

PROGRESS 2021-1 TRUST

Monday, 23 August 2021

Transaction Name: Progress 2021-1 Trust
Trustee: Perpetual Trustee Company Limited
Security Trustee: P.T. Limited
Originator: AMP Bank Limited
Servicer & Custodian: AMP Bank Limited
Issue Date: Tuesday, 22th June 2021
Maturity Date: Monday, 23th January 2051
Payment Date: 22nd day of each month
Business Day for Payments: Sydney & Melbourne
Determination Date & Ex-Interest Date: 3 Business Days before each Payment Date.

	<u>Base</u>	<u>Margin</u>	<u>Interest Calculation</u>	<u>Class A Refinancing Date</u>
Class A Notes	1 M BBSW	60bps	Actual/365	24 Aug 2026
Class AB Notes	1 M BBSW	100bps	Actual/365	
Class B Notes	1 M BBSW	120bps	Actual/365	
Class C Notes	1 M BBSW	150bps	Actual/365	
Class D Notes	1 M BBSW	240bps	Actual/365	
Class E Notes	1 M BBSW	470bps	Actual/365	
Class F Notes	1 M BBSW	600bps	Actual/365	

	<u>Currency</u>	<u>Initial Stated Amount</u>	<u>Current Invested Amount</u>	<u>Current Stated Amount</u>	<u>Percentages at Issue</u>	<u>Current Percentages</u>	<u>Rating S&P/Moodys</u>
Class A Notes	A\$	920,000,000.00	871,881,053.62	871,881,053.62	92.00%	91.60%	AAA(sf)/Aaa (sf)
Class AB Notes	A\$	39,900,000.00	39,900,000.00	39,900,000.00	3.99%	4.19%	AAA(sf)
Class B Notes	A\$	13,900,000.00	13,900,000.00	13,900,000.00	1.39%	1.46%	AA(sf)
Class C Notes	A\$	11,200,000.00	11,200,000.00	11,200,000.00	1.12%	1.18%	A(sf)
Class D Notes	A\$	6,700,000.00	6,700,000.00	6,700,000.00	0.67%	0.70%	BBB(sf)
Class E Notes	A\$	3,900,000.00	3,900,000.00	3,900,000.00	0.39%	0.41%	BB(sf)
Class F Notes	A\$	4,400,000.00	4,400,000.00	4,400,000.00	0.44%	0.46%	NR
TOTAL		1,000,000,000.00	951,881,053.62	951,881,053.62	100.00%	100.00%	

Current Payment Date: Monday, 23 August 2021

	<u>Pre Payment Date Bond Factors</u>	<u>Coupon Rate</u>	<u>Coupon Rate Reset Date</u>	<u>Initial Issued Notes (No.)</u>	<u>Interest Payment (per security)</u>	<u>Principal Payment (per security)</u>	<u>Post Payment Date Bond Factors</u>
Class A Notes	1.0000	0.6200%	23-Aug-21	920,000	1.05	52.30	0.9476967974
Class AB Notes	1.0000	1.0200%	23-Aug-21	39,900	1.73	-	1.0000000000
Class B Notes	1.0000	1.2200%	23-Aug-21	13,900	2.07	-	1.0000000000
Class C Notes	1.0000	1.5200%	23-Aug-21	11,200	2.58	-	1.0000000000
Class D Notes	1.0000	2.4200%	23-Aug-21	6,700	4.11	-	1.0000000000
Class E Notes	1.0000	4.7200%	23-Aug-21	3,900	8.02	-	1.0000000000
Class F Notes	1.0000	6.0200%	23-Aug-21	4,400	10.23	-	1.0000000000
TOTAL				1,000,000	29.79	52.30	6.9476967974

