

# PROGRESS 2019-1 TRUST

Tuesday, 24 August 2021

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

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

	Currency	Initial Stated Amount	Current Invested Amount	Current Stated Amount	Percentages at Issue	Current Percentages	Rating S&P/Moody's
Class A Notes	A\$	920,000,000.00	471,164,245.59	471,164,245.59	92.00%	85.49%	AAA / Aaa
Class AB Notes	A\$	46,700,000.00	46,700,000.00	46,700,000.00	4.67%	8.47%	AAA /n.r
Class B Notes	A\$	19,300,000.00	19,300,000.00	19,300,000.00	1.93%	3.50%	AA+ /n.r.
Class C Notes	A\$	12,400,000.00	12,400,000.00	12,400,000.00	1.24%	2.25%	A /n.r.
Class D Notes	A\$	1,600,000.00	1,600,000.00	1,600,000.00	0.16%	0.29%	n.r./n.r.
<b>TOTAL</b>		<b>1,000,000,000.00</b>	<b>551,164,245.59</b>	<b>551,164,245.59</b>	<b>100.00%</b>	<b>100.00%</b>	

Current Payment Date: Tuesday, 24 August 2021

	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	0.5322	1.0637%	24-Aug-21	920,000	0.45	20.11	0.5121
Class AB Notes	1.0000	1.9637%	24-Aug-21	46,700	1.56	-	1.0000
Class B Notes	1.0000	2.2637%	24-Aug-21	19,300	1.80	-	1.0000
Class C Notes	1.0000	2.7137%	24-Aug-21	12,400	2.16	-	1.0000
Class D Notes	1.0000	6.2137%	24-Aug-21	1,600	4.94	-	1.0000
<b>TOTAL</b>				<b>1,000,000</b>	<b>10.90</b>	<b>20.11</b>	

## COLLATERAL INFORMATION

	At Issue	Jul - 21
Total pool size:	\$991,497,790	\$546,479,349
Total Number Of Loans (UnConsolidated):	3,892	2467
Total number of loans (consolidating split loans):	2,930	1856
Average loan Size:	\$338,395	\$294,439
Maximum loan size:	\$1,000,000	\$999,707
Total property value:	\$2,126,101,907	\$1,367,990,433
Number of Properties:	2934	1859
Average property value:	\$724,643	\$735,874
Average current LVR:	52.17%	45.35%
Average Term to Maturity (months):	306.58	278.67
Maximum Remaining Term to Maturity (months):	345.24	319.20
Weighted Average Seasoning (months):	37.13	63.50
Weighted Average Current LVR:	59.22%	55.58%
Weighted Average Term to Maturity (months):	314.73	288.87
% of pool with loans > \$500,000:	32.71%	29.85%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	92.27%	135.06%
% Fixed Rate Loans(Value):	6.15%	7.81%
% Interest Only loans (Value):	18.62%	12.73%
Weighted Average Mortgage Interest:	4.24%	3.06%
Investment Loans:	14.85%	16.57%

