PROGRESS 2020-1 TRUST

Monday, 21 December 2020

Transaction Name: Trustee: Security Trustee:

Progress 2020-1 Trust
Perpetual Trustee Company Limited
P.T. Limited
AMP Bank Limited
AMP Bank Limited
Wednesday, 30th September 2020
Monday, 23th January 2051
21st day of each month
Sydney & Melbourne
3 Business Days before each Payment Date. Originator: Servicer & Custodian: Issue Date: Maturity Date: Payment Date:
Business Day for Payments:
Determination Date & Ex-Interest Date:

	<u>Base</u>	Margin	Interest Calculation	Class A Refinancing Date
Class A Notes	1 M BBSW	100bps	Actual/365	21 Nov 2025
Class AB Notes	1 M BBSW	165bps	Actual/365	
Class B Notes	1 M BBSW	205bps	Actual/365	
Class C Notes	1 M BBSW	250bps	Actual/365	
Class D Notes	1 M BBSW	375bps	Actual/365	
Class E Notes	1 M BBSW	550bps	Actual/365	
Class F Notes	1 M BBSW	725bps	Actual/365	

		Current Invested			Current		
	Currency	Initial Stated Amount	Amount	Current Stated Amount	Percentages at Issue	Percentages	Rating S&P/Moodys
Class A Notes	A\$	920,000,000.00	842,397,482.08	842,397,482.08	92.00%	91.33%	AAA(sf)/Aaa (sf)
Class AB Notes	A\$	41,100,000.00	41,100,000.00	41,100,000.00	4.11%	4.46%	AAA(sf)
Class B Notes	A\$	15,400,000.00	15,400,000.00	15,400,000.00	1.54%	1.67%	AA(sf)
Class C Notes	A\$	11,600,000.00	11,600,000.00	11,600,000.00	1.16%	1.26%	A(sf)
Class D Notes	A\$	5,700,000.00	5,700,000.00	5,700,000.00	0.57%	0.62%	BBB(sf)
Class E Notes	A\$	2,900,000.00	2,900,000.00	2,900,000.00	0.29%	0.31%	BB(sf)
Class F Notes	A\$	3,300,000.00	3,300,000.00	3,300,000.00	0.33%	0.36%	NR
TOTAL		1,000,000,000.00	922,397,482.08	922,397,482.08	100.00%	100.00%	

Current Payment Date:		Monday, 21 December 2020					
	Pre Payment Date Bond Factors	Coupon Rate	Coupon Rate Reset Date In	iitial Issued Notes (No.)	Interest Payment (per security)	Principal Payment (per security)	Post Payment Date Bond Factors
Class A Notes	0.9465581170	1.0200%	21-Dec-20	920,000	0.740649310	30.9086800870	0.9156494370
Class AB Notes	1.000000000	1.6700%	21-Dec-20	41,100	1.281095890	-	1.000000000
Class B Notes	1.0000000000	2.0700%	21-Dec-20	15,400	1.587945210	-	1.000000000
Class C Notes	1.000000000	2.5200%	21-Dec-20	11,600	1.933150680	-	1.000000000
Class D Notes	1.0000000000	3.7700%	21-Dec-20	5,700	2.892054790	-	1.000000000
Class E Notes	1.000000000	5.5200%	21-Dec-20	2,900	4.234520550	-	1.000000000
Class F Notes	1.0000000000	7.2700%	21-Dec-20	3,300	5.576986300	-	1.0000000000
TOTAL				1.000.000	18.246402730	30.9086800870	6 9156494370

