

PROGRESS 2018-1 TRUST

Wednesday, 11 December 2024

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.

	Base	Margin	Interest Calculation
Class A Notes	1 M BBSW	0bps	Actual/365
Class A-R Notes	1 M BBSW	95bps	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	0	0	92.00%	0	AAA / Aaa
Class A-R Notes	A\$	162,000,000.00	137,253,255.01	137,253,255.01	66.94%	83.83%	AAA/Aaa
Class AB Notes	A\$	54,500,000.00	18,039,234.50	18,039,234.50	22.52%	11.02%	AAA /n.r
Class B Notes	A\$	15,000,000.00	4,964,926.95	4,964,926.95	6.20%	3.03%	AA+/n.r.
Class C Notes	A\$	9,300,000.00	3,078,254.68	3,078,254.68	3.84%	1.88%	A/n.r.
Class D Notes	A\$	1,200,000.00	397,194.32	397,194.32	0.50%	0.24%	n.r./n.r.
TOTAL		242,000,000.00	163,732,865.46	163,732,865.46	100.00%	100.00%	

Current Payment Date: Wednesday, 11 December 2024

	Pre Payment Date Bond	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	0.0000	0.0000%	-	920,000	-	-	0.0000
Class A-R Notes	0.8662	5.2600%	11-Dec-24	162,000	3.74	18.92	0.8472
Class AB Notes	0.3384	5.9100%	11-Dec-24	54,500	1.64	7.39	0.3310
Class B Notes	0.3384	6.1100%	11-Dec-24	15,000	1.70	7.39	0.3310
Class C Notes	0.3384	6.9100%	11-Dec-24	9,300	1.92	7.39	0.3310
Class D Notes	0.3384	10.1100%	11-Dec-24	1,200	2.81	7.39	0.3310
TOTAL				242,000	11.82	48.49	

COLLATERAL INFORMATION

	At Issue	Nov - 24
Total pool size:	\$991,478,765	\$162,341,136.00
Total Number Of Loans (UnConsolidated):	3631	935
Total number of loans (consolidating split loans):	2780	718
Average loan Size:	\$356,647	\$226,101.86
Maximum loan size:	\$1,000,000	\$937,988.53
Total property value:	\$1,744,419,733	\$456,818,377.00
Number of Properties:	2780	718
Average property value:	\$627,489	\$636,237.29
Average current LVR:	60.34%	37.77%
Average Term to Maturity (months):	313.04	229.76
Maximum Remaining Term to Maturity (months):	348.23	270.08
Weighted Average Seasoning (months):	31.26	108.83
Weighted Average Current LVR:	65.78%	52.91%
Weighted Average Term to Maturity (months):	321.87	244.61
% of pool with loans > \$500,000:	36.09%	24.79%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	94.36%	92.71%
% Fixed Rate Loans(Value):	5.34%	2.75%
% Interest Only loans (Value):	30.89%	4.37%
Weighted Average Mortgage Interest:	4.17%	6.74%
Weighted Average Fixed Rate:		5.57%
Weighted Average Variable Rate:		6.78%
Investment Loans:	19.36%	26.84%

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

<u>Outstanding Balance Distribution</u>	<u>\$ % at Issue</u>	<u>Nov - 24</u>
≤ \$0	0.00%	-0.12%
> \$0 and ≤ \$100,000	1.17%	3.51%
> \$100,000 and ≤ \$150,000	1.81%	5.48%
> \$150,000 and ≤ \$200,000	4.07%	9.13%
> \$200,000 and ≤ \$250,000	6.53%	9.96%
> \$250,000 and ≤ \$300,000	8.97%	10.69%
> \$300,000 and ≤ \$350,000	11.89%	10.80%
> \$350,000 and ≤ \$400,000	11.52%	9.50%
> \$400,000 and ≤ \$450,000	9.49%	7.24%
> \$450,000 and ≤ \$500,000	8.45%	9.01%
> \$500,000 and ≤ \$550,000	7.29%	6.20%
> \$550,000 and ≤ \$600,000	7.31%	5.35%
> \$600,000 and ≤ \$650,000	4.24%	3.10%
> \$650,000 and ≤ \$700,000	3.86%	3.32%
> \$700,000 and ≤ \$750,000	2.85%	2.20%
> \$750,000 and ≤ \$800,000	3.36%	1.40%
> \$800,000 and ≤ \$850,000	2.34%	0.49%
> \$850,000 and ≤ \$900,000	1.59%	2.14%
> \$900,000 and ≤ \$950,000	1.87%	0.58%
> \$950,000 and ≤ \$1,000,000	1.38%	0.00%
Total	100.00%	100.00%

