 22</u>
≤ \$0	0.00%	-0.25%
> \$0 and ≤ \$100,000	1.34%	4.41%
> \$100,000 and ≤ \$150,000	2.94%	5.92%
> \$150,000 and ≤ \$200,000	5.33%	10.61%
> \$200,000 and ≤ \$250,000	10.00%	12.72%
> \$250,000 and ≤ \$300,000	13.60%	15.34%
> \$300,000 and ≤ \$350,000	12.28%	12.65%
> \$350,000 and ≤ \$400,000	11.54%	10.75%
> \$400,000 and ≤ \$450,000	10.31%	6.93%
> \$450,000 and ≤ \$500,000	7.52%	5.14%
> \$500,000 and ≤ \$550,000	6.23%	2.85%
> \$550,000 and ≤ \$600,000	4.36%	3.14%
> \$600,000 and ≤ \$650,000	3.43%	2.58%
> \$650,000 and ≤ \$700,000	2.64%	0.45%
> \$700,000 and ≤ \$750,000	1.84%	3.94%
> \$750,000 and ≤ \$800,000	1.57%	1.04%
> \$800,000 and ≤ \$850,000	2.20%	1.13%
> \$850,000 and ≤ \$900,000	0.59%	0.00%
> \$900,000 and ≤ \$950,000	1.49%	0.63%
> \$950,000 and ≤ \$1,000,000	0.79%	0.00%
Total	100.00%	100.00%

<u>Outstanding Balance LVR Distribution</u>	<u>\$ % at Issue</u>	<u>Aug - 22</u>
≤ 0%	0.00%	-0.25%
> 0% and ≤ 25%	8.74%	8.06%
> 25% and ≤ 30%	2.64%	4.55%
> 30% and ≤ 35%	3.20%	5.19%
> 35% and ≤ 40%	3.67%	6.56%
> 40% and ≤ 45%	4.05%	6.20%
> 45% and ≤ 50%	4.86%	7.30%
> 50% and ≤ 55%	5.42%	7.46%
> 55% and ≤ 60%	6.18%	8.78%
> 60% and ≤ 65%	8.14%	12.64%
> 65% and ≤ 70%	9.64%	13.76%
> 70% and ≤ 75%	15.18%	9.82%
> 75% and ≤ 80%	16.89%	6.18%
> 80% and ≤ 85%	4.65%	1.39%
> 85% and ≤ 90%	5.88%	1.57%
> 90% and ≤ 95%	0.85%	0.31%
> 95% and ≤ 100%	0.00%	0.00%
> 100%	0.00%	0.44%
Total	100.00%	100.00%

<u>Mortgage Insurance</u>	<u>\$ % at Issue</u>	<u>Aug - 22</u>
Genworth	13.86%	12.81%
QBE	86.14%	85.93%
Uninsured	0.00%	1.26%
Total	100.00%	100.00%

<u>Seasoning Analysis</u>	<u>\$ % at Issue</u>	<u>Aug - 22</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%	0.00%
> 12 mths and ≤ 15 mths	5.71%	0.00%
> 15 mths and ≤ 18 mths	10.39%	0.00%
> 18 mths and ≤ 21 mths	6.91%	0.00%
> 21 mths and ≤ 24 mths	4.49%	0.00%
> 24 mths and ≤ 36 mths	40.49%	0.00%
> 36 mths and ≤ 48 mths	14.44%	0.00%
> 48 mths and ≤ 60 mths	5.64%	0.00%
> 60 mths and ≤ 72 mths	2.74%	0.00%
> 72 mths and ≤ 84 mths	1.60%	2.59%
> 84 mths and ≤ 96 mths	2.08%	26.35%
> 96 mths and ≤ 108 mths	1.05%	44.79%
> 108 mths and ≤ 120 mths	0.40%	15.20%
> 120 mths	1.06%	11.07%
Total	100.00%	100.00%

