

PROGRESS 2016-1 TRUST

Friday, 21 May 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.

	Base	Margin	Interest Calculation
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/Moodys
Class AB Notes	A\$	690,000,000.00	182,959,467.14	182,959,467.14	92.00%	83.91%	AAA / Aaa
Class B Notes	A\$	37,950,000.00	22,189,617.30	22,189,617.30	5.06%	10.18%	AAA /n.r
Class C Notes	A\$	12,900,000.00	7,542,715.77	7,542,715.77	1.72%	3.46%	AA+/n.r.
Class D Notes	A\$	8,100,000.00	4,736,123.85	4,736,123.85	1.08%	2.17%	A+ Watch Neg/n.r.
Class D Notes	A\$	1,050,000.00	613,941.99	613,941.99	0.14%	0.28%	n.r./n.r.
TOTAL		750,000,000.00	218,041,866.05	218,041,866.05	100.00%	100.00%	

Current Payment Date: Friday, 21 May 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	0.2716	1.2450%	21-May-21	690,000	0.28	6.43	0.2652
Class AB Notes	0.5989	1.8150%	21-May-21	37,950	0.89	14.19	0.5847
Class B Notes	0.5989	2.2150%	21-May-21	12,900	1.09	14.19	0.5847
Class C Notes	0.5989	3.1650%	21-May-21	8,100	1.56	14.19	0.5847
Class D Notes	0.5989	5.9650%	21-May-21	1,050	2.94	14.19	0.5847
TOTAL				750,000	6.76	63.19	

COLLATERAL INFORMATION

	At Issue	Apr - 21
Total pool size:	\$742,931,233.00	\$216,188,510.19
Total Number Of Loans (UnConsolidated):	3582	1304
Total number of loans (consolidating split loans):	2345	900
Average loan Size:	\$316,815.00	\$240,209.46
Maximum loan size:	\$993,677.00	\$938,024.00
Total property value:	\$1,305,952,265.00	\$516,094,902.74
Number of Properties:	2501	950
Average property value:	\$522,172.00	\$543,257.79
Average current LVR:	60.44%	46.29%
Average Term to Maturity (months):	316	255.00
Maximum Remaining Term to Maturity (months):	358	301.22
Weighted Average Seasoning (months):	34	88.24
Weighted Average Current LVR:	65.15%	57.49%
Weighted Average Term to Maturity (months):	309	263.67
% of pool with loans > \$500,000:	25.14%	17.17%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	92.83%	118.35%
% Fixed Rate Loans(Value):	24.55%	7.63%
% Interest Only loans (Value):	33.60%	8.56%
Weighted Average Mortgage Interest:	4.42%	3.29%
Investment Loans:	23.83%	27.90%
Note: Loan purpose determines investment lending classification from 01/03/2019		
Outstanding Balance Distribution	\$ % at Issue	Apr - 21
≤ \$0	0.00%	-0.10%
> \$0 and ≤ \$100,000	1.34%	3.08%
> \$100,000 and ≤ \$150,000	2.94%	5.39%
> \$150,000 and ≤ \$200,000	5.33%	8.46%
> \$200,000 and ≤ \$250,000	10.00%	12.93%
> \$250,000 and ≤ \$300,000	13.60%	14.06%
> \$300,000 and ≤ \$350,000	12.28%	13.64%
> \$350,000 and ≤ \$400,000	11.54%	11.27%
> \$400,000 and ≤ \$450,000	10.31%	8.38%
> \$450,000 and ≤ \$500,000	7.52%	5.71%
> \$500,000 and ≤ \$550,000	6.23%	3.37%
> \$550,000 and ≤ \$600,000	4.36%	2.92%
> \$600,000 and ≤ \$650,000	3.43%	1.44%
> \$650,000 and ≤ \$700,000	2.64%	2.81%
> \$700,000 and ≤ \$750,000	1.84%	2.03%
> \$750,000 and ≤ \$800,000	1.57%	2.14%
> \$800,000 and ≤ \$850,000	2.20%	0.39%
> \$850,000 and ≤ \$900,000	0.59%	1.22%
> \$900,000 and ≤ \$950,000	1.49%	0.86%
> \$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>Apr - 21</u>
≤ 0%	0.00%	-0.10%
> 0% and ≤ 25%	8.74%	6.31%
> 25% and ≤ 30%	2.64%	2.92%
> 30% and ≤ 35%	3.20%	4.48%
> 35% and ≤ 40%	3.67%	5.41%
> 40% and ≤ 45%	4.05%	5.25%
> 45% and ≤ 50%	4.86%	6.92%
> 50% and ≤ 55%	5.42%	6.83%
> 55% and ≤ 60%	6.18%	8.83%
> 60% and ≤ 65%	8.14%	11.39%
> 65% and ≤ 70%	9.64%	16.57%
> 70% and ≤ 75%	15.18%	9.04%
> 75% and ≤ 80%	16.89%	9.69%
> 80% and ≤ 85%	4.65%	3.78%
> 85% and ≤ 90%	5.88%	1.34%
> 90% and ≤ 95%	0.85%	0.81%
> 95% and ≤ 100%	0.00%	0.00%
> 100%	0.00%	0.53%
Total	100.00%	100.00%

