

# PROGRESS 2021-1 TRUST

Wednesday, 22 September 2021

<b>Transaction Name:</b>	Progress 2021-1 Trust
<b>Trustee:</b>	Perpetual Trustee Company Limited
<b>Security Trustee:</b>	P.T. Limited
<b>Originator:</b>	AMP Bank Limited
<b>Servicer &amp; Custodian:</b>	AMP Bank Limited
<b>Issue Date:</b>	Tuesday, 22th June 2021
<b>Maturity Date:</b>	Monday, 23th September 2052
<b>Payment Date:</b>	22nd of each month
<b>Business Day for Payments:</b>	Sydney & Melbourne
<b>Determination Date &amp; Ex-Interest Date:</b>	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	

	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	845,658,447.34	845,658,447.34	92.00%	91.36%	AAA(sf)/Aaa (sf)
Class AB Notes	A\$	39,900,000.00	39,900,000.00	39,900,000.00	3.99%	4.31%	AAA(sf)
Class B Notes	A\$	13,900,000.00	13,900,000.00	13,900,000.00	1.39%	1.50%	AA(sf)
Class C Notes	A\$	11,200,000.00	11,200,000.00	11,200,000.00	1.12%	1.21%	A(sf)
Class D Notes	A\$	6,700,000.00	6,700,000.00	6,700,000.00	0.67%	0.72%	BBB(sf)
Class E Notes	A\$	3,900,000.00	3,900,000.00	3,900,000.00	0.39%	0.42%	BB(sf)
Class F Notes	A\$	4,400,000.00	4,400,000.00	4,400,000.00	0.44%	0.48%	NR
<b>TOTAL</b>		<b>1,000,000,000.00</b>	<b>925,658,447.34</b>	<b>925,658,447.34</b>	<b>100.00%</b>	<b>100.00%</b>	

Current Payment Date: Wednesday, 22 September 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	0.9477	0.6100%	22-Sep-21	920,000	0.48	28.50	0.9191939645
Class AB Notes	1.0000	1.0100%	22-Sep-21	39,900	0.83	-	1.0000000000
Class B Notes	1.0000	1.2100%	22-Sep-21	13,900	0.99	-	1.0000000000
Class C Notes	1.0000	1.5100%	22-Sep-21	11,200	1.24	-	1.0000000000
Class D Notes	1.0000	2.4100%	22-Sep-21	6,700	1.98	-	1.0000000000
Class E Notes	1.0000	4.7100%	22-Sep-21	3,900	3.87	-	1.0000000000
Class F Notes	1.0000	6.0100%	22-Sep-21	4,400	4.94	-	1.0000000000
<b>TOTAL</b>				<b>1,000,000</b>	<b>14.33</b>	<b>28.50</b>	<b>6.9191939645</b>

**COLLATERAL INFORMATION**

	<b>At Issue</b>	<b>Aug - 21</b>
Total pool size:	\$991,465,512	\$917,503,803
Total Number Of Loans (UnConsolidated):	2974	2802
Total number of loans (consolidating split loans):	2103	1981
Average loan Size:	\$471,453	\$463,152
Maximum loan size:	\$1,241,302	\$1,234,266
Total property value:	\$1,615,471,403	\$1,518,361,381
Number of Properties:	2116	1993
Average property value:	\$763,455	\$761,847
Average current LVR:	64.56%	63.63%
Average Term to Maturity (months):	321.88	318.37
Maximum Remaining Term to Maturity (months):	357.14	354.12
Weighted Average Seasoning (months):	20.63	23.67
Weighted Average Current LVR:	67.08%	66.45%
Weighted Average Term to Maturity (months):	329.08	325.93
% of pool with loans > \$500,000:	58.01%	57.08%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	91.83%	91.33%
% Fixed Rate Loans(Value):	31.14%	33.05%
% Interst Only loans (Value):	8.51%	8.69%
Weighted Average Mortgage Interest:	2.70%	2.66%
Investment Loans:	23.86%	23.48%