Outstanding Balance LVR Distribution	\$ % at Issue	Nov - 24
≤ 0%	0.00%	-0.12%
> 0% and ≤ 25%	3.19%	7.47%
> 25% and ≤ 30%	2.14%	3.79%
> 30% and ≤ 35%	1.82%	3.92%
> 35% and ≤ 40%	3.26%	6.01%
> 40% and ≤ 45%	3.65%	7.36%
> 45% and ≤ 50%	4.12%	6.55%
> 50% and ≤ 55%	5.08%	13.90%
> 55% and ≤ 60%	5.33%	10.04%
> 60% and ≤ 65%	6.76%	14.99%
> 65% and ≤ 70%	8.88%	14.01%
> 70% and ≤ 75%	12.17%	6.99%
> 75% and ≤ 80%	36.59%	4.00%
> 80% and ≤ 85%	5.80%	0.65%
> 85% and ≤ 90%	0.93%	0.20%
> 90% and ≤ 95%	0.28%	0.24%
> 95% and ≤ 100%	0.00%	0.00%
> 100%	0.00%	0.00%
Total	100.00%	100.00%

Mortgage Insurance	\$ % at Issue	Nov - 24
Genworth	47.25%	45.54%
QBE	52.75%	53.93%
Uninsured	0.00%	0.53%
Total	100.00%	100.00%

Seasoning Analysis	\$ % at Issue	Nov - 24
> 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%	0.00%
> 24 mths and ≤ 36 mths	19.78%	0.00%
> 36 mths and ≤ 48 mths	7.58%	0.00%
> 48 mths and ≤ 60 mths	7.74%	0.00%
> 60 mths and ≤ 72 mths	3.36%	0.00%
> 72 mths and ≤ 84 mths	1.67%	0.00%
> 84 mths and ≤ 96 mths	1.06%	31.03%
> 96 mths and ≤ 108 mths	0.38%	35.97%
> 108 mths and ≤ 120 mths	0.36%	13.00%
> 120 mths	2.27%	20.00%
Total	100.00%	100.00%

Geographic Distribution	\$ % at Issue	Nov - 24
ACT - Metro	2.03%	1.97%
Total ACT	2.03%	1.97%
NSW - Inner city	0.10%	0.00%
NSW - Metro	33.16%	39.87%
NSW - Non metro	10.04%	4.56%
Total NSW	43.31%	44.43%
NT - Metro	0.14%	0.32%
NT - Non metro	0.01%	0.00%
Total NT	0.15%	0.32%
QLD - Inner city	0.06%	0.00%
QLD - Metro	9.66%	15.16%
QLD - Non metro	5.68%	2.10%
Total QLD	15.40%	17.27%
SA - Inner city	0.03%	0.08%
SA - Metro	4.98%	4.14%
SA - Non metro	0.27%	0.35%
Total SA	5.28%	4.58%
TAS - Inner city	0.03%	0.00%
TAS - Metro	0.85%	0.51%
TAS - Non metro	0.19%	0.03%
Total TAS	1.07%	0.54%
VIC - Inner city	0.27%	0.41%
VIC - Metro	18.96%	16.35%
VIC - Non metro	2.64%	0.82%
Total VIC	21.87%	17.58%
WA - Inner city	0.13%	0.00%
WA - Metro	10.33%	12.79%
WA - Non metro	0.44%	0.51%
Total WA	10.90%	13.30%
Total Inner City	0.63%	0.49%
Total Metro	80.11%	91.13%
Total Non Metro	19.26%	8.38%
Secured by Term Deposit	0.00%	0.00%
Total	100.00%	100.00%

*The Geographic Distribution has been updated according to the S&P Assumptions: Australian RMBS Postcode Classification Assumptions, 07/01/2024

