

# PROGRESS 2019-1 TRUST

Friday, 24 November 2023

<b>Transaction Name:</b>	Progress 2019-1 Trust
<b>Trustee:</b>	Perpetual Trustee Company Limited
<b>Security Trustee:</b>	P.T. Limited
<b>Originator:</b>	AMP Bank Limited
<b>Servicer &amp; Custodian:</b>	AMP Bank Limited
<b>Issue Date:</b>	Thursday, 13th June 2019
<b>Maturity Date:</b>	Friday, 24th June 2050
<b>Payment Date:</b>	24th day of each month
<b>Business Day for Payments:</b>	Sydney & Melbourne
<b>Determination Date &amp; Ex-Interest Date:</b>	3 Business Days before each Payment Date.

	Base	Margin	Interest Calculation	Class A Refinancing Date
<b>Class A Notes</b>	1 M BBSW	105bps	Actual/365	25 Nov 2024
<b>Class AB Notes</b>	1 M BBSW	195bps	Actual/365	
<b>Class B Notes</b>	1 M BBSW	225bps	Actual/365	
<b>Class C Notes</b>	1 M BBSW	270bps	Actual/365	
<b>Class D Notes</b>	1 M BBSW	620bps	Actual/365	

	Currency	Initial Stated Amount	Current Invested Amount	Current Stated Amount	Percentages at Issue	Current Percentages	Rating S&P/Moodys
<b>Class A Notes</b>	A\$	920,000,000.00	239,418,762.21	239,418,762.21	92.00%	83.78%	AAA / Aaa
<b>Class AB Notes</b>	A\$	46,700,000.00	27,058,353.05	27,058,353.05	4.67%	9.47%	AAA /n.r
<b>Class B Notes</b>	A\$	19,300,000.00	11,182,574.19	11,182,574.19	1.93%	3.91%	AAA /n.r.
<b>Class C Notes</b>	A\$	12,400,000.00	7,184,659.05	7,184,659.05	1.24%	2.51%	A /n.r.
<b>Class D Notes</b>	A\$	1,600,000.00	927,052.76	927,052.76	0.16%	0.32%	n.r.-/n.r.
<b>TOTAL</b>		1,000,000,000.00	285,771,401.26	285,771,401.26	100.00%	100.00%	

**Current Payment Date:** Friday, 24 November 2023

	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
<b>Class A Notes</b>	0.2643	5.1350%	24-Nov-23	920,000	1.15	4.09	0.2602
<b>Class AB Notes</b>	0.5885	6.0350%	24-Nov-23	46,700	3.02	9.11	0.5794
<b>Class B Notes</b>	0.5885	6.3350%	24-Nov-23	19,300	3.17	9.11	0.5794
<b>Class C Notes</b>	0.5885	6.7850%	24-Nov-23	12,400	3.39	9.11	0.5794
<b>Class D Notes</b>	0.5885	10.2850%	24-Nov-23	1,600	5.14	9.11	0.5794
<b>TOTAL</b>				1,000,000	15.87	40.54	

**COLLATERAL INFORMATION**

	At Issue	Oct - 23
Total pool size:	\$991,497,790	\$283,342,344
Total Number Of Loans (UnConsolidated):	3,892	1503
Total number of loans (consolidating split loans):	2,930	1141
Average loan size:	\$338,395	\$248,328
Maximum loan size:	\$1,000,000	\$937,433
Total property value:	\$2,126,101,907	\$847,669,190
Number of Properties:	2934	1144
Average property value:	\$724,643	\$740,970
Average current LVR:	52.17%	38.27%
Average Term to Maturity (months):	306.58	250.61
Maximum Remaining Term to Maturity (months):	345.24	292.18
Weighted Average Seasoning (months):	37.13	90.46
Weighted Average Current LVR:	59.22%	50.74%
Weighted Average Term to Maturity (months):	314.73	262.17
% of pool with loans > \$500,000:	32.71%	25.92%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	92.27%	127.89%
% Fixed Rate Loans(Value):	6.15%	6.48%
% Interest Only loans (Value):	18.62%	4.25%
Weighted Average Mortgage Interest:	4.24%	6.38%
Weighted Average Fixed Rate:		3.02%
Weighted Average Variable Rate:		6.62%
Investment Loans:	14.85%	18.69%

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

	\$ % at Issue	Oct - 23
<b>Outstanding Balance Distribution</b>		
≤ \$0	0.00%	-0.05%
> \$0 and ≤ \$100,000	1.86%	3.03%
> \$100,000 and ≤ \$150,000	2.75%	5.30%
> \$150,000 and ≤ \$200,000	3.98%	6.09%
> \$200,000 and ≤ \$250,000	6.12%	10.71%
> \$250,000 and ≤ \$300,000	9.14%	10.65%
> \$300,000 and ≤ \$350,000	11.49%	12.79%
> \$350,000 and ≤ \$400,000	11.73%	12.33%
> \$400,000 and ≤ \$450,000	10.78%	7.08%
> \$450,000 and ≤ \$500,000	9.42%	6.16%
> \$500,000 and ≤ \$550,000	5.81%	6.64%
> \$550,000 and ≤ \$600,000	5.29%	4.25%
> \$600,000 and ≤ \$650,000	4.97%	4.63%
> \$650,000 and ≤ \$700,000	3.66%	1.88%
> \$700,000 and ≤ \$750,000	3.94%	1.55%
> \$750,000 and ≤ \$800,000	1.96%	2.17%
> \$800,000 and ≤ \$850,000	1.83%	2.60%
> \$850,000 and ≤ \$900,000	2.39%	1.53%
> \$900,000 and ≤ \$950,000	1.49%	0.65%
> \$950,000 and ≤ \$1,000,000	1.38%	0.00%
<b>Total</b>	100.00%	100.00%