COLLATERAL INFORMATION**At Issue****Jul - 21**

Total pool size:	\$991,465,512	\$942,995,457
Total Number Of Loans (UnConsolidated):	2974	2872
Total number of loans (consolidating split loans):	2103	2024
Average loan Size:	\$471,453	\$465,907
Maximum loan size:	\$1,241,302	\$1,236,685
Total property value:	\$1,615,471,403	\$1,554,259,375
Number of Properties:	2116	2036
Average property value:	\$763,455	\$763,389
Average current LVR:	64.56%	63.92%
Average Term to Maturity (months):	321.88	319.48
Maximum Remaining Term to Maturity (months):	357.14	355.13
Weighted Average Seasoning (months):	20.63	22.70
Weighted Average Current LVR:	67.08%	66.58%
Weighted Average Term to Maturity (months):	329.08	326.91
% of pool with loans > \$500,000:	58.01%	57.22%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	91.83%	91.49%
% Fixed Rate Loans(Value):	31.14%	32.63%
% Interest Only loans (Value):	8.51%	8.67%
Weighted Average Mortgage Interest:	2.70%	2.68%
Investment Loans:	23.86%	23.72%

Outstanding Balance Distribution**\$ % at Issue****Jul - 21**

≤ \$0	0.00%	0.00%
> \$0 and ≤ \$100,000	0.34%	0.33%
> \$100,000 and ≤ \$150,000	0.73%	0.81%
> \$150,000 and ≤ \$200,000	1.41%	1.55%
> \$200,000 and ≤ \$250,000	2.55%	2.58%
> \$250,000 and ≤ \$300,000	4.84%	5.21%
> \$300,000 and ≤ \$350,000	6.16%	6.27%
> \$350,000 and ≤ \$400,000	7.68%	7.58%
> \$400,000 and ≤ \$450,000	9.01%	9.11%
> \$450,000 and ≤ \$500,000	9.27%	9.35%
> \$500,000 and ≤ \$550,000	10.11%	10.13%
> \$550,000 and ≤ \$600,000	8.25%	8.31%
> \$600,000 and ≤ \$650,000	7.77%	7.89%
> \$650,000 and ≤ \$700,000	6.22%	5.95%
> \$700,000 and ≤ \$750,000	4.76%	4.23%
> \$750,000 and ≤ \$800,000	4.42%	4.82%
> \$800,000 and ≤ \$850,000	2.90%	2.89%
> \$850,000 and ≤ \$900,000	2.47%	2.23%
> \$900,000 and ≤ \$950,000	2.34%	2.45%
> \$950,000 and ≤ \$1,000,000	2.45%	2.37%
> \$1,000,000 and ≤ \$1,050,000	1.23%	1.20%
> \$1,050,000 and ≤ \$1,100,000	2.61%	2.52%
> \$1,100,000 and ≤ \$1,150,000	0.90%	0.83%
> \$1,150,000 and ≤ \$1,200,000	0.83%	0.87%
> \$1,200,000 and ≤ \$1,250,000	0.74%	0.52%
Total	100.00%	100.00%

Outstanding Balance LVR Distribution**\$ % at Issue****Jul - 21**

≤ 0%	0.00%	0.00%
> 0% and ≤ 25%	1.44%	1.58%
> 25% and ≤ 30%	1.58%	1.49%
> 30% and ≤ 35%	1.29%	1.43%
> 35% and ≤ 40%	1.82%	1.90%
> 40% and ≤ 45%	3.04%	3.32%
> 45% and ≤ 50%	4.61%	4.55%
> 50% and ≤ 55%	6.00%	6.14%
> 55% and ≤ 60%	6.06%	6.42%
> 60% and ≤ 65%	7.33%	7.30%
> 65% and ≤ 70%	9.70%	9.90%
> 70% and ≤ 75%	16.82%	17.31%
> 75% and ≤ 80%	35.16%	33.70%
> 80% and ≤ 85%	3.99%	3.88%
> 85% and ≤ 90%	0.78%	0.75%
> 90% and ≤ 95%	0.37%	0.32%
> 95% and ≤ 100%	0.00%	0.00%
Total	100.00%	100.00%

Mortgage Insurance**\$ % at Issue****Jul - 21**

Genworth	14.78%	14.80%
QBE	9.87%	9.92%
Not insured	75.35%	75.28%
Total	100.00%	100.00%

