

# PROGRESS 2021-1 TRUST

Friday, 22 October 2021

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

	<u>Currency</u>	<u>Initial Stated Amount</u>	<u>Current Invested Amount</u>	<u>Current Stated Amount</u>	<u>Percentages at Issue</u>	<u>Current Percentages</u>	<u>Rating S&amp;P/Moodys</u>
Class A Notes	A\$	920,000,000.00	814,354,911.83	814,354,911.83	92.00%	91.06%	AAA(sf)/Aaa (sf)
Class AB Notes	A\$	39,900,000.00	39,900,000.00	39,900,000.00	3.99%	4.46%	AAA(sf)
Class B Notes	A\$	13,900,000.00	13,900,000.00	13,900,000.00	1.39%	1.55%	AA(sf)
Class C Notes	A\$	11,200,000.00	11,200,000.00	11,200,000.00	1.12%	1.25%	A(sf)
Class D Notes	A\$	6,700,000.00	6,700,000.00	6,700,000.00	0.67%	0.75%	BBB(sf)
Class E Notes	A\$	3,900,000.00	3,900,000.00	3,900,000.00	0.39%	0.44%	BB(sf)
Class F Notes	A\$	4,400,000.00	4,400,000.00	4,400,000.00	0.44%	0.49%	NR
<b>TOTAL</b>		<b>1,000,000,000.00</b>	<b>894,354,911.83</b>	<b>894,354,911.83</b>	<b>100.00%</b>	<b>100.00%</b>	

Current Payment Date: Friday, 22 October 2021

	<u>Pre Payment Date Bond Factors</u>	<u>Coupon Rate</u>	<u>Coupon Rate Reset Date</u>	<u>Initial Issued Notes (No.)</u>	<u>Interest Payment (per security)</u>	<u>Principal Payment (per security)</u>	<u>Post Payment Date Bond Factors</u>
Class A Notes	0.9192	0.6038%	22-Oct-21	920,000	0.46	34.03	0.8851683824
Class AB Notes	1.0000	1.0038%	22-Oct-21	39,900	0.83	-	1.0000000000
Class B Notes	1.0000	1.2038%	22-Oct-21	13,900	0.99	-	1.0000000000
Class C Notes	1.0000	1.5038%	22-Oct-21	11,200	1.24	-	1.0000000000
Class D Notes	1.0000	2.4038%	22-Oct-21	6,700	1.98	-	1.0000000000
Class E Notes	1.0000	4.7038%	22-Oct-21	3,900	3.87	-	1.0000000000
Class F Notes	1.0000	6.0038%	22-Oct-21	4,400	4.93	-	1.0000000000
<b>TOTAL</b>				<b>1,000,000</b>	<b>14.28</b>	<b>34.03</b>	<b>6.8851683824</b>

**COLLATERAL INFORMATION**

	<u>At Issue</u>	<u>Sep - 21</u>
Total pool size:	\$991,465,512	\$886,752,895
Total Number Of Loans (UnConsolidated):	2974	2732
Total number of loans (consolidating split loans):	2103	1926
Average loan Size:	\$471,453	\$460,412
Maximum loan size:	\$1,241,302	\$1,232,126
Total property value:	\$1,615,471,403	\$1,471,309,448
Number of Properties:	2116	1938
Average property value:	\$763,455	\$759,190
Average current LVR:	64.56%	63.37%
Average Term to Maturity (months):	321.88	317.20
Maximum Remaining Term to Maturity (months):	357.14	353.13
Weighted Average Seasoning (months):	20.63	24.60
Weighted Average Current LVR:	67.08%	66.41%
Weighted Average Term to Maturity (months):	329.08	324.70
% of pool with loans > \$500,000:	58.01%	56.80%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	91.83%	91.16%
% Fixed Rate Loans(Value):	31.14%	33.40%
% Interest Only loans (Value):	8.51%	8.66%
Weighted Average Mortgage Interest:	2.70%	2.65%
Investment Loans:	23.86%	23.50%

**Outstanding Balance Distribution**

	<u>\$ % at Issue</u>	<u>Sep - 21</u>
≤ \$0	0.00%	0.00%
> \$0 and ≤ \$100,000	0.34%	0.34%
> \$100,000 and ≤ \$150,000	0.73%	0.84%
> \$150,000 and ≤ \$200,000	1.41%	1.64%
> \$200,000 and ≤ \$250,000	2.55%	2.86%
> \$250,000 and ≤ \$300,000	4.84%	5.22%
> \$300,000 and ≤ \$350,000	6.16%	6.26%
> \$350,000 and ≤ \$400,000	7.68%	7.78%
> \$400,000 and ≤ \$450,000	9.01%	9.19%
> \$450,000 and ≤ \$500,000	9.27%	9.06%
> \$500,000 and ≤ \$550,000	10.11%	9.83%
> \$550,000 and ≤ \$600,000	8.25%	8.12%
> \$600,000 and ≤ \$650,000	7.77%	7.75%
> \$650,000 and ≤ \$700,000	6.22%	5.94%
> \$700,000 and ≤ \$750,000	4.76%	4.52%
> \$750,000 and ≤ \$800,000	4.42%	4.44%
> \$800,000 and ≤ \$850,000	2.90%	2.79%
> \$850,000 and ≤ \$900,000	2.47%	2.26%
> \$900,000 and ≤ \$950,000	2.34%	2.70%
> \$950,000 and ≤ \$1,000,000	2.45%	2.29%
> \$1,000,000 and ≤ \$1,050,000	1.23%	1.39%
> \$1,050,000 and ≤ \$1,100,000	2.61%	2.67%
> \$1,100,000 and ≤ \$1,150,000	0.90%	0.64%
> \$1,150,000 and ≤ \$1,200,000	0.83%	0.92%
> \$1,200,000 and ≤ \$1,250,000	0.74%	0.55%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