<u>Geographic Distribution</u>	<u>\$ % at Issue</u>	<u>Aug - 22</u>
ACT - Metro	1.71%	1.55%
Total ACT	1.71%	1.55%
NSW - Inner city	0.18%	0.33%
NSW - Metro	29.70%	27.45%
NSW - Non metro	10.39%	8.55%
Total NSW	40.27%	36.33%
NT - Metro	0.28%	0.63%
NT - Non metro	0.15%	0.27%
Total NT	0.43%	0.90%
QLD - Inner city	0.05%	0.20%
QLD - Metro	8.49%	8.93%
QLD - Non metro	5.85%	6.57%
Total QLD	14.39%	15.71%
SA - Inner city	0.07%	0.00%
SA - Metro	6.19%	5.21%
SA - Non metro	0.62%	0.57%
Total SA	6.88%	5.79%
TAS - Inner city	0.07%	0.29%
TAS - Metro	0.53%	0.22%
TAS - Non metro	0.45%	0.30%
Total TAS	1.05%	0.81%
VIC - Inner city	0.36%	0.00%
VIC - Metro	17.39%	12.87%
VIC - Non metro	2.52%	2.71%
Total VIC	20.26%	15.58%
WA - Inner city	0.23%	0.16%
WA - Metro	13.71%	20.93%
WA - Non metro	1.08%	2.25%
Total WA	15.01%	23.33%
Total Inner City	0.95%	0.99%
Total Metro	78.00%	77.79%
Total Non Metro	21.05%	21.23%
<u>Secured by Term Deposit</u>	<u>0.00%</u>	<u>0.00%</u>
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>
Sep-21	0.32%	0.00%	1.02%	1.34%
Oct-21	0.03%	0.00%	1.05%	1.08%
Nov-21	0.00%	0.00%	0.84%	0.84%
Dec-21	0.41%	0.00%	0.87%	1.28%
Jan-22	0.50%	0.03%	0.88%	1.41%
Feb-22	0.82%	0.16%	0.49%	1.48%
Mar-22	0.17%	0.51%	0.11%	0.78%
Apr-22	0.47%	0.35%	0.54%	1.36%
May-22	0.73%	0.53%	0.56%	1.82%
Jun-22	0.16%	0.41%	0.84%	1.40%
Jul-22	0.54%	0.20%	0.80%	1.53%
Aug-22	0.20%	0.36%	0.55%	1.10%

<u>MORTGAGE SAFETY NET</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Sep-21	11	2,926,354
Oct-21	8	2,159,509
Nov-21	8	1,693,709
Dec-21	8	1,693,281
Jan-22	9	1,703,496
Feb-22	7	1,444,131
Mar-22	2	433,419
Apr-22	2	171,945
May-22	2	172,374
Jun-22	-	-
Jul-22	-	-
Aug-22	2	174,245

<u>Incl. COVID-19 HARDSHIP</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Sep-21	6	1,999,304
Oct-21	2	904,010
Nov-21	-	-
Dec-21	-	-
Jan-22	-	-
Feb-22	-	-
Mar-22	-	-
Apr-22	-	-
May-22	-	-
Jun-22	-	-
Jul-22	-	-
Aug-22	-	-

<u>MORTGAGE IN POSSESSION</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Sep-21	-	-
Oct-21	-	-
Nov-21	-	-
Dec-21	-	-
Jan-22	-	-
Feb-22	1	703,063
Mar-22	1	707,590
Apr-22	1	709,286
May-22	1	714,137
Jun-22	1	716,897
Jul-22	1	719,395
Aug-22	-	-

<u>PRINCIPAL LOSS</u>	<u>Gross Loss</u>	<u>LMI claim (A\$)</u>	<u>LMI payment (A\$)</u>	<u>Net loss</u>
2018	109,558	109,558	100,083	9,475
2019	-	-	-	-
2020	-	-	-	-
2021	11,585	-	-	11,585
2022	-	-	-	-
Total	121,143	109,558	100,083	21,060

<u>EXCESS SPREAD</u>	<u>Excess Spread (A\$)</u>	<u>Excess Spread % p.a</u>	<u>Opening Bond Balance</u>
Sep-21	88,381.91	0.53%	199,268,756
Oct-21	14,502.27	0.09%	194,099,013
Nov-21	137,665.45	0.88%	188,380,424
Dec-21	85,707.18	0.56%	184,427,034
Jan-22	86,249.63	0.58%	179,262,575
Feb-22	119,308.15	0.81%	176,500,315
Mar-22	56,991.44	0.39%	173,264,436
Apr-22	51,675.83	0.36%	170,259,167
May-22	65,094.79	0.47%	166,996,677
Jun-22	75,547.99	0.56%	161,966,284
Jul-22	-	0.00%	157,897,136
Aug-22	97,668.99	0.76%	153,347,829
Total	878,793.63		

<u>ANNUALISED CPR</u>	<u>CPR % p.a</u>
Sep-21	24.88%
Oct-21	28.05%
Nov-21	20.10%
Dec-21	26.70%
Jan-22	14.42%
Feb-22	17.40%
Mar-22	16.39%
Apr-22	18.20%
May-22	28.50%
Jun-22	24.00%
Jul-22	27.52%
Aug-22	35.76%

RESERVES

	<u>Available</u>	<u>Drawn</u>
Principal Draw		-
Liquidity Reserve Account	1,253,211.35	-
Income Reserve	150,000.00	-

SUPPORTING RATINGS

<u>Role</u>	<u>Party</u>	<u>Current Rating S&P /</u>	<u>Rating Trigger S&P</u>
		<u>Moody's</u>	<u>/Moody's</u>
Fixed Rate Swap Provider	BNP PARIBAS	A+/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:	BBB / Baa2
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 2019-1 Trust
	Progress 2020-1 Trust
	Progress 2021-1 Trust
	Progress 2022-1 Trust
	Progress Warehouse Trust No .1
Back-Up Servicer:	Perpetual Trustee (Cold)