COLLATERAL INFORMATION	At Issue	Nov - 20
Total pool size:	\$999,972,314	\$913,245,801
Total Number Of Loans (UnConsolidated):	3,202	2980
Total number of loans (consolidating split loans):	2,280	2124
Average loan Size:	\$438,584	\$429,965
Maximum loan size:	\$1,041,188	\$1,034,884
Total property value:	\$1,648,887,041	\$1,532,095,521
Number of Properties:	2,387.00	2223
Average property value:	\$690,778	\$689,202
Average current LVR:	61.85%	60.74%
Average Term to Maturity (months):	307.60	304.74
Maximum Remaining Term to Maturity (months):	347.21	344.22
Weighted Average Seasoning (months):	32.33	35.35
Weighted Average Current LVR:	66.49%	65.90%
Weighted Average Term to Maturity (months):	321.73	318.87
% of pool with loans > \$500,000:	55.66%	54.16%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	89.93%	89.29%
% Fixed Rate Loans(Value):	17.73%	18.23%
% Interst Only loans (Value):	11.84%	11.91%
Weighted Average Mortgage Interest:	3.23%	3.19%
Investment Loans:	24.78%	25.49%
NOTE: Loan purpose determines investment lending classification from 01/03/2019		
Outstanding Balance Distribution	\$ % at Issue	Nov - 20
<u></u>	0.00%	0.00%
> \$0 and ≤ \$100,000	0.68%	0.71%
> \$100,000 and ≤ \$150,000	1.10%	1.21%
> \$150,000 and ≤ \$200,000	1.67%	1.82%
> \$200,000 and ≤ \$250,000	3.16%	3.11%
> \$250,000 and ≤ \$300,000	5.11%	5.18%
> \$300,000 and ≤ \$350,000	6.04%	6.18%
> \$350,000 and ≤ \$400,000	7.61%	8.13%
> \$400,000 and ≤ \$450,000	8.26%	8.59%
> \$450,000 and ≤ \$500,000	10.71%	10.91%
> \$500,000 and ≤ \$550,000	10.31%	9.62%
> \$550,000 and ≤ \$600,000	8.44%	8.17%
> \$600,000 and ≤ \$650,000	8.25%	8.40%
> \$650,000 and ≤ \$700,000	5.53%	5.77%
> \$700,000 and ≤ \$750,000	6.82%	6.43%
> \$750,000 and ≤ \$800,000	4.33%	4.41%
> \$800,000 and ≤ \$850,000	3.87%	3.99%
> \$850,000 and ≤ \$900,000	3.58%	3.06%
> \$900,000 and ≤ \$950,000	3.06%	3.24%
> \$950,000 and ≤ \$1,000,000	1.06%	0.85%
	0.41%	0.23%
> \$1,000,000 and ≤ \$1,050,000 Total	0.41% 100.00%	0.23% 100.00%
> 51,000,000 and \$ \$1,050,000 Total		0.23% 100.00%
Total	100.00%	100.00%
Total Outstanding Balance LVR Distribution	100.00% \$ % at Issue	100.00% Nov - 20
Total Outstanding Balance LVR Distribution ≤ 0%	100.00% <u>\$ % at Issue</u> 0.00%	100.00% Nov - 20 0.00%
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Outstanding Balance LVR Distribution ≤ 0% > 0% and ≤ 25% > 25% and ≤ 30% > 30% and ≤ 35% > 35% and ≤ 40% > 40% and ≤ 45% > 45% and ≤ 50% > 50% and ≤ 55% > 55% and ≤ 60% > 60% and ≤ 65% > 60% and ≤ 65% > 60% and ≤ 65% > 80% and ≤ 90% > 70% and ≤ 70% > 70% and ≤ 90% > 80% and ≤ 90% > 90% and ≤ 95% ■ 85% and ≤ 100% > 100k Total Mortgage Insurance Genworth QBE Not insured Total Seasoning Analysis > 0 mths and ≤ 1 mths > 3 mths and ≤ 1 mths > 1 mths and ≤ 1 mths > 15 mths and ≤ 18 mths > 15 mths and ≤ 18 mths > 15 mths and ≤ 11 mths > 15 mths and ≤ 12 mths > 15 mths and ≤ 14 mths > 15 mths and ≤ 15 mths > 15 mths and ≤ 1 mths > 15 mths and ≤ 1 mths > 15 mths and ≤ 1 mths > 15 mths and ≤ 14 mths > 14 mths and ≤ 15 mths > 15 mths and ≤ 14 mths > 14 mths and ≤ 15 mths > 15 mths and ≤ 14 mths > 14 mths and ≤ 15 mths > 15 mths and ≤ 14 mths > 14 mths and ≤ 15 mths > 15 mths and ≤ 16 mths > 16 mths and ≤ 24 mths > 17 mths and ≤ 48 mths > 18 mths and ≤ 48 mths > 18 mths and ≤ 48 mths > 18 mths and ≤ 60 mths > 10 mths and ≤ 17 mths > 17 mths and ≤ 48 mths > 18 mths and ≤ 60 mths > 10 mths and ≤ 72 mths > 17 mths and ≤ 84 mths > 17 mths and ≤ 84 mths	\$\frac{\sqrt{\text{st Issue}}{0.00\%}\$ \$\frac{\sqrt{\text{st Issue}}}{0.00\%}\$ 1.82\% 0.81\% 1.14\% 1.95\% 1.58\% 3.41\% 4.88\% 7.79\% 9.60\% 13.11\% 21.65\% 32.15\% 0.00\% 0.00\% 0.12\% 0.00\% 0.00\% 10.00\% \$\frac{\sqrt{\text{st Issue}}}{0.00\%}\$ 10.00\% \$\frac{\sqrt{\text{st Issue}}}{3.16\%}\$ 10.00\% \$\frac{\sqrt{\text{st Issue}}}{0.00\%}\$ 0.00\% 31.62\% 49.18\% 100.00\% 0.00\	100.00% Nov - 20 0.00% 1.94% 1.07% 1.16% 1.89% 3.49% 5.13% 9.83% 13.52% 22.89% 29.00% 0.04% 0.13% 0.00% 100.0
Total Outstanding Balance LVR Distribution ≤ 0% > 0% and ≤ 25% > 25% and ≤ 30% > 30% and ≤ 35% > 35% and ≤ 40% > 40% and ≤ 45% > 45% and ≤ 50% > 50% and ≤ 55% > 55% and ≤ 60% ≤ 60% and ≤ 65% > 60% and ≤ 67% > 70% and ≤ 75% > 70% and ≤ 75% > 70% and ≤ 75% > 95% and ≤ 100% > 100% Total Mortgage Insurance Genworth QBE Not insured Total Seasoning Analysis	100.00% \$ x t Issue 0.00% 1.82% 0.81% 1.14% 1.95% 1.58% 3.41% 4.88% 7.79% 9.60% 13.11% 21.65% 32.15% 0.00% 0.12% 0.00% 0.00% 10.00% \$ t Issue 19.20% 31.62% 49.18% 100.00% \$ t Issue 0.00% 0.00% 0.00% 31.62% 49.18% 100.00% 31.62% 49.18% 100.00% 31.62% 49.18% 31.62% 49.18% 31.62% 49.18% 31.62% 49.18% 31.62% 49.18% 31.62% 49.18% 39.23% 4.85% 2.66% 1.01% 0.92%	100.00% Nov - 20 0.00% 1.94% 1.07% 1.16% 1.89% 3.49% 5.13% 9.83% 13.52% 22.89% 29.00% 0.04% 0.13% 0.00% 100.0
Outstanding Balance LVR Distribution < 0% > 0% and ≤ 25% > 25% and ≤ 30% > 30% and ≤ 35% > 35% and ≤ 40% > 40% and ≤ 45% > 45% and ≤ 50% > 50% and ≤ 55% > 55% and ≤ 60% > 60% and ≤ 65% > 66% and ≤ 65% > 70% > 70% and ≤ 75% > 75% and ≤ 80% > 80% and ≤ 85% > 85% and ≤ 90% > 90% and ≤ 95% > 99% and ≤ 95% > 99% and ≤ 95% > 90% and ≤ 100% Total Mortgage Insurance Genworth QBE Not insured Total Seasoning Analysis > 0 mths and ≤ 3 mths > 3 mths and ≤ 6 mths > 9 mths and ≤ 12 mths > 12 mths and ≤ 15 mths > 15 mths and ≤ 15 mths > 15 mths and ≤ 11 mths > 14 mths and ≤ 21 mths > 15 mths and ≤ 21 mths > 14 mths and ≤ 21 mths > 15 mths and ≤ 21 mths > 15 mths and ≤ 21 mths > 16 mths and ≤ 18 mths > 18 mths and ≤ 21 mths > 18 mths and ≤ 21 mths > 18 mths and ≤ 21 mths > 18 mths and ≤ 36 mths > 18 mths and ≤ 36 mths > 18 mths and ≤ 36 mths > 18 mths and ≤ 21 mths > 18 mths and ≤ 36 mths > 18 mths and ≤ 48 mths > 18 mths and ≤ 84 mths > 48 mths and ≤ 84 mths > 48 mths and ≤ 84 mths > 84 mths and ≤ 96 mths	100.00% \$ **at Issue* 0.00% 1.82% 0.81% 1.14% 1.95% 1.58% 3.41% 4.88% 7.79% 9.60% 13.11% 21.65% 32.15% 0.00% 0.00% 0.00% 0.00% 100.00% \$ **at Issue* 19.20% 31.62% 49.18% 100.00% \$ **sue* 19.20% 31.62% 49.18% 100.00% 10.00% 0.00% 0.00% 0.00% 0.00% 0.00% 3.162% 49.18% 10.00% 0.00%	100.00% Nov - 20 0.00% 1.94% 1.07% 1.16% 1.89% 1.99% 3.49% 5.13% 7.91% 9.83% 13.52% 22.89% 29.00% 0.04% 0.13% 0.00% 0.00% 100.00% 100.00% 100.00% 0.00% 0.00% 100.00%
Outstanding Balance LVR Distribution < 0% 0% and ≤ 25% > 25% and ≤ 30% > 30% and ≤ 35% > 35% and ≤ 40% 4 40% and ≤ 45% > 45% and ≤ 50% > 50% and ≤ 55% > 55% and ≤ 60% > 60% and ≤ 65% > 65% and ≤ 70% > 70% and ≤ 75% > 70% and ≤ 85% > 85% and ≤ 80% > 80% and ≤ 85% > 80% and ≤ 185% > 90% ■ 00% and ≤ 95% > 90% and ≤ 95% > 90% and ≤ 95% > 90% and ≤ 91% > 20 whis and ≤ 100% Total Mortgage Insurance Genworth QBE Not insured Total Seasoning Analysis > 0 mths and ≤ 3 mths > 3 mths and ≤ 6 mths > 6 mths and ≤ 9 mths > 9 mths and ≤ 15 mths > 12 mths and ≤ 15 mths > 12 mths and ≤ 15 mths > 13 mths and ≤ 14 mths > 14 mths and ≤ 24 mths > 14 mths and ≤ 24 mths > 24 mths and ≤ 36 mths > 36 mths and ≤ 36 mths > 48 mths and ≤ 60 mths > 48 mths and ≤ 72 mths > 72 mths and ≤ 72 mths > 72 mths and ≤ 96 mths > 96 mths and ≤ 96 mths	100.00% \$ **at Issue* 0.00% 1.82% 0.81% 1.14% 1.95% 1.58% 3.41% 4.88% 7.79% 9.60% 13.11% 21.65% 32.15% 0.00% 0.00% 0.00% 0.00% 100.00% \$ **at Issue* 19.20% 31.62% 49.18% 100.00% \$ **sue* 10.00% \$ **sue* 19.20% 31.62% 49.18% 100.00% 0.00%	100.00% Nov - 20 0.00% 1.94% 1.07% 1.16% 1.89% 1.99% 3.49% 5.13% 7.91% 9.83% 13.52% 22.89% 29.00% 0.04% 0.13% 0.00% 0.00% 100.00% 100.00% 100.00% 100.00% 0.00% 100.00%

