

PROGRESS 2018-1 TRUST

Tuesday, 11 May 2021

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	112bps	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/Moody's
Class A Notes	A\$	920,000,000.00	383,053,638.70	383,053,638.70	92.00%	83.72%	AAA / Aaa
Class AB Notes	A\$	54,500,000.00	50,757,227.11	50,757,227.11	5.45%	11.09%	AAA /n.r
Class B Notes	A\$	15,000,000.00	13,969,879.02	13,969,879.02	1.50%	3.05%	AA/n.r.
Class C Notes	A\$	9,300,000.00	8,661,325.00	8,661,325.00	0.93%	1.89%	A/n.r.
Class D Notes	A\$	1,200,000.00	1,117,590.34	1,117,590.34	0.12%	0.24%	n.r./n.r.
TOTAL		1,000,000,000.00	457,559,660.17	457,559,660.17	100.00%	100.00%	

Current Payment Date: Tuesday, 11 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	0.4258	1.1391%	11-May-21	920,000	0.39	9.48	0.4164
Class AB Notes	0.9525	1.6191%	11-May-21	54,500	1.23	21.20	0.9313
Class B Notes	0.9525	1.8191%	11-May-21	15,000	1.38	21.20	0.9313
Class C Notes	0.9525	2.6191%	11-May-21	9,300	1.98	21.20	0.9313
Class D Notes	0.9525	5.8191%	11-May-21	1,200	4.40	21.20	0.9313
TOTAL				1,000,000	9.37	94.27	

COLLATERAL INFORMATION

	At Issue	Apr - 21
Total pool size:	\$991,478,765	\$453,670,403.05
Total Number Of Loans (UnConsolidated):	3631	1941
Total number of loans (consolidating split loans):	2780	1474
Average loan size:	\$356,647	\$307,781.82
Maximum loan size:	\$1,000,000	\$993,692.64
Total property value:	\$1,744,419,733	\$930,930,589.60
Number of Properties:	2780	1474
Average property value:	\$627,489	\$631,567.56
Average current LVR:	60.34%	51.81%
Average Term to Maturity (months):	313.04	275.63
Maximum Remaining Term to Maturity (months):	348.23	313.22
Weighted Average Seasoning (months):	31.26	65.79
Weighted Average Current LVR:	65.78%	61.28%
Weighted Average Term to Maturity (months):	321.87	287.89
% of pool with loans > \$500,000:	36.09%	32.31%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	94.36%	103.90%
% Fixed Rate Loans(Value):	5.34%	6.63%
% Interest Only loans (Value):	30.89%	20.80%
Weighted Average Mortgage Interest:	4.17%	3.18%
Investment Loans:	19.36%	24.77%
NOTE: Loan purpose determines investment lending classification from 01/03/2019		
Outstanding Balance Distribution	\$ % at Issue	Apr - 21
≤ \$0	0.00%	-0.03%
> \$0 and ≤ \$100,000	1.17%	1.86%
> \$100,000 and ≤ \$150,000	1.81%	2.86%
> \$150,000 and ≤ \$200,000	4.07%	5.20%
> \$200,000 and ≤ \$250,000	6.53%	7.04%
> \$250,000 and ≤ \$300,000	8.97%	11.22%
> \$300,000 and ≤ \$350,000	11.89%	11.70%
> \$350,000 and ≤ \$400,000	11.52%	11.18%
> \$400,000 and ≤ \$450,000	9.49%	8.40%
> \$450,000 and ≤ \$500,000	8.45%	8.26%
> \$500,000 and ≤ \$550,000	7.29%	7.17%
> \$550,000 and ≤ \$600,000	7.31%	5.07%
> \$600,000 and ≤ \$650,000	4.24%	4.01%
> \$650,000 and ≤ \$700,000	3.86%	4.30%
> \$700,000 and ≤ \$750,000	2.85%	3.69%
> \$750,000 and ≤ \$800,000	3.36%	3.40%
> \$800,000 and ≤ \$850,000	2.34%	2.00%
> \$850,000 and ≤ \$900,000	1.59%	0.57%
> \$900,000 and ≤ \$950,000	1.87%	1.23%
> \$950,000 and ≤ \$1,000,000	1.38%	0.86%
Total	100.00%	100.00%

Outstanding Balance LVR Distribution	\$ % at Issue	Apr - 21
≤ 0%	0.00%	-0.03%
> 0% and ≤ 25%	3.19%	4.66%
> 25% and ≤ 30%	2.14%	2.62%
> 30% and ≤ 35%	1.82%	2.94%
> 35% and ≤ 40%	3.26%	3.67%
> 40% and ≤ 45%	3.65%	4.21%
> 45% and ≤ 50%	4.12%	4.73%
> 50% and ≤ 55%	5.08%	6.91%
> 55% and ≤ 60%	5.33%	6.93%
> 60% and ≤ 65%	6.76%	9.48%
> 65% and ≤ 70%	8.88%	12.55%
> 70% and ≤ 75%	12.17%	19.40%
> 75% and ≤ 80%	36.59%	19.34%
> 80% and ≤ 85%	5.80%	1.57%
> 85% and ≤ 90%	0.93%	0.35%
> 90% and ≤ 95%	0.28%	0.18%
> 95% and ≤ 100%	0.00%	0.08%
> 100%	0.00%	0.41%
Total	100.00%	100.00%