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

Outstanding Balance Distribution	\$ % at Issue	Jul - 21
≤ \$0	0.00%	-0.01%
> \$0 and ≤ \$100,000	1.86%	2.59%
> \$100,000 and ≤ \$150,000	2.75%	3.28%
> \$150,000 and ≤ \$200,000	3.98%	4.60%
> \$200,000 and ≤ \$250,000	6.12%	9.00%
> \$250,000 and ≤ \$300,000	9.14%	9.67%
> \$300,000 and ≤ \$350,000	11.49%	11.66%
> \$350,000 and ≤ \$400,000	11.73%	12.26%
> \$400,000 and ≤ \$450,000	10.78%	9.91%
> \$450,000 and ≤ \$500,000	9.42%	7.21%
> \$500,000 and ≤ \$550,000	5.81%	5.20%
> \$550,000 and ≤ \$600,000	5.29%	6.22%
> \$600,000 and ≤ \$650,000	4.97%	4.11%
> \$650,000 and ≤ \$700,000	3.66%	3.22%
> \$700,000 and ≤ \$750,000	3.94%	2.24%
> \$750,000 and ≤ \$800,000	1.96%	2.56%
> \$800,000 and ≤ \$850,000	1.83%	1.65%
> \$850,000 and ≤ \$900,000	2.39%	2.24%
> \$900,000 and ≤ \$950,000	1.49%	1.69%
> \$950,000 and ≤ \$1,000,000	1.38%	0.72%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<b>Outstanding Balance LVR Distribution</b>	<b>\$ % at Issue</b>	<b>Jul - 21</b>
≤ 0%	0.00%	-0.01%
> 0% and ≤ 25%	7.58%	10.13%
> 25% and ≤ 30%	4.06%	4.69%
> 30% and ≤ 35%	4.02%	5.08%
> 35% and ≤ 40%	3.29%	3.30%
> 40% and ≤ 45%	4.34%	6.47%
> 45% and ≤ 50%	8.64%	7.95%
> 50% and ≤ 55%	5.65%	6.55%
> 55% and ≤ 60%	7.55%	7.83%
> 60% and ≤ 65%	8.61%	8.75%
> 65% and ≤ 70%	8.81%	8.39%
> 70% and ≤ 75%	8.70%	9.92%
> 75% and ≤ 80%	14.84%	13.16%
> 80% and ≤ 85%	8.96%	5.77%
> 85% and ≤ 90%	4.47%	1.28%
> 90% and ≤ 95%	0.49%	0.15%
> 95% and ≤ 100%	0.00%	0.00%
> 100%	0.00%	0.59%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<b>Mortgage Insurance</b>	<b>\$ % at Issue</b>	<b>Jul - 21</b>
Genworth	67.47%	70.44%
QBE	32.53%	29.25%
Uninsured	0.00%	0.31%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<b>Seasoning Analysis</b>	<b>\$ % at Issue</b>	<b>Jul - 21</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%	0.21%
> 36 mths and ≤ 48 mths	13.09%	27.78%
> 48 mths and ≤ 60 mths	9.97%	32.59%
> 60 mths and ≤ 72 mths	5.31%	12.90%
> 72 mths and ≤ 84 mths	2.03%	13.07%
> 84 mths and ≤ 96 mths	1.31%	5.67%
> 96 mths and ≤ 108 mths	0.54%	2.72%
> 108 mths and ≤ 120 mths	0.25%	1.24%
> 120 mths	2.64%	3.81%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<b>Geographic Distribution</b>	<b>\$ % at Issue</b>	<b>Jul - 21</b>
NSW - Inner city	0.09%	0.18%
NSW - Metro	34.04%	34.21%
NSW - Non metro	9.70%	8.61%
<b>Total NSW</b>	<b>43.83%</b>	<b>43.00%</b>
ACT - Inner city	0.00%	0.00%
ACT - Metro	1.68%	1.51%
ACT - Non metro	0.00%	0.00%
<b>Total ACT</b>	<b>1.68%</b>	<b>1.51%</b>
NT - Inner city	0.00%	0.00%
NT - Metro	0.36%	0.53%
NT - Non metro	0.00%	0.00%
<b>Total NT</b>	<b>0.36%</b>	<b>0.53%</b>
SA - Inner city	0.17%	0.24%
SA - Metro	4.20%	3.95%
SA - Non metro	0.33%	0.44%
<b>Total SA</b>	<b>4.70%</b>	<b>4.64%</b>
QLD - Inner city	0.12%	0.14%
QLD - Metro	6.83%	7.30%
QLD - Non metro	5.11%	4.68%
<b>Total QLD</b>	<b>12.06%</b>	<b>12.13%</b>
TAS - Inner city	0.00%	0.00%
TAS - Metro	0.53%	0.65%
TAS - Non metro	0.45%	0.39%
<b>Total TAS</b>	<b>0.98%</b>	<b>1.04%</b>
VIC - Inner city	0.71%	0.96%
VIC - Metro	21.36%	19.78%
VIC - Non metro	2.37%	2.34%
<b>Total VIC</b>	<b>24.44%</b>	<b>23.08%</b>
WA - Inner city	0.28%	0.49%
WA - Metro	10.74%	12.51%
WA - Non metro	0.94%	1.03%
<b>Total WA</b>	<b>11.96%</b>	<b>14.02%</b>
<b>Total Inner City</b>	<b>1.37%</b>	<b>2.02%</b>
<b>Total Metro</b>	<b>79.73%</b>	<b>80.45%</b>
<b>Total Non Metro</b>	<b>18.90%</b>	<b>17.49%</b>
<b>Secured by Term Deposit</b>	<b>0.00%</b>	<b>0.05%</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>
Aug-20	0.00%	0.07%	0.22%	0.29%
Sep-20	0.18%	0.00%	0.29%	0.47%
Oct-20	0.13%	0.12%	0.25%	0.50%
Nov-20	0.13%	0.04%	0.20%	0.38%
Dec-20	0.26%	0.06%	0.25%	0.58%
Jan-21	0.30%	0.06%	0.32%	0.68%
Feb-21	0.20%	0.08%	0.39%	0.66%
Mar-21	0.29%	0.09%	0.43%	0.82%
Apr-21	0.05%	0.19%	0.49%	0.73%
May-21	0.12%	0.05%	0.54%	0.71%
Jun-21	0.10%	0.13%	0.45%	0.68%
Jul-21	0.09%	0.23%	0.31%	0.63%