<b>Outstanding Balance LVR Distribution</b>	<b>\$ % at Issue</b>	<b>Oct - 23</b>
≤ 0%	0.00%	-0.05%
> 0% and ≤ 25%	7.58%	13.65%
> 25% and ≤ 30%	4.06%	5.72%
> 30% and ≤ 35%	4.02%	4.62%
> 35% and ≤ 40%	3.29%	5.06%
> 40% and ≤ 45%	4.34%	9.53%
> 45% and ≤ 50%	8.64%	6.22%
> 50% and ≤ 55%	5.65%	8.06%
> 55% and ≤ 60%	7.55%	10.28%
> 60% and ≤ 65%	8.61%	7.04%
> 65% and ≤ 70%	8.81%	9.34%
> 70% and ≤ 75%	8.70%	10.53%
> 75% and ≤ 80%	14.84%	8.28%
> 80% and ≤ 85%	8.96%	0.71%
> 85% and ≤ 90%	4.47%	0.22%
> 90% and ≤ 95%	0.49%	0.26%
> 95% and ≤ 100%	0.00%	0.13%
> 100%	0.00%	0.41%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<b>Mortgage Insurance</b>	<b>\$ % at Issue</b>	<b>Oct - 23</b>
Genworth	67.47%	69.76%
QBE	32.53%	29.80%
Uninsured	0.00%	0.44%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<b>Seasoning Analysis</b>	<b>\$ % at Issue</b>	<b>Oct - 23</b>
> 0 mths and ≤ 3 mths	0.20%	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	0.00%	0.00%
> 12 mths and ≤ 15 mths	0.00%	0.00%
> 15 mths and ≤ 18 mths	6.37%	0.00%
> 18 mths and ≤ 21 mths	14.80%	0.00%
> 21 mths and ≤ 24 mths	20.86%	0.00%
> 24 mths and ≤ 36 mths	22.65%	0.00%
> 36 mths and ≤ 48 mths	13.09%	0.00%
> 48 mths and ≤ 60 mths	9.97%	0.18%
> 60 mths and ≤ 72 mths	5.31%	12.81%
> 72 mths and ≤ 84 mths	2.03%	43.15%
> 84 mths and ≤ 96 mths	1.31%	11.88%
> 96 mths and ≤ 108 mths	0.54%	16.20%
> 108 mths and ≤ 120 mths	0.25%	7.19%
> 120 mths	2.64%	8.58%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<b>Geographic Distribution</b>	<b>\$ % at Issue</b>	<b>Oct - 23</b>
NSW - Inner city	0.09%	0.10%
NSW - Metro	34.04%	36.22%
NSW - Non metro	9.70%	7.71%
<b>Total NSW</b>	<b>43.83%</b>	<b>44.04%</b>
ACT - Inner city	0.00%	0.00%
ACT - Metro	1.68%	1.67%
ACT - Non metro	0.00%	0.00%
<b>Total ACT</b>	<b>1.68%</b>	<b>1.67%</b>
NT - Inner city	0.00%	0.00%
NT - Metro	0.36%	0.50%
NT - Non metro	0.00%	0.00%
<b>Total NT</b>	<b>0.36%</b>	<b>0.50%</b>
SA - Inner city	0.17%	0.37%
SA - Metro	4.20%	3.81%
SA - Non metro	0.33%	0.39%
<b>Total SA</b>	<b>4.70%</b>	<b>4.57%</b>
QLD - Inner city	0.12%	0.25%
QLD - Metro	6.83%	7.58%
QLD - Non metro	5.11%	4.17%
<b>Total QLD</b>	<b>12.06%</b>	<b>12.01%</b>
TAS - Inner city	0.00%	0.00%
TAS - Metro	0.53%	0.47%
TAS - Non metro	0.45%	0.51%
<b>Total TAS</b>	<b>0.98%</b>	<b>0.98%</b>
VIC - Inner city	0.71%	1.19%
VIC - Metro	21.36%	18.57%
VIC - Non metro	2.37%	1.74%
<b>Total VIC</b>	<b>24.44%</b>	<b>21.50%</b>
WA - Inner city	0.28%	0.57%
WA - Metro	10.74%	13.17%
WA - Non metro	0.94%	0.99%
<b>Total WA</b>	<b>11.96%</b>	<b>14.73%</b>
<b>Total Inner City</b>	<b>1.37%</b>	<b>2.49%</b>
<b>Total Metro</b>	<b>79.73%</b>	<b>81.99%</b>
<b>Total Non Metro</b>	<b>18.90%</b>	<b>15.52%</b>
<b>Secured by Term Deposit</b>	<b>0.00%</b>	<b>0.00%</b>
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<u>ARREARS \$ % (scheduled balance basis)</u>	<u>31-60</u>	<u>61-90</u>	<u>90+</u>	<u>Total</u>
Nov-22	0.13%	0.00%	0.24%	0.37%
Dec-22	0.12%	0.00%	0.24%	0.37%
Jan-23	0.09%	0.13%	0.25%	0.47%
Feb-23	0.00%	0.08%	0.39%	0.47%
Mar-23	0.02%	0.00%	0.34%	0.36%
Apr-23	0.21%	0.00%	0.25%	0.46%
May-23	0.77%	0.00%	0.23%	1.00%
Jun-23	0.77%	0.07%	0.21%	1.05%
Jul-23	1.37%	0.13%	0.24%	1.75%
Aug-23	0.39%	0.61%	0.34%	1.34%
Sep-23	0.36%	0.36%	0.67%	1.39%
Oct-23	0.79%	0.01%	0.47%	1.27%