Mortgage Insurance	\$ % at Issue	Apr - 21
Genworth	47.25%	47.03%
QBE	52.75%	52.83%
Uninsured	0.00%	0.13%
Total	100.00%	100.00%

Seasoning Analysis	\$ % at Issue	Apr - 21
> 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%	6.53%
> 48 mths and ≤ 60 mths	7.74%	53.34%
> 60 mths and ≤ 72 mths	3.36%	17.36%
> 72 mths and ≤ 84 mths	1.67%	6.40%
> 84 mths and ≤ 96 mths	1.06%	8.23%
> 96 mths and ≤ 108 mths	0.38%	3.27%
> 108 mths and ≤ 120 mths	0.36%	1.37%
> 120 mths	2.27%	3.51%
Total	100.00%	100.00%

Geographic Distribution	\$ % at Issue	Apr - 21
ACT - Metro	2.03%	2.23%
Total ACT	2.03%	2.23%
NSW - Inner city	0.10%	0.14%
NSW - Metro	33.16%	33.75%
NSW - Non metro	10.04%	9.95%
Total NSW	43.31%	43.84%
NT - Metro	0.14%	0.20%
NT - Non metro	0.01%	0.00%
Total NT	0.15%	0.20%
QLD - Inner city	0.06%	0.12%
QLD - Metro	9.66%	9.60%
QLD - Non metro	5.68%	6.26%
Total QLD	15.40%	15.98%
SA - Inner city	0.03%	0.06%
SA - Metro	4.98%	4.99%
SA - Non metro	0.27%	0.21%
Total SA	5.28%	5.26%
TAS - Inner city	0.03%	0.00%
TAS - Metro	0.85%	0.94%
TAS - Non metro	0.19%	0.11%
Total TAS	1.07%	1.06%
VIC - Inner city	0.27%	0.40%
VIC - Metro	18.96%	15.89%
VIC - Non metro	2.64%	1.84%
Total VIC	21.87%	18.13%
WA - Inner city	0.13%	0.08%
WA - Metro	10.33%	12.71%
WA - Non metro	0.44%	0.51%
Total WA	10.90%	13.31%
Total Inner City	0.63%	0.81%
Total Metro	80.11%	80.31%
Total Non Metro	19.26%	18.89%
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	0.21%	0.20%	0.09%	0.50%
Jun-20	0.02%	0.07%	0.22%	0.31%
Jul-20	0.13%	0.00%	0.23%	0.35%
Aug-20	0.13%	0.06%	0.30%	0.49%
Sep-20	0.15%	0.07%	0.31%	0.53%
Oct-20	0.06%	0.09%	0.31%	0.47%
Nov-20	0.54%	0.00%	0.41%	0.95%
Dec-20	0.41%	0.49%	0.32%	1.22%
Jan-21	0.09%	0.21%	0.66%	0.96%
Feb-21	0.34%	0.05%	0.80%	1.19%
Mar-21	0.25%	0.21%	0.71%	1.16%
Apr-21	0.51%	0.17%	0.70%	1.39%

<u>MORTGAGE SAFETY NET</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
May-20	161	48,255,707
Jun-20	151	47,540,370
Jul-20	135	41,528,625
Aug-20	131	40,156,151
Sep-20	127	37,632,464
Oct-20	60	17,282,484
Nov-20	41	13,402,752
Dec-20	29	10,499,088
Jan-21	13	5,888,199
Feb-21	12	3,563,563
Mar-21	11	3,599,681
Apr-21	12	3,936,375

<u>* Incl. COVID-19 HARDSHIP</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
May-20	159	47,279,940
Jun-20	149	45,821,488
Jul-20	132	40,311,231
Aug-20	128	38,938,733
Sep-20	126	36,192,350
Oct-20	52	14,585,228
Nov-20	35	10,428,565
Dec-20	23	7,550,966
Jan-21	7	2,488,028
Feb-21	3	638,196
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 (AS)</u>	<u>LMI payment (AS)</u>	<u>Net loss</u>
2019	-	-	-	-
Total	-	-	-	-

<u>EXCESS SPREAD</u>	<u>Excess Spread (AS)</u>	<u>Excess Spread % p.a</u>	<u>Opening Bond Balance</u>
May-20	85,175.54	0.17%	590,770,896.64
Jun-20	383,745.31	0.79%	579,785,561.40
Jul-20	224,165.78	0.47%	570,613,258.25
Aug-20	293,883.18	0.63%	559,096,380.06
Sep-20	257,180.76	0.56%	548,774,601.35
Oct-20	195,147.65	0.44%	535,829,486.62
Nov-20	340,715.75	0.78%	524,019,239.43
Dec-20	207,444.66	0.48%	515,563,208.76
Jan-21	157,589.14	0.38%	500,796,160.44
Feb-21	218,491.19	0.53%	491,078,958.04
Mar-21	304,276.23	0.76%	480,701,244.83
Apr-21	277,166.14	0.71%	467,751,674.40
Total	2,944,981.33		

<u>ANNUALISED CPR</u>	<u>CPR % p.a</u>
May-20	16.99%
Jun-20	14.06%
Jul-20	18.48%
Aug-20	16.69%
Sep-20	21.73%
Oct-20	20.21%
Nov-20	14.19%
Dec-20	26.36%
Jan-21	17.03%
Feb-21	19.04%
Mar-21	24.79%
Apr-21	20.17%

RESERVES

	<u>Available</u>	<u>Drawn</u>	
Principal Draw			-
Liquidity Reserve Account	3,889,257.11		-
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)