

PROGRESS 2016-1 TRUST

Monday, 23 August 2021

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

	Currency	Initial Stated Amount	Current Invested Amount	Current Stated Amount	Percentages at Issue	Current Percentages	Rating S&P/Moody's
	A\$	690,000,000.00	173,149,161.70	173,149,161.70	92.00%	83.91%	AAA / Aaa
Class AB Notes	A\$	37,950,000.00	20,999,807.74	20,999,807.74	5.06%	10.18%	AAA /n.r
Class B Notes	A\$	12,900,000.00	7,138,274.57	7,138,274.57	1.72%	3.46%	AA+/n.r.
Class C Notes	A\$	8,100,000.00	4,482,172.40	4,482,172.40	1.08%	2.17%	A+/n.r.
Class D Notes	A\$	1,050,000.00	581,022.35	581,022.35	0.14%	0.28%	n.r./n.r.
TOTAL		750,000,000.00	206,350,438.76	206,350,438.76	100.00%	100.00%	

Current Payment Date: Monday, 23 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	0.2571	1.2400%	23-Aug-21	690,000	0.29	6.12	0.2509
Class AB Notes	0.5669	1.8100%	23-Aug-21	37,950	0.93	13.51	0.5534
Class B Notes	0.5669	2.2100%	23-Aug-21	12,900	1.13	13.51	0.5534
Class C Notes	0.5669	3.1600%	23-Aug-21	8,100	1.62	13.51	0.5534
Class D Notes	0.5669	5.9600%	23-Aug-21	1,050	3.05	13.51	0.5534
TOTAL				750,000	7.02	60.15	

COLLATERAL INFORMATION

	<u>At Issue</u>	<u>Jul - 21</u>
Total pool size:	\$742,931,233.00	\$204,596,460.03
Total Number Of Loans (UnConsolidated):	3582	1242
Total number of loans (consolidating split loans):	2345	864
Average loan size:	\$316,815.00	\$236,801.46
Maximum loan size:	\$993,677.00	\$938,024.00
Total property value:	\$1,305,952,265.00	\$493,251,046.74
Number of Properties:	2501	910
Average property value:	\$522,172.00	\$542,034.12
Average current LVR:	60.44%	45.63%
Average Term to Maturity (months):	316	251.90
Maximum Remaining Term to Maturity (months):	358	298.19
Weighted Average Seasoning (months):	34	91.09
Weighted Average Current LVR:	65.15%	57.00%
Weighted Average Term to Maturity (months):	309	261.03
% of pool with loans > \$500,000:	25.14%	16.95%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	92.83%	117.56%
% Fixed Rate Loans(Value):	24.55%	9.14%
% Interest Only loans (Value):	33.60%	8.46%
Weighted Average Mortgage Interest:	4.42%	3.25%
Investment Loans:	23.83%	28.37%

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

<u>Outstanding Balance Distribution</u>	<u>\$ % at Issue</u>	<u>Jul - 21</u>
≤ \$0	0.00%	-0.09%
> \$0 and ≤ \$100,000	1.34%	3.07%
> \$100,000 and ≤ \$150,000	2.94%	5.70%
> \$150,000 and ≤ \$200,000	5.33%	8.93%
> \$200,000 and ≤ \$250,000	10.00%	12.33%
> \$250,000 and ≤ \$300,000	13.60%	13.84%
> \$300,000 and ≤ \$350,000	12.28%	14.95%
> \$350,000 and ≤ \$400,000	11.54%	9.89%
> \$400,000 and ≤ \$450,000	10.31%	8.61%
> \$450,000 and ≤ \$500,000	7.52%	5.82%
> \$500,000 and ≤ \$550,000	6.23%	3.07%
> \$550,000 and ≤ \$600,000	4.36%	2.81%
> \$600,000 and ≤ \$650,000	3.43%	1.49%
> \$650,000 and ≤ \$700,000	2.64%	2.60%
> \$700,000 and ≤ \$750,000	1.84%	2.86%
> \$750,000 and ≤ \$800,000	1.57%	1.52%
> \$800,000 and ≤ \$850,000	2.20%	0.41%
> \$850,000 and ≤ \$900,000	0.59%	1.28%
> \$900,000 and ≤ \$950,000	1.49%	0.91%
> \$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>Jul - 21</u>
≤ 0%	0.00%	-0.09%
> 0% and ≤ 25%	8.74%	5.93%
> 25% and ≤ 30%	2.64%	3.41%
> 30% and ≤ 35%	3.20%	4.46%
> 35% and ≤ 40%	3.67%	6.27%
> 40% and ≤ 45%	4.05%	5.05%
> 45% and ≤ 50%	4.86%	7.21%
> 50% and ≤ 55%	5.42%	6.72%
> 55% and ≤ 60%	6.18%	8.66%
> 60% and ≤ 65%	8.14%	13.15%
> 65% and ≤ 70%	9.64%	15.70%
> 70% and ≤ 75%	15.18%	8.14%
> 75% and ≤ 80%	16.89%	9.77%
> 80% and ≤ 85%	4.65%	3.10%
> 85% and ≤ 90%	5.88%	1.28%
> 90% and ≤ 95%	0.85%	0.91%
> 95% and ≤ 100%	0.00%	0.00%
> 100%	0.00%	0.33%
Total	100.00%	100.00%

<u>Mortgage Insurance</u>	<u>\$ % at Issue</u>	<u>Jul - 21</u>
Genworth	13.86%	14.60%
QBE	86.14%	84.44%
Uninsured	0.00%	0.97%
Total	100.00%	100.00%

