

PROGRESS 2020-1 TRUST

Tuesday, 21 February 2023

Transaction Name:	Progress 2020-1 Trust
Trustee:	Perpetual Trustee Company Limited
Security Trustee:	P.T. Limited
Originator:	AMP Bank Limited
Servicer & Custodian:	AMP Bank Limited
Issue Date:	Wednesday, 30th September 2020
Maturity Date:	Monday, 23th January 2051
Payment Date:	21st 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 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	

	Currency	Initial Stated Amount	Current Invested Amount	Current Stated Amount	Percentages at Issue	Current Percentages	Rating S&P/Moodys
Class A Notes	A\$	920,000,000.00	331,627,373.13	331,627,373.13	92.00%	82.61%	AAA(sf)/Aaa (sf)
Class AB Notes	A\$	41,100,000.00	35,858,933.71	35,858,933.71	4.11%	8.93%	AAA(sf)
Class B Notes	A\$	15,400,000.00	13,436,194.15	13,436,194.15	1.54%	3.35%	AA(sf)
Class C Notes	A\$	11,600,000.00	10,120,769.61	10,120,769.61	1.16%	2.52%	A(sf)
Class D Notes	A\$	5,700,000.00	4,973,136.79	4,973,136.79	0.57%	1.24%	BBB(sf)
Class E Notes	A\$	2,900,000.00	2,530,192.40	2,530,192.40	0.29%	0.63%	BB(sf)
Class F Notes	A\$	3,300,000.00	2,879,184.45	2,879,184.45	0.33%	0.72%	NR
TOTAL		1,000,000,000.00	401,425,784.24	401,425,784.24	100.00%	100.00%	

Current Payment Date: Tuesday, 21 February 2023

	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	0.3698512510	4.1183%	21-Feb-23	920,000	1.210180650	9.3867154130	0.3604645360
Class AB Notes	0.8952000520	4.7683%	21-Feb-23	41,100	3.391476430	22.7199126520	0.8724801390
Class B Notes	0.8952000520	5.1683%	21-Feb-23	15,400	3.675978370	22.7199123380	0.8724801400
Class C Notes	0.8952000520	5.6183%	21-Feb-23	11,600	3.996043040	22.7199129310	0.8724801390
Class D Notes	0.8952000510	6.8683%	21-Feb-23	5,700	4.885111580	22.7199122810	0.8724801390
Class E Notes	0.8952000520	8.6183%	21-Feb-23	2,900	6.129807550	22.7199137930	0.8724801380
Class F Notes	0.8952000480	10.3683%	21-Feb-23	3,300	7.374503490	22.7199121210	0.8724801360
TOTAL				1,000,000	30.663101110	145.7061915290	5.5953453670

COLLATERAL INFORMATION

	At Issue	Jan - 23
Total pool size:	\$999,972,314	\$398,013,665
Total Number Of Loans (UnConsolidated):	3,202	1530
Total number of loans (consolidating split loans):	2,280	1112
Average loan size:	\$438,584	\$357,926
Maximum loan size:	\$1,041,188	\$988,015
Total property value:	\$1,648,887,041	\$792,187,718
Number of Properties:	2,387.00	1159
Average property value:	\$690,778	\$683,510
Average current LVR:	61.85%	51.36%
Average Term to Maturity (months):	307.60	270.12
Maximum Remaining Term to Maturity (months):	347.21	318.15
Weighted Average Seasoning (months):	32.33	63.06
Weighted Average Current LVR:	66.49%	60.56%
Weighted Average Term to Maturity (months):	321.73	292.04
% of pool with loans > \$500,000:	55.66%	44.26%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	89.93%	89.87%
% Fixed Rate Loans(Value):	17.73%	14.36%
% Interest Only loans (Value):	11.84%	9.84%
Weighted Average Mortgage Interest:	3.23%	5.25%
Investment Loans:	24.78%	27.12%

