

Progress 2020-1 Trust Risk Retention Pool

Transaction Name:	Progress 2020-1 Risk Retention Pool
Closing Date:	Wednesday, 30th September 2020
Maturity Date:	Tuesday, 21th March 2051
Payment Date:	21 day of each month
Business Day for Payments:	Sydney & Melbourne
Determination Date & Ex-Interest Date:	3 Business Days before each Payment Date.

Note: EU Securitisation Regulation

EU Securitisation Regulation

On the Closing Date and thereafter for so long as any Notes remain outstanding, AMP Bank Limited will, as an "originator" for the purposes of Regulation (EU) 2017/2402 (as amended, the "EU Securitisation Regulation"), retain a material net economic interest of not less than 5% in this securitisation transaction in accordance with the text of Article 6(1) of the EU Securitisation Regulation (in each case as in effect on the Closing Date) (the "EU Retention"). As at the Closing Date, the EU Retention will be in the form contemplated by Article 6(3)(c) of the EU Securitisation Regulation.

AMP Bank Limited will undertake to retain such material net economic interest and will give further undertakings with respect to the EU Retention as summarised in Section 2.30 in this Information Memorandum. Any change in the manner in which the EU Retention is held will be notified to the Note Holders.

Current Risk Retention pool balance as percentage of securitisation exposure: 6.66%

COLLATERAL INFORMATION

	<u>At Issue</u>	<u>Nov - 20</u>
Total pool size:	\$64,690,631	\$60,801,272
Average loan Size:	\$420,069	\$413,614
Maximum loan size:	\$992,000	\$969,597
Total property value:	\$109,204,288	\$104,984,288
Average property value:	\$657,857	\$660,279
Maximum current LVR:	80.00%	80.00%
Average current LVR:	60.50%	59.28%
Weighted average current LVR:	66.44%	65.40%
Total number of loans (unconsolidated):	234	225
Total number of loans (consolidating split loans):	154	147
Number of properties:	166	159
Average term to maturity (months):	291.94	288.72
Maximum remaining term to maturity (months):	346.95	343.96
Weighted average seasoning (months):	34.99	37.65
Weighted average term to maturity (months):	320.84	318.18
% of pool with loans > \$500,000:	58.60%	55.70%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
% Fixed Rate Loans(Value):	35.47%	34.43%
% Interest Only loans (Value):	22.74%	20.11%
Weighted Average Coupon:	3.44%	3.36%
Investment Loans:	36.15%	35.99%

Outstanding Balance Distribution

	<u>\$ % at Issue</u>	<u>Nov - 20</u>
≤ \$0	0.00%	0.00%
> \$0 and ≤ \$100,000	1.04%	0.92%
> \$100,000 and ≤ \$150,000	1.32%	1.20%
> \$150,000 and ≤ \$200,000	2.19%	2.30%
> \$200,000 and ≤ \$250,000	1.06%	1.12%
> \$250,000 and ≤ \$300,000	8.12%	8.64%
> \$300,000 and ≤ \$350,000	5.53%	6.42%
> \$350,000 and ≤ \$400,000	7.52%	8.65%
> \$400,000 and ≤ \$450,000	7.91%	6.35%
> \$450,000 and ≤ \$500,000	6.71%	8.71%
> \$500,000 and ≤ \$550,000	15.44%	14.67%
> \$550,000 and ≤ \$600,000	11.57%	14.26%
> \$600,000 and ≤ \$650,000	6.66%	3.10%
> \$650,000 and ≤ \$700,000	4.16%	4.48%
> \$700,000 and ≤ \$750,000	3.31%	2.34%
> \$750,000 and ≤ \$800,000	4.82%	6.42%
> \$800,000 and ≤ \$850,000	2.51%	1.35%
> \$850,000 and ≤ \$900,000	2.71%	2.86%
> \$900,000 and ≤ \$950,000	1.40%	1.48%
> \$950,000 and ≤ \$1,000,000	6.01%	4.74%
Total	100.00%	100.00%