<u>MORTGAGE SAFETY NET (Includes COV-19)</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Nov-22	4	845,337
Dec-22	5	969,107
Jan-23	8	1,502,800
Feb-23	7	1,132,949
Mar-23	7	1,224,442
Apr-23	6	920,339
May-23	6	795,384
Jun-23	5	1,043,901
Jul-23	5	1,459,352
Aug-23	5	1,382,708
Sep-23	4	1,066,622
Oct-23	5	1,029,371

<u>COVID-19 HARSHIP</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Mar-22	-	-
Apr-22	-	-
May-22	-	-
Jun-22	-	-
Jul-22	-	-
Aug-22	-	-
Sep-22	-	-
Oct-22	-	-

<u>MORTGAGE IN POSSESSION</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Nov-22	-	-
Dec-22	-	-
Jan-23	-	-
Feb-23	-	-
Mar-23	-	-
Apr-23	-	-
May-23	-	-
Jun-23	-	-
Jul-23	-	-
Aug-23	-	-
Sep-23	-	-
Oct-23	-	-

<u>PRINCIPAL LOSS</u>	<u>Gross Loss</u>	<u>LMI claim (A\$)</u>	<u>LMI payment (A\$)</u>	<u>Net loss</u>
2019	-	-	-	-
2020	133,175.69	133,175.69	133,075.69	100.00
2021	-	-	-	-
2022	-	-	-	-
2023	-	-	-	-
<b>Total</b>	<b>133,175.69</b>	<b>133,175.69</b>	<b>133,075.69</b>	<b>100.00</b>

<u>EXCESS SPREAD</u>	<u>Excess Spread (A\$)</u>	<u>Excess Spread % p.a</u>	<u>Opening Bond Balance</u>
Nov-22	47,192.25	0.15%	\$ 377,528,582
Dec-22	287,956.93	0.93%	\$ 370,165,554
Jan-23	240,412.64	0.80%	\$ 361,837,466
Feb-23	330,499.27	1.14%	\$ 348,435,602
Mar-23	2,558.48	0.01%	\$ 342,309,827
Apr-23	100,742.26	0.36%	\$ 336,142,202
May-23	111,692.26	0.41%	\$ 330,673,473
Jun-23	334,475.04	1.25%	\$ 322,363,141
Jul-23	116,130.81	0.44%	\$ 313,265,080
Aug-23	160,846.02	0.63%	\$ 304,721,977
Sep-23	180,677.74	0.73%	\$ 298,375,407
Oct-23	225,739.26	0.93%	\$ 290,265,174
<b>Total</b>	<b>2,138,922.96</b>		

<u>ANNUALISED CPR</u>	<u>CPR % p.a</u>
Nov-22	17.51%
Dec-22	20.56%
Jan-23	33.70%
Feb-23	15.67%
Mar-23	16.19%
Apr-23	14.46%
May-23	23.24%
Jun-23	26.17%
Jul-23	25.37%
Aug-23	19.18%
Sep-23	25.23%
Oct-23	13.67%

**RESERVES**

	<u>Available</u>	<u>Drawn</u>
Principal Draw		-
Liquidity Reserve Account	2,429,056.91	-
Income Reserve	150,000.00	-

**SUPPORTING RATINGS**

<u>Role</u>	<u>Party</u>	<u>Current Rating S&amp;P / Moody's</u>	<u>Rating Trigger S&amp;P /Moody's</u>
Fixed Rate Swap Provider	AMP Bank Limited	BBB/Baa2	BBB /A3(cr)
Standby Swap Provider	NAB	AA-/Aa3	BBB /A3(cr)
Liquidity Reserve Account Holder	MUFG Bank, Ltd	A, A-1/ P-1	A- / P-1
Bank Account Provider	Westpac	A-1+ / P-1	A- / 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 2022-2 Trust
	Progress 2023-1 Trust
Back-Up Servicer:	Progress Warehouse Trust No.1 Perpetual Trustee (Cold)