<u>ARREARS \$ % (scheduled balance basis)</u>	<u>31-60</u>	<u>61-90</u>	<u>90+</u>	<u>Total</u>
Dec-23	0.60%	0.00%	0.77%	1.37%
Jan-24	0.75%	0.00%	0.70%	1.45%
Feb-24	1.33%	0.62%	0.44%	2.39%
Mar-24	0.44%	1.26%	0.64%	2.33%
Apr-24	0.00%	0.50%	1.52%	2.02%
May-24	0.10%	0.17%	1.61%	1.88%
Jun-24	0.29%	0.00%	1.30%	1.59%
Jul-24	0.65%	0.10%	1.32%	2.07%
Aug-24	0.47%	0.20%	1.07%	1.75%
Sep-24	0.20%	0.51%	0.98%	1.69%
Oct-24	0.48%	0.21%	1.32%	2.02%
Nov-24	0.07%	0.38%	1.05%	1.50%

MORTGAGE SAFETY NET

	<u>No of Accounts</u>	<u>Amount (\$)</u>
Dec-23	7	1,892,316
Jan-24	8	1,653,188
Feb-24	11	2,251,308
Mar-24	11	2,444,772
Apr-24	10	2,106,145
May-24	9	2,224,839
Jun-24	7	1,934,708
Jul-24	8	2,188,295
Aug-24	11	2,713,935
Sep-24	6	1,688,768
Oct-24	8	2,395,432
Nov-24	2	767,220

MORTGAGE IN POSSESSION

	<u>No of Accounts</u>	<u>Amount (\$)</u>
Dec-23	-	-
Jan-24	-	-
Feb-24	-	-
Mar-24	-	-
Apr-24	-	-
May-24	-	-
Jun-24	-	-
Jul-24	-	-
Aug-24	-	-
Sep-24	-	-
Oct-24	-	-
Nov-24	-	-

PRINCIPAL LOSS

	<u>Gross Loss</u>	<u>LMI claim (A\$)</u>	<u>LMI payment (A\$)</u>	<u>Net loss</u>
2019	-	-	-	-
2020	-	-	-	-
2021	-	-	-	-
2022	-	-	-	-
2023	-	-	-	-
2024	-	-	-	-
Total	-	-	-	-

EXCESS SPREAD

	<u>Excess Spread (A\$)</u>	<u>Excess Spread % p.a</u>	<u>Opening Bond Balance</u>
Dec-23	25,363.23	0.14%	210,492,808.96
Jan-24	135,586.30	0.79%	205,941,794.64
Feb-24	183,346.25	1.10%	200,778,221.59
Mar-24	-	0.00%	196,587,354.99
Apr-24	105,431.76	0.65%	193,253,880.87
May-24	126,705.85	0.80%	188,993,487.78
Jun-24	52,336.21	0.34%	184,110,370.72
Jul-24	106,411.96	0.71%	180,714,574.13
Aug-24	118,766.00	0.80%	177,707,005.65
Sep-24	137,598.65	0.94%	175,180,581.76
Oct-24	63,618.31	0.44%	171,779,732.08
Nov-24	86,319.55	0.62%	167,389,647.91
Total	1,141,484.07		

ANNUALISED CPR

	<u>CPR % p.a</u>
Dec-23	19.92%
Jan-24	23.22%
Feb-24	19.15%
Mar-24	21.85%
Apr-24	13.41%
May-24	23.86%
Jun-24	16.61%
Jul-24	14.71%
Aug-24	12.12%
Sep-24	17.49%
Oct-24	23.47%
Nov-24	19.88%

RESERVES

	<u>Available</u>	<u>Drawn</u>	
Principal Draw			-
Liquidity Reserve Account	1,391,729.36		-
Income Reserve	150,000.00		-

SUPPORTING RATINGS

<u>Role</u>	<u>Party</u>	<u>Current Rating S&P / Moody's</u>	<u>Rating Trigger S&P /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 2022-2 Trust Progress 2023-1 Trust Progress 2023-2 Trust Progress 2024-1 Trust Progress 2024-2 Trust Progress Warehouse Trust No .1
Back-Up Servicer:	Perpetual Trustee (Cold)