**Outstanding Balance LVR Distribution**

	<u>\$ % at Issue</u>	<u>Sep - 21</u>
≤ 0%	0.00%	0.00%
> 0% and ≤ 25%	1.44%	1.65%
> 25% and ≤ 30%	1.58%	1.28%
> 30% and ≤ 35%	1.29%	1.58%
> 35% and ≤ 40%	1.82%	1.84%
> 40% and ≤ 45%	3.04%	2.98%
> 45% and ≤ 50%	4.61%	5.30%
> 50% and ≤ 55%	6.00%	5.56%
> 55% and ≤ 60%	6.06%	6.46%
> 60% and ≤ 65%	7.33%	7.77%
> 65% and ≤ 70%	9.70%	10.93%
> 70% and ≤ 75%	16.82%	17.30%
> 75% and ≤ 80%	35.16%	32.84%
> 80% and ≤ 85%	3.99%	3.57%
> 85% and ≤ 90%	0.78%	0.69%
> 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**

	<u>\$ % at Issue</u>	<u>Sep - 21</u>
Genworth	14.78%	14.77%
QBE	9.87%	9.65%
Not insured	75.35%	75.58%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

**Seasoning Analysis**

	<u>\$ % at Issue</u>	<u>Sep - 21</u>
> 0 mths and ≤ 3 mths	0.22%	0.00%
> 3 mths and ≤ 6 mths	26.38%	0.00%
> 6 mths and ≤ 9 mths	18.23%	17.06%
> 9 mths and ≤ 12 mths	12.70%	23.42%
> 12 mths and ≤ 15 mths	15.21%	14.13%
> 15 mths and ≤ 18 mths	1.43%	16.00%
> 18 mths and ≤ 21 mths	1.22%	3.29%
> 21 mths and ≤ 24 mths	0.88%	1.56%
> 24 mths and ≤ 36 mths	6.51%	4.95%
> 36 mths and ≤ 48 mths	8.45%	9.26%
> 48 mths and ≤ 60 mths	2.43%	3.42%
> 60 mths and ≤ 72 mths	1.11%	1.37%
> 72 mths and ≤ 84 mths	0.65%	0.50%
> 84 mths and ≤ 96 mths	0.96%	1.12%
> 96 mths and ≤ 108 mths	0.50%	0.49%
> 108 mths and ≤ 120 mths	0.47%	0.58%
> 120 mths	2.64%	2.85%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<u>Geographic Distribution</u>	<u>\$ % at Issue</u>	<u>Sep - 21</u>
NSW - Inner city	0.16%	0.17%
NSW - Metro	38.49%	38.21%
NSW - Non metro	9.23%	8.69%
<b>Total NSW</b>	<b>47.87%</b>	<b>47.06%</b>
ACT - Inner city	0.00%	0.00%
ACT - Metro	2.75%	2.60%
ACT - Non metro	0.00%	0.00%
<b>Total ACT</b>	<b>2.75%</b>	<b>2.60%</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%	2.82%
SA - Non metro	0.37%	0.40%
<b>Total SA</b>	<b>3.25%</b>	<b>3.22%</b>
QLD - Inner city	0.04%	0.04%
QLD - Metro	9.61%	9.91%
QLD - Non metro	4.39%	4.68%
<b>Total QLD</b>	<b>14.03%</b>	<b>14.64%</b>
TAS - Inner city	0.00%	0.00%
TAS - Metro	0.44%	0.49%
TAS - Non metro	0.20%	0.19%
<b>Total TAS</b>	<b>0.64%</b>	<b>0.68%</b>
VIC - Inner city	0.10%	0.11%
VIC - Metro	20.68%	20.98%
VIC - Non metro	2.28%	2.14%
<b>Total VIC</b>	<b>23.06%</b>	<b>23.23%</b>
WA - Inner city	0.00%	0.00%
WA - Metro	7.65%	7.79%
WA - Non metro	0.68%	0.72%
<b>Total WA</b>	<b>8.33%</b>	<b>8.51%</b>
Total Inner City	0.30%	0.32%
Total Metro	82.56%	82.86%
Total Non Metro	17.14%	16.82%
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>
Sep-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>		
Sep-21	8	2,030,337		
<b>COVID-19 HARDSHIP</b>	<b>No of Accounts</b>	<b>Amount (\$)</b>		
Sep-21	5	1,540,630		
<b>MORTGAGE IN POSSESSION</b>	<b>No of Accounts</b>	<b>Amount (\$)</b>		
Sep-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>EXCESS SPREAD</b>	<b>Excess Spread (A\$)</b>	<b>Excess Spread % p.a</b>	<b>Opening Bond Balance</b>	
Sep-21	191,560.71	0.25%	\$ 925,658,447	
<b>Total</b>	<b>191,560.71</b>			
<b>ANNUALISED CPR</b>	<b>CPR % p.a</b>			
Sep-21	30.42%			
<b>RESERVES</b>	<b>Available</b>	<b>Drawn</b>		
Principal Draw		-		
Liquidity Reserve Account	7,602,016.75	-		
Income Reserve	150,000.00	-		
<b>SUPPORTING RATINGS</b>	<b>Party</b>	<b>Current Rating S&amp;P / Moody's</b>	<b>Rating Trigger S&amp;P /Moody's</b>	
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>				
Servicer:	AMP Bank Limited			
Servicer Ranking or Rating:	BBB/A2			
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 Warehouse Trust No .1			
Back-Up Servicer:	Perpetual Trustee (Cold)			