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

Outstanding Balance Distribution	% at Issue	Jan - 23
≤ \$0	0.00%	-0.02%
> \$0 and ≤ \$100,000	0.68%	1.30%
> \$100,000 and ≤ \$150,000	1.10%	1.81%
> \$150,000 and ≤ \$200,000	1.67%	2.93%
> \$200,000 and ≤ \$250,000	3.16%	5.20%
> \$250,000 and ≤ \$300,000	5.11%	5.62%
> \$300,000 and ≤ \$350,000	6.04%	7.15%
> \$350,000 and ≤ \$400,000	7.61%	10.43%
> \$400,000 and ≤ \$450,000	8.26%	10.37%
> \$450,000 and ≤ \$500,000	10.71%	10.94%
> \$500,000 and ≤ \$550,000	10.31%	9.82%
> \$550,000 and ≤ \$600,000	8.44%	7.06%
> \$600,000 and ≤ \$650,000	8.25%	6.25%
> \$650,000 and ≤ \$700,000	5.53%	5.61%
> \$700,000 and ≤ \$750,000	6.82%	4.00%
> \$750,000 and ≤ \$800,000	4.33%	4.09%
> \$800,000 and ≤ \$850,000	3.87%	2.70%
> \$850,000 and ≤ \$900,000	3.58%	3.08%
> \$900,000 and ≤ \$950,000	3.06%	1.16%
> \$950,000 and ≤ \$1,000,000	1.06%	0.49%
> \$1,000,000 and ≤ \$1,050,000	0.41%	0.00%
> \$1,050,000 and ≤ \$1,100,000	0.00%	0.00%
> \$1,100,000 and ≤ \$1,150,000	0.00%	0.00%
Total	100.00%	100.00%

<u>Outstanding Balance LVR Distribution</u>	<u>\$ % at Issue</u>	<u>Jan - 23</u>
≤ 0%	0.00%	-0.02%
> 0% and ≤ 25%	1.82%	3.19%
> 25% and ≤ 30%	0.81%	1.99%
> 30% and ≤ 35%	1.14%	2.29%
> 35% and ≤ 40%	1.95%	3.07%
> 40% and ≤ 45%	1.58%	3.72%
> 45% and ≤ 50%	3.41%	5.99%
> 50% and ≤ 55%	4.88%	7.94%
> 55% and ≤ 60%	7.79%	9.31%
> 60% and ≤ 65%	9.60%	12.48%
> 65% and ≤ 70%	13.11%	18.28%
> 70% and ≤ 75%	21.65%	24.70%
> 75% and ≤ 80%	32.15%	6.48%
> 80% and ≤ 85%	0.00%	0.35%
> 85% and ≤ 90%	0.12%	0.24%
> 90% and ≤ 95%	0.00%	0.00%
> 95% and ≤ 100%	0.00%	0.00%
> 100%	0.00%	0.00%
Total	100.00%	100.00%

<u>Mortgage Insurance</u>	<u>\$ % at Issue</u>	<u>Jan - 23</u>
Genworth	19.20%	21.17%
QBE	31.62%	31.21%
Not insured	49.18%	47.61%
Total	100.00%	100.00%

<u>Seasoning Analysis</u>	<u>\$ % at Issue</u>	<u>Jan - 23</u>
> 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	0.00%	0.00%
> 12 mths and ≤ 15 mths	8.93%	0.00%
> 15 mths and ≤ 18 mths	16.80%	0.00%
> 18 mths and ≤ 21 mths	10.67%	0.00%
> 21 mths and ≤ 24 mths	9.19%	0.00%
> 24 mths and ≤ 36 mths	39.23%	0.00%
> 36 mths and ≤ 48 mths	4.85%	29.14%
> 48 mths and ≤ 60 mths	2.66%	49.12%
> 60 mths and ≤ 72 mths	1.01%	8.57%
> 72 mths and ≤ 84 mths	0.92%	2.96%
> 84 mths and ≤ 96 mths	0.57%	1.51%
> 96 mths and ≤ 108 mths	0.35%	1.29%
> 108 mths and ≤ 120 mths	0.31%	0.60%
> 120 mths	4.50%	6.81%
Total	100.00%	100.00%

<u>Geographic Distribution</u>	<u>\$ % at Issue</u>	<u>Jan - 23</u>
NSW - Inner city	0.06%	0.14%
NSW - Metro	36.89%	37.72%
NSW - Non metro	8.00%	6.36%
Total NSW	44.95%	44.23%
ACT - Inner city	0.00%	0.00%
ACT - Metro	2.46%	2.73%
ACT - Non metro	0.00%	0.00%
Total ACT	2.46%	2.73%
NT - Inner city	0.00%	0.00%
NT - Metro	0.18%	0.27%
NT - Non metro	0.09%	0.07%
Total NT	0.27%	0.34%
SA - Inner city	0.00%	0.00%
SA - Metro	3.18%	3.82%
SA - Non metro	0.14%	0.09%
Total SA	3.32%	3.90%
QLD - Inner city	0.06%	0.13%
QLD - Metro	8.61%	8.65%
QLD - Non metro	4.67%	4.72%
Total QLD	13.34%	13.50%
TAS - Inner city	0.01%	0.00%
TAS - Metro	0.72%	0.87%
TAS - Non metro	0.15%	0.15%
Total TAS	0.88%	1.02%
VIC - Inner city	0.19%	0.00%
VIC - Metro	23.32%	21.68%
VIC - Non metro	1.85%	1.55%
Total VIC	25.36%	23.23%
WA - Inner city	0.04%	0.03%
WA - Metro	9.22%	10.54%
WA - Non metro	0.16%	0.24%
Total WA	9.42%	10.81%
Total Inner City	0.36%	0.31%
Total Metro	84.58%	86.27%
Total Non Metro	15.07%	13.18%
Secured by Term Deposit	0.00%	0.24%
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>
Feb-22	0.14%	0.12%	0.24%	0.50%
Mar-22	0.03%	0.00%	0.27%	0.30%
Apr-22	0.18%	0.03%	0.28%	0.49%
May-22	0.29%	0.07%	0.32%	0.68%
Jun-22	0.10%	0.00%	0.40%	0.50%
Jul-22	0.17%	0.00%	0.41%	0.58%
Aug-22	0.17%	0.05%	0.28%	0.50%
Sep-22	0.03%	0.05%	0.29%	0.36%
Oct-22	0.23%	0.00%	0.35%	0.58%
Nov-22	0.30%	0.00%	0.32%	0.62%
Dec-22	0.00%	0.03%	0.19%	0.22%
Jan-23	0.16%	0.03%	0.14%	0.34%