**Outstanding Balance Distribution**

	<b>\$ % at Issue</b>	<b>Aug - 21</b>
≤ \$0	0.00%	0.00%
> \$0 and ≤ \$100,000	0.34%	0.36%
> \$100,000 and ≤ \$150,000	0.73%	0.79%
> \$150,000 and ≤ \$200,000	1.41%	1.58%
> \$200,000 and ≤ \$250,000	2.55%	2.78%
> \$250,000 and ≤ \$300,000	4.84%	5.15%
> \$300,000 and ≤ \$350,000	6.16%	6.23%
> \$350,000 and ≤ \$400,000	7.68%	7.70%
> \$400,000 and ≤ \$450,000	9.01%	9.27%
> \$450,000 and ≤ \$500,000	9.27%	9.08%
> \$500,000 and ≤ \$550,000	10.11%	9.90%
> \$550,000 and ≤ \$600,000	8.25%	8.41%
> \$600,000 and ≤ \$650,000	7.77%	7.84%
> \$650,000 and ≤ \$700,000	6.22%	6.12%
> \$700,000 and ≤ \$750,000	4.76%	4.28%
> \$750,000 and ≤ \$800,000	4.42%	4.80%
> \$800,000 and ≤ \$850,000	2.90%	2.61%
> \$850,000 and ≤ \$900,000	2.47%	2.28%
> \$900,000 and ≤ \$950,000	2.34%	2.51%
> \$950,000 and ≤ \$1,000,000	2.45%	2.22%
> \$1,000,000 and ≤ \$1,050,000	1.23%	1.23%
> \$1,050,000 and ≤ \$1,100,000	2.61%	2.58%
> \$1,100,000 and ≤ \$1,150,000	0.90%	0.86%
> \$1,150,000 and ≤ \$1,200,000	0.83%	0.89%
> \$1,200,000 and ≤ \$1,250,000	0.74%	0.53%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

**Outstanding Balance LVR Distribution**

	<b>\$ % at Issue</b>	<b>Aug - 21</b>
≤ 0%	0.00%	0.00%
> 0% and ≤ 25%	1.44%	1.55%
> 25% and ≤ 30%	1.58%	1.41%
> 30% and ≤ 35%	1.29%	1.51%
> 35% and ≤ 40%	1.82%	1.92%
> 40% and ≤ 45%	3.04%	3.27%
> 45% and ≤ 50%	4.61%	5.02%
> 50% and ≤ 55%	6.00%	5.73%
> 55% and ≤ 60%	6.06%	6.73%
> 60% and ≤ 65%	7.33%	7.25%
> 65% and ≤ 70%	9.70%	10.32%
> 70% and ≤ 75%	16.82%	17.33%
> 75% and ≤ 80%	35.16%	33.22%
> 80% and ≤ 85%	3.99%	3.74%
> 85% and ≤ 90%	0.78%	0.76%
> 90% and ≤ 95%	0.37%	0.25%
> 95% and ≤ 100%	0.00%	0.00%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

**Mortgage Insurance**

	<b>\$ % at Issue</b>	<b>Aug - 21</b>
Genworth	14.78%	14.85%
QBE	9.87%	9.62%
Not insured	75.35%	75.53%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