Seasoning Analysis**\$ % at Issue****Jul - 21**

> 0 mths and ≤ 3 mths	0.22%	0.00%
> 3 mths and ≤ 6 mths	26.38%	8.07%
> 6 mths and ≤ 9 mths	18.23%	25.71%
> 9 mths and ≤ 12 mths	12.70%	15.97%
> 12 mths and ≤ 15 mths	15.21%	14.03%
> 15 mths and ≤ 18 mths	1.43%	9.38%
> 18 mths and ≤ 21 mths	1.22%	1.35%
> 21 mths and ≤ 24 mths	0.88%	1.49%
> 24 mths and ≤ 36 mths	6.51%	5.27%
> 36 mths and ≤ 48 mths	8.45%	9.05%
> 48 mths and ≤ 60 mths	2.43%	3.03%
> 60 mths and ≤ 72 mths	1.11%	1.17%
> 72 mths and ≤ 84 mths	0.65%	0.71%
> 84 mths and ≤ 96 mths	0.96%	0.97%
> 96 mths and ≤ 108 mths	0.50%	0.47%
> 108 mths and ≤ 120 mths	0.47%	0.59%
> 120 mths	2.64%	2.74%
Total	100.00%	100.00%

Geographic Distribution	\$ % at Issue	Jul - 21
NSW - Inner city	0.16%	0.17%
NSW - Metro	38.49%	38.46%
NSW - Non metro	9.23%	9.01%
Total NSW	47.87%	47.64%
ACT - Inner city	0.00%	0.00%
ACT - Metro	2.75%	2.69%
ACT - Non metro	0.00%	0.00%
Total ACT	2.75%	2.69%
NT - Inner city	0.00%	0.00%
NT - Metro	0.07%	0.07%
NT - Non metro	0.00%	0.00%
Total NT	0.07%	0.07%
SA - Inner city	0.00%	0.00%
SA - Metro	2.88%	2.81%
SA - Non metro	0.37%	0.38%
Total SA	3.25%	3.19%
QLD - Inner city	0.04%	0.04%
QLD - Metro	9.61%	9.59%
QLD - Non metro	4.39%	4.49%
Total QLD	14.03%	14.12%
TAS - Inner city	0.00%	0.00%
TAS - Metro	0.44%	0.46%
TAS - Non metro	0.20%	0.21%
Total TAS	0.64%	0.67%
VIC - Inner city	0.10%	0.11%
VIC - Metro	20.68%	20.92%
VIC - Non metro	2.28%	2.29%
Total VIC	23.06%	23.32%
WA - Inner city	0.00%	0.00%
WA - Metro	7.65%	7.60%
WA - Non metro	0.68%	0.68%
Total WA	8.33%	8.28%
Total Inner City	0.30%	0.31%
Total Metro	82.56%	82.61%
Total Non Metro	17.14%	17.08%
Secured by Term Deposit	0	0.00%
Total	100.00%	100.00%

ARREARS \$ % (scheduled balance basis)	31-60	61-90	90+	Total
Jul-21	0.04%	0.00%	0.00%	0.04%
MORTGAGE SAFETY NET (Includes COV-19)	No of Accounts	Amount (\$)		
Jul-21	6	1,438,193		
COVID-19 HARDSHIP	No of Accounts	Amount (\$)		
Jul-21	3	547,851		
MORTGAGE IN POSSESSION	No of Accounts	Amount (\$)		
Jul-21	-	-		
PRINCIPAL LOSS	Gross Loss	LMI claim (A\$)	LMI payment (A\$)	Net loss
2020	-	-	-	-
Total	-	-	-	-
EXCESS SPREAD	Excess Spread (A\$)	Excess Spread % p.a	Opening Bond Balance	
Jul-21	-	0.00%	\$ 1,000,000,000	
Total	-			
ANNUALISED CPR	CPR % p.a			
Jul-21	42.68%			
RESERVES	Available	Drawn		
Principal Draw		801,419.29		
Liquidity Reserve Account	8,084,176.89	-		
Income Reserve	150,000.00	-		
SUPPORTING RATINGS	Party	Current Rating S&P / Moody's	Rating Trigger S&P /Moody's	
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	A- / P-1	
Bank Account Provider	ANZ	AA-/A1	A-2/P-1	
SERVICER				
Servicer:	AMP Bank Limited			
Servicer Ranking or Rating:	BBB/A2			
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 Warehouse Trust No .1			
Back-Up Servicer:	Perpetual Trustee (Cold)			