<u>MORTGAGE SAFETY NET (Includes COV-19)</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Feb-22	7	2,098,958
Mar-22	5	749,673
Apr-22	4	753,345
May-22	5	997,279
Jun-22	6	1,095,782
Jul-22	6	1,097,376
Aug-22	3	385,196
Sep-22	3	384,945
Oct-22	3	385,046
Nov-22	1	196,830
Dec-22	-	-
Jan-23	-	-

<u>COVID-19 HARDSHIP</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Jan-22	-	-
Feb-22	-	-
Mar-22	-	-
Apr-22	-	-
May-22	-	-
Jun-22	-	-
Jul-22	-	-
Aug-22	-	-
Sep-22	-	-
Oct-22	-	-

<u>MORTGAGE IN POSSESSION</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Feb-22	-	-
Mar-22	-	-
Apr-22	-	-
May-22	-	-
Jun-22	-	-
Jul-22	-	-
Aug-22	-	-
Sep-22	-	-
Oct-22	-	-
Nov-22	-	-
Dec-22	-	-
Jan-23	-	-

<u>PRINCIPAL LOSS</u>	<u>Gross Loss</u>	<u>LMI claim (A\$)</u>	<u>LMI payment (A\$)</u>	<u>Net loss</u>
2020	-	-	-	-
2021	-	-	-	-
2022	-	-	-	-
2023	-	-	-	-
Total	-	-	-	-

<u>EXCESS SPREAD</u>	<u>Excess Spread (A\$)</u>	<u>Excess Spread % p.a</u>	<u>Opening Bond Balance</u>
Feb-22	354,672.37	0.74%	\$ 575,339,584
Mar-22	351,090.09	0.76%	\$ 556,999,274
Apr-22	191,825.35	0.43%	\$ 539,520,602
May-22	294,762.39	0.68%	\$ 522,070,389
Jun-22	219,656.45	0.52%	\$ 505,613,607
Jul-22	-	0.00%	\$ 491,005,338
Aug-22	273,319.50	0.69%	\$ 477,297,712
Sep-22	197,472.11	0.52%	\$ 460,097,332
Oct-22	90,839.63	0.24%	\$ 449,511,561
Nov-22	261,561.67	0.72%	\$ 435,675,819
Dec-22	-	0.00%	\$ 421,813,405
Jan-23	346,358.61	1.01%	\$ 411,879,155
Total	2,581,558.17		

<u>ANNUALISED CPR</u>	<u>CPR % p.a</u>
Feb-22	28.82%
Mar-22	28.35%
Apr-22	29.17%
May-22	28.40%
Jun-22	26.12%
Jul-22	25.46%
Aug-22	32.67%
Sep-22	21.12%
Oct-22	28.49%
Nov-22	29.47%
Dec-22	21.98%
Jan-23	23.76%

RESERVES

	<u>Available</u>	<u>Drawn</u>
Principal Draw		-
Liquidity Reserve Account	3,412,119.17	-
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	AMP Bank Limited	BBB/Baa2	BBB /A3(cr)
Standby Swap Provider	NAB	AA-/Aa3	BBB /A3(cr)
Liquidity Reserve Account Holder	MUFG Bank, Ltd	A, A-1/ P-1	A- / P-1
Bank Account Provider	Westpac	A-1+ / P-1	A- / 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 2021-1 Trust Progress 2022-1 Trust Progress 2022-2 Trust Progress Warehouse Trust No .1
Back-Up Servicer:	Perpetual Trustee (Cold)