<u>Mortgage Insurance</u>	<u>\$ % at Issue</u>	<u>Apr - 21</u>
Genworth	13.86%	14.70%
QBE	86.14%	84.37%
Uninsured	0.00%	0.92%
Total	100.00%	100.00%

<u>Seasoning Analysis</u>	<u>\$ % at Issue</u>	<u>Apr - 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%	0.59%
> 60 mths and ≤ 72 mths	2.74%	13.06%
> 72 mths and ≤ 84 mths	1.60%	28.84%
> 84 mths and ≤ 96 mths	2.08%	38.69%
> 96 mths and ≤ 108 mths	1.05%	10.04%
> 108 mths and ≤ 120 mths	0.40%	2.79%
> 120 mths	1.06%	5.99%
Total	100.00%	100.00%

<u>Geographic Distribution</u>	<u>\$ % at Issue</u>	<u>Apr - 21</u>
ACT - Metro	1.71%	1.56%
Total ACT	1.71%	1.56%
NSW - Inner city	0.18%	0.46%
NSW - Metro	29.70%	26.80%
NSW - Non metro	10.39%	8.99%
Total NSW	40.27%	36.25%
NT - Metro	0.28%	0.43%
NT - Non metro	0.15%	0.19%
Total NT	0.43%	0.63%
QLD - Inner city	0.05%	0.15%
QLD - Metro	8.49%	9.51%
QLD - Non metro	5.85%	6.69%
Total QLD	14.39%	16.35%
SA - Inner city	0.07%	0.00%
SA - Metro	6.19%	5.46%
SA - Non metro	0.62%	0.49%
Total SA	6.88%	5.96%
TAS - Inner city	0.07%	0.21%
TAS - Metro	0.53%	0.16%
TAS - Non metro	0.45%	0.46%
Total TAS	1.05%	0.83%
VIC - Inner city	0.36%	0.35%
VIC - Metro	17.39%	13.09%
VIC - Non metro	2.52%	2.55%
Total VIC	20.26%	15.99%
WA - Inner city	0.23%	0.43%
WA - Metro	13.71%	20.32%
WA - Non metro	1.08%	1.70%
Total WA	15.01%	22.45%
Total Inner City	0.95%	1.61%
Total Metro	78.00%	77.32%
Total Non Metro	21.05%	21.07%
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>
May-20	0.36%	0.00%	0.38%	0.74%
Jun-20	0.39%	0.19%	0.32%	0.90%
Jul-20	0.23%	0.06%	0.52%	0.81%
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%

<u>MORTGAGE SAFETY NET</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
May-20	135	33,136,901
Jun-20	127	32,123,054
Jul-20	118	29,596,925
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

<u>Incl. COVID-19 HARDSHIP</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
May-20	131	31,684,637
Jun-20	125	30,292,786
Jul-20	114	28,096,404
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	-	-

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

<u>PRINCIPAL LOSS</u>	<u>Gross Loss</u>	<u>LMI claim (A\$)</u>	<u>LMI payment (A\$)</u>	<u>Net loss</u>
2018	109,558	109,558	100,083	9,475
2021	17,885	-	-	16,085
Total	127,443	109,558	100,083	25,560

<u>EXCESS SPREAD</u>	<u>Excess Spread (A\$)</u>	<u>Excess Spread % p.a</u>	<u>Opening Bond Balance</u>
May-20	42,894.04	0.18%	283,923,389
Jun-20	212,252.46	0.92%	276,659,138
Jul-20	97,223.77	0.43%	269,577,682
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
Total	1,365,667.55		

ANNUALISED CPR

	<u>CPR % p.a</u>
May-20	24.85%
Jun-20	24.81%
Jul-20	16.46%
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%

RESERVES

	<u>Available</u>	<u>Drawn</u>
Principal Draw		-
Liquidity Reserve Account	1,853,355.86	-
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)