<u>MORTGAGE SAFETY NET (Includes COV-19)</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Aug-20	212	68,486,507
Sep-20	191	62,306,189
Oct-20	61	20,680,087
Nov-20	51	16,516,638
Dec-20	35	10,555,410
Jan-21	24	6,470,782
Feb-21	16	4,299,787
Mar-21	14	4,421,984
Apr-21	13	3,682,789
May-21	10	2,769,636
Jun-21	10	2,770,553
Jul-21	13	3,425,516

<u>COVID-19 HARDSHIP</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Aug-20	203	65,925,831
Sep-20	184	59,790,120
Oct-20	55	18,792,539
Nov-20	43	14,273,989
Dec-20	27	8,309,799
Jan-21	15	4,370,916
Feb-21	3	844,468
Mar-21	2	426,655
Apr-21	-	-
May-21	-	-
Jun-21	-	-
Jul-21	4	865,421

<u>MORTGAGE IN POSSESSION</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Aug-20	-	-
Sep-20	-	-
Oct-20	-	-
Nov-20	-	-
Dec-20	-	-
Jan-21	-	-
Feb-21	-	-
Mar-21	-	-
Apr-21	-	-
May-21	-	-
Jun-21	-	-
Jul-21	-	-

<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
Total	133,175.69	133,175.69	133,075.69	100.00

<u>EXCESS SPREAD</u>	<u>Excess Spread (A\$)</u>	<u>Excess Spread % p.a</u>	<u>Opening Bond Balance</u>
Aug-20	374,886.26	0.61%	\$ 734,862,305
Sep-20	327,594.63	0.55%	\$ 716,334,948
Oct-20	301,026.08	0.52%	\$ 701,120,685
Nov-20	435,412.94	0.76%	\$ 686,628,478
Dec-20	245,864.94	0.44%	\$ 670,400,154
Jan-21	231,513.63	0.42%	\$ 654,884,300
Feb-21	270,629.49	0.51%	\$ 641,932,097
Mar-21	333,928.75	0.64%	\$ 628,126,624
Apr-21	367,322.08	0.72%	\$ 610,961,166
May-21	203,203.03	0.41%	\$ 594,806,108
Jun-21	551,749.13	1.13%	\$ 585,275,955
Jul-21	197,723.85	0.42%	\$ 569,667,625
Total	3,840,854.81		

<u>ANNUALISED CPR</u>	<u>CPR % p.a</u>
Aug-20	23.02%
Sep-20	19.13%
Oct-20	18.52%
Nov-20	21.39%
Dec-20	20.87%
Jan-21	17.52%
Feb-21	19.21%
Mar-21	24.75%
Apr-21	23.89%
May-21	13.49%
Jun-21	24.05%
Jul-21	29.28%

**RESERVES**

	<u>Available</u>	<u>Drawn</u>	
Principal Draw			-
Liquidity Reserve Account	4,684,896.09		-
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 Warehouse Trust No .1
Back-Up Servicer:	Perpetual Trustee (Cold)