**Seasoning Analysis**

	<b>\$ % at Issue</b>	<b>Aug - 21</b>
> 0 mths and ≤ 3 mths	0.22%	0.00%
> 3 mths and ≤ 6 mths	26.38%	0.24%
> 6 mths and ≤ 9 mths	18.23%	26.78%
> 9 mths and ≤ 12 mths	12.70%	19.02%
> 12 mths and ≤ 15 mths	15.21%	12.43%
> 15 mths and ≤ 18 mths	1.43%	14.36%
> 18 mths and ≤ 21 mths	1.22%	1.36%
> 21 mths and ≤ 24 mths	0.88%	1.26%
> 24 mths and ≤ 36 mths	6.51%	5.13%
> 36 mths and ≤ 48 mths	8.45%	9.49%
> 48 mths and ≤ 60 mths	2.43%	3.21%
> 60 mths and ≤ 72 mths	1.11%	1.27%
> 72 mths and ≤ 84 mths	0.65%	0.63%
> 84 mths and ≤ 96 mths	0.96%	0.94%
> 96 mths and ≤ 108 mths	0.50%	0.56%
> 108 mths and ≤ 120 mths	0.47%	0.56%
> 120 mths	2.64%	2.76%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<u>Geographic Distribution</u>	<u>\$ % at Issue</u>	<u>Aug - 21</u>
NSW - Inner city	0.16%	0.17%
NSW - Metro	38.49%	38.33%
NSW - Non metro	9.23%	8.67%
<b>Total NSW</b>	<b>47.87%</b>	<b>47.17%</b>
ACT - Inner city	0.00%	0.00%
ACT - Metro	2.75%	2.69%
ACT - Non metro	0.00%	0.00%
<b>Total ACT</b>	<b>2.75%</b>	<b>2.69%</b>
NT - Inner city	0.00%	0.00%
NT - Metro	0.07%	0.07%
NT - Non metro	0.00%	0.00%
<b>Total NT</b>	<b>0.07%</b>	<b>0.07%</b>
SA - Inner city	0.00%	0.00%
SA - Metro	2.88%	2.79%
SA - Non metro	0.37%	0.39%
<b>Total SA</b>	<b>3.25%</b>	<b>3.19%</b>
QLD - Inner city	0.04%	0.04%
QLD - Metro	9.61%	9.76%
QLD - Non metro	4.39%	4.54%
<b>Total QLD</b>	<b>14.03%</b>	<b>14.34%</b>
TAS - Inner city	0.00%	0.00%
TAS - Metro	0.44%	0.47%
TAS - Non metro	0.20%	0.22%
<b>Total TAS</b>	<b>0.64%</b>	<b>0.69%</b>
VIC - Inner city	0.10%	0.11%
VIC - Metro	20.68%	21.11%
VIC - Non metro	2.28%	2.27%
<b>Total VIC</b>	<b>23.06%</b>	<b>23.49%</b>
WA - Inner city	0.00%	0.00%
WA - Metro	7.65%	7.66%
WA - Non metro	0.68%	0.70%
<b>Total WA</b>	<b>8.33%</b>	<b>8.36%</b>
Total Inner City	0.30%	0.32%
Total Metro	82.56%	82.89%
Total Non Metro	17.14%	16.79%
Secured by Term Deposit	0	0.00%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<b>ARREARS \$ % (scheduled balance basis)</b>	<b>31-60</b>	<b>61-90</b>	<b>90+</b>	<b>Total</b>
Aug-21	0.00%	0.00%	0.00%	0.00%
<b>MORTGAGE SAFETY NET (Includes COV-19)</b>	<b>No of Accounts</b>	<b>Amount (\$)</b>		
Aug-21	7	2,406,863		
<b>COVID-19 HARDSHIP</b>	<b>No of Accounts</b>	<b>Amount (\$)</b>		
Aug-21	7	2,406,863		
<b>MORTGAGE IN POSSESSION</b>	<b>No of Accounts</b>	<b>Amount (\$)</b>		
Aug-21	-	-		
<b>PRINCIPAL LOSS</b>	<b>Gross Loss</b>	<b>LMI claim (A\$)</b>	<b>LMI payment (A\$)</b>	<b>Net loss</b>
2020	-	-	-	-
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

<b>EXCESS SPREAD</b>	<b>Excess Spread (A\$)</b>	<b>Excess Spread % p.a</b>	<b>Opening Bond Balance</b>
Aug-21	-	0.00%	\$ 951,881,054
<b>Total</b>	<b>-</b>		

<b>ANNUALISED CPR</b>	<b>CPR % p.a</b>
Aug-21	24.63%

<b>RESERVES</b>	<b>Available</b>	<b>Drawn</b>
Principal Draw		289,003.54
Liquidity Reserve Account	7,865,640.27	-
Income Reserve	150,000.00	-

<b>SUPPORTING RATINGS</b>	<b>Party</b>	<b>Current Rating S&amp;P / Moodys</b>	<b>Rating Trigger S&amp;P / Moodys</b>
Role			
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

<b>SERVICER</b>	AMP Bank Limited
Servicer:	BBB/A2
Servicer Ranking or Rating:	N/A
Servicer Rating:	Progress 2005-2 Trust
Servicer Experience:	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)