Geographic Distribution	\$ % at Issue	Nov - 20
NSW - Inner city	0.06%	0.07%
NSW - Metro	36.89%	37.14%
NSW - Non metro	8.00%	7.81%
Total NSW	44.95%	45.02%
ACT - Inner city	0.00%	0.00%
ACT - Metro	2.46%	2.42%
ACT - Non metro	0.00%	0.00%
Total ACT	2.46%	2.42%
NT - Inner city	0.00%	0.00%
NT - Metro	0.18%	0.19%
NT - Non metro	0.09%	0.10%
Total NT	0.27%	0.29%
SA - Inner city	0.00%	0.00%
SA - Metro	3.18%	3.23%
SA - Non metro	0.14%	0.08%
Total SA	3.32%	3.30%
QLD - Inner city	0.06%	0.06%
QLD - Metro	8.61%	8.67%
QLD - Non metro	4.67%	4.76%
Total QLD	13.34%	13.49%
TAS - Inner city	0.01%	0.01%
TAS - Metro	0.72%	0.67%
TAS - Non metro	0.15%	0.17%
Total TAS	0.88%	0.85%
VIC - Inner city	0.19%	0.21%
VIC - Metro	23.32%	23.16%
VIC - Non metro	1.85%	1.61%
Total VIC	25.36%	24.97%
WA - Inner city	0.04%	0.04%
WA - Metro	9.22%	9.45%
WA - Non metro	0.16%	0.18%
Total WA	9.42%	9.67%
Total Inner City	0.36%	0.38%
Total Metro	84.58%	84.92%
Total Non Metro	15.07%	14.69%
Secured by Term Deposit	0.00%	0.00%
Total	100.00%	100.00%