Outstanding Balance LVR Distribution

	<u>\$ % at Issue</u>	<u>Nov - 20</u>
≤ 0%	0.00%	0.00%
> 0% and ≤ 25%	3.85%	3.86%
> 25% and ≤ 30%	0.62%	0.77%
> 30% and ≤ 35%	0.99%	1.71%
> 35% and ≤ 40%	3.05%	2.87%
> 40% and ≤ 45%	1.60%	2.17%
> 45% and ≤ 50%	3.77%	2.75%
> 50% and ≤ 55%	3.04%	4.77%
> 55% and ≤ 60%	7.05%	6.24%
> 60% and ≤ 65%	5.22%	8.72%
> 65% and ≤ 70%	15.66%	12.87%
> 70% and ≤ 75%	18.02%	24.42%
> 75% and ≤ 80%	37.12%	28.86%
> 80% and ≤ 85%	0.00%	0.00%
> 85% and ≤ 90%	0.00%	0.00%
> 90% and ≤ 95%	0.00%	0.00%
> 95% and ≤ 100%	0.00%	0.00%
Total	100.00%	100.00%

Mortgage Insurance	\$ % at Issue	Nov - 20
Genworth	9.88%	10.22%
QBE	3.78%	3.84%
Not Insured	86.34%	85.94%
Total	100.00%	100.00%

Seasoning Analysis	\$ % at Issue	Nov - 20
> 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	14.18%	0.00%
> 15 mths and ≤ 18 mths	30.89%	15.01%
> 18 mths and ≤ 21 mths	9.52%	31.48%
> 21 mths and ≤ 24 mths	10.46%	9.87%
> 24 mths and ≤ 36 mths	17.55%	24.99%
> 36 mths and ≤ 48 mths	2.30%	4.57%
> 48 mths and ≤ 60 mths	4.31%	0.91%
> 60 mths and ≤ 72 mths	1.35%	3.57%
> 72 mths and ≤ 84 mths	1.13%	1.19%
> 84 mths and ≤ 96 mths	0.53%	0.00%
> 96 mths and ≤ 108 mths	0.00%	0.56%
> 108 mths and ≤ 120 mths	0.00%	0.00%
> 120 mths	7.77%	7.83%
Total	100.00%	100.00%

Geographic Distribution	\$ % at Issue	Nov - 20
ACT - Inner city	0.00%	0.00%
ACT - Metro	1.07%	1.13%
ACT - Non metro	0.00%	0.00%
Total ACT	1.07%	1.13%
NSW - Inner city	0.06%	0.05%
NSW - Metro	36.62%	37.56%
NSW - Non metro	8.60%	7.92%
Total NSW	45.29%	45.54%
NT - Metro	0.00%	0.00%
NT - Non metro	0.00%	0.00%
Total NT	0.00%	0.00%
QLD - Inner city	0.00%	0.00%
QLD - Metro	12.80%	13.09%
QLD - Non metro	5.84%	6.17%
Total QLD	18.64%	19.25%
SA - Inner city	0.00%	0.00%
SA - Metro	1.55%	1.64%
SA - Non metro	0.43%	0.45%
Total SA	1.98%	2.08%
TAS - Inner city	0.00%	0.00%
TAS - Metro	0.56%	0.61%
TAS - Non metro	0.00%	0.00%
Total TAS	0.56%	0.61%
VIC - Inner city	0.59%	0.62%
VIC - Metro	22.38%	20.93%
VIC - Non metro	2.05%	2.01%
Total VIC	25.01%	23.56%
WA - Inner city	0.00%	0.00%
WA - Metro	6.77%	7.10%
WA - Non metro	0.69%	0.73%
Total WA	7.46%	7.83%
Total Inner City	0.65%	0.67%
Total Metro	81.75%	82.05%
Total Non Metro	17.60%	17.27%
Total	100.00%	100.00%

ARREARS \$ % (scheduled balance basis)	31-60	61-90	90+	Total
Oct-20	0.00%	0.00%	0.00%	0.00%
Nov-20	0.00%	0.00%	0.00%	0.00%

MORTGAGE SAFETY NET (Inclusive COV-19)	No of Accounts	Amount (\$)
Oct-20	5	2,313,785
Nov-20	-	-

COVID-19 HARDSHIP	No of Accounts	Amount (\$)
Oct-20	-	-
Nov-20	-	-

MORTGAGE IN POSSESSION	No of Accounts	Amount (\$)
Oct-20	-	-
Nov-20	-	-

PRINCIPAL LOSS	Gross Loss	LMI claim (A\$)	LMI payment (A\$)	Net loss
2019	-	-	-	-
Total	-	-	-	-