<u>Seasoning Analysis</u>	<u>\$ % at Issue</u>	<u>Jul - 21</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%	3.35%
> 72 mths and ≤ 84 mths	1.60%	30.02%
> 84 mths and ≤ 96 mths	2.08%	42.62%
> 96 mths and ≤ 108 mths	1.05%	13.75%
> 108 mths and ≤ 120 mths	0.40%	4.15%
> 120 mths	1.06%	6.10%
Total	100.00%	100.00%

<u>Geographic Distribution</u>	<u>\$ % at Issue</u>	<u>Jul - 21</u>
ACT - Metro	1.71%	1.61%
Total ACT	1.71%	1.61%
NSW - Inner city	0.18%	0.49%
NSW - Metro	29.70%	27.09%
NSW - Non metro	10.39%	9.45%
Total NSW	40.27%	37.03%
NT - Metro	0.28%	0.46%
NT - Non metro	0.15%	0.20%
Total NT	0.43%	0.66%
QLD - Inner city	0.05%	0.16%
QLD - Metro	8.49%	9.26%
QLD - Non metro	5.85%	6.75%
Total QLD	14.39%	16.17%
SA - Inner city	0.07%	0.00%
SA - Metro	6.19%	5.48%
SA - Non metro	0.62%	0.44%
Total SA	6.88%	5.92%
TAS - Inner city	0.07%	0.22%
TAS - Metro	0.53%	0.16%
TAS - Non metro	0.45%	0.40%
Total TAS	1.05%	0.79%
VIC - Inner city	0.36%	0.37%
VIC - Metro	17.39%	12.79%
VIC - Non metro	2.52%	2.53%
Total VIC	20.26%	15.68%
WA - Inner city	0.23%	0.46%
WA - Metro	13.71%	19.94%
WA - Non metro	1.08%	1.74%
Total WA	15.01%	22.14%
Total Inner City	0.95%	1.69%
Total Metro	78.00%	76.79%
Total Non Metro	21.05%	21.52%
Secured by Term Deposit	0.00%	0.00%
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>
Aug-20	0.00%	0.00%	0.59%	0.59%
Sep-20	0.26%	0.00%	0.60%	0.87%
Oct-20	0.29%	0.43%	0.37%	1.10%
Nov-20	0.49%	0.19%	0.65%	1.33%
Dec-20	0.41%	0.70%	0.49%	1.61%
Jan-21	0.18%	0.07%	1.22%	1.47%
Feb-21	0.26%	0.06%	1.14%	1.46%
Mar-21	1.06%	0.13%	1.18%	2.37%
Apr-21	0.35%	0.75%	1.33%	2.42%
May-21	0.29%	0.30%	1.76%	2.34%
Jun-21	0.20%	0.42%	1.36%	1.98%
Jul-21	0.02%	0.00%	1.29%	1.31%

<u>MORTGAGE SAFETY NET</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Aug-20	115	28,110,410
Sep-20	111	27,757,681
Oct-20	42	11,193,972
Nov-20	22	5,218,951
Dec-20	18	4,558,156
Jan-21	14	3,553,074
Feb-21	9	2,760,973
Mar-21	6	1,998,355
Apr-21	10	2,610,865
May-21	8	3,024,826
Jun-21	6	2,194,964
Jul-21	11	2,677,367

<u>Incl. COVID-19 HARDSHIP</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Aug-20	110	26,847,746
Sep-20	106	26,318,925
Oct-20	34	9,239,386
Nov-20	17	3,790,087
Dec-20	13	2,898,976
Jan-21	9	1,893,679
Feb-21	4	1,085,844
Mar-21	-	-
Apr-21	-	-
May-21	-	-
Jun-21	-	-
Jul-21	4	698,908

<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 (\$)</u>	<u>LMI payment (\$)</u>	<u>Net loss</u>
2018	109,558	109,558	100,083	9,475
2021	17,885	-	-	14,965
Total	127,443	109,558	100,083	24,440

<u>EXCESS SPREAD</u>	<u>Excess Spread (\$)</u>	<u>Excess Spread % p.a</u>	<u>Opening Bond Balance</u>
Aug-20	140,255.43	0.64%	264,982,860
Sep-20	135,384.03	0.63%	258,393,285
Oct-20	12,986.41	0.06%	254,179,497
Nov-20	186,464.97	0.89%	250,115,178
Dec-20	98,984.30	0.49%	244,708,411
Jan-21	59,996.63	0.30%	239,685,723
Feb-21	89,391.58	0.46%	235,472,782
Mar-21	170,721.02	0.89%	230,547,710
Apr-21	119,112.91	0.64%	223,333,239
May-21	91,057.25	0.50%	218,041,866
Jun-21	115,765.20	0.64%	215,793,127
Jul-21	44,676.01	0.25%	211,386,730
Total	1,264,795.74		

<u>ANNUALISED CPR</u>	<u>CPR % p.a</u>
Aug-20	24.08%
Sep-20	15.67%
Oct-20	15.33%
Nov-20	20.94%
Dec-20	19.85%
Jan-21	16.90%
Feb-21	20.21%
Mar-21	29.78%
Apr-21	22.86%
May-21	9.15%
Jun-21	19.66%
Jul-21	22.93%

<u>RESERVES</u>	<u>Available</u>	<u>Drawn</u>
Principal Draw		-
Liquidity Reserve Account	1,753,978.73	-
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 Warehouse Trust No .1
Back-Up Servicer:	Perpetual Trustee (Cold)