ARREARS \$ % (scheduled balance basis) 31-60 0.03% 61-90 0.00% 90+ 0.00% <u>Total</u> 0.03% Oct-20 Nov-20 0.00% 0.00% 0.00% 0.00% MORTGAGE SAFETY NET (Includes COV-19) No of Accounts Amount (\$) 2,177,473 Oct-20 Nov-20 286,108 COVID-19 HARDSHIP Amount (\$) No of Accounts Oct-20 Nov-20 MORTGAGE IN POSSESSION No of Accounts Amount (\$) Oct-20 Nov-20 PRINCIPAL LOSS **Gross Loss** LMI claim (A\$) LMI payment (A\$) Net loss 2020 Total EXCESS SPREAD Excess Spread (A\$) Excess Spread % p.a Oct-20 0.00% 1.000.000.000 Nov-20 Total 0.00% \$ 950,833,468

ANNUALISED CPR CPR % p.a

Oct-20 Nov-20 49.84% 26.90%

RESERVES Available <u>Drawn</u> 1,322,544.06 Principal Draw Liquidity Reserve Account 7,829,136.97 Income Reserve 150,000.00

SUPPORTING RATINGS Role

Current Rating S&P / Party Rating Trigger S&P Moodys BBB/Baa2 /Moodys BBB /A3(cr) Fixed Rate Swap Provider AMP Bank Limited Standby Swap Provider AA-/Aa3 BBB /A3(cr) Liquidity Reserve Account Holder Bank Account Provider MUFG Bank, Ltd A- / P-1 A- / P-1 A. A-1/ P-1 A-1+ / P-1 Westpac

SERVICER Servicer:

AMP Bank Limited BBB/Baa2 Servicer Ranking or Rating: 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)