

PROGRESS 2013-1 TRUST

Monday, 23 September 2019

Transaction Name:	Progress 2013-1 Trust
Trustee:	Perpetual Trustee Company Limited
Security Trustee:	P.T. Limited
Originator:	AMP Bank Limited
Servicer & Custodian:	AMP Bank Limited
Issue Date:	Wednesday, 18th September 2013
Maturity Date:	Friday, 23th September 2044
Payment Date:	The 23rd day of each month
Business Day for Payments:	Sydney & Melbourne
Determination Date & Ex-Interest Date:	Three Business Days before each Payment Date.

	Base	Margin	Interest Calculation
Class A Notes	1 M BBSW	100bps	Actual/365
Class AB Notes	1 M BBSW	190bps	Actual/365
Class B1 Notes	1 M BBSW	290bps	Actual/365
Class B2 Notes	1 M BBSW	350bps	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\$	598,000,000.00	101,511,963.34	101,511,963.34	92.00%	83.70%	AAA / Aaa
Class AB Notes	A\$	39,000,000.00	14,822,168.77	14,822,168.77	6.00%	12.22%	AAA /n.r
Class B1 Notes	A\$	9,750,000.00	3,705,542.16	3,705,542.16	1.50%	3.06%	AA-/n.r.
Class B2 Notes	A\$	3,250,000.00	1,235,180.73	1,235,180.73	0.50%	1.02%	A+ /Watch Neg /n.r.
TOTAL		650,000,000.00	121,274,855.00	121,274,855.00	100.00%	100.00%	

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	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	0.1727	2.0450%	23-Sep-19	598,000	0.30	2.92	0.1698	
Class AB Notes	0.3866	2.9450%	23-Sep-19	39,000	0.97	6.55	0.3801	
Class B1 Notes	0.3866	3.9450%	23-Sep-19	9,750	1.30	6.55	0.3801	
Class B2 Notes	0.3866	4.5450%	23-Sep-19	3,250	1.49	6.55	0.3801	
TOTAL				650,000	4.05	22.57		

COLLATERAL INFORMATION

	At Issue	Aug - 19
Total pool size:	\$644,475,036.10	\$120,244,019.29
Total Number Of Loans (UnConsolidated):	3495	943
Total number of loans (consolidating split loans):	1959	554
Average loan size:	\$328,981.64	\$217,046.97
Maximum loan size:	\$995,237.58	\$934,356.52
Total property value:	\$1,098,539,474.00	\$306,843,715.00
Number of Properties:	2180	592
Average property value:	\$503,917.19	\$518,317.09
Average current LVR:	60.91%	41.85%
Average Term to Maturity (months):	295.5	218.50
Maximum Remaining Term to Maturity (months):	354.02	281.92
Weighted Average Seasoning (months):	44.11	116.56
Weighted Average Current LVR:	66.72%	57.93%
Weighted Average Term to Maturity (months):	305.91	235.26
% of pool with loans > \$500,000:	32.64%	23.54%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	95.00%	129.17%
% Fixed Rate Loans(Value):	22.93%	5.53%
% Interst Only loans (Value):	45.83%	17.74%
Weighted Average Mortgage Interest:	5.52%	4.20%
Investment Loans:	25.37%	23.53%

Note: Loan purpose is used to determine classification of investment loans from 01/03/2019

	\$ % at Issue	Aug - 19
Outstanding Balance Distribution		
≤ \$0	0.00%	-0.21%
> \$0 and ≤ \$100,000	1.41%	4.92%
> \$100,000 and ≤ \$150,000	2.64%	5.86%
> \$150,000 and ≤ \$200,000	5.64%	9.36%
> \$200,000 and ≤ \$250,000	9.19%	13.15%
> \$250,000 and ≤ \$300,000	12.22%	11.87%
> \$300,000 and ≤ \$350,000	10.65%	12.78%
> \$350,000 and ≤ \$400,000	10.32%	5.88%
> \$400,000 and ≤ \$450,000	8.34%	6.96%
> \$450,000 and ≤ \$500,000	6.95%	5.91%
> \$500,000 and ≤ \$550,000	5.24%	4.87%
> \$550,000 and ≤ \$600,000	4.99%	5.21%
> \$600,000 and ≤ \$650,000	4.16%	1.00%
> \$650,000 and ≤ \$700,000	3.44%	3.37%
> \$700,000 and ≤ \$750,000	4.61%	2.99%
> \$750,000 and ≤ \$800,000	2.90%	3.20%
> \$800,000 and ≤ \$850,000	2.55%	1.37%
> \$850,000 and ≤ \$900,000	2.55%	0.00%
> \$900,000 and ≤ \$950,000	1.15%	1.53%
> \$950,000 and ≤ \$1,000,000	1.05%	0.00%
Total	100.00%	100.00%

	\$ % at Issue	Aug - 19
Outstanding Balance LVR Distribution		
≤ 0%	0.00%	-0.21%
> 0% and ≤ 25%	2.55%	6.66%
> 25% and ≤ 30%	1.26%	4.58%
> 30% and ≤ 35%	2.23%	3.76%
> 35% and ≤ 40%	3.19%	5.40%
> 40% and ≤ 45%	3.43%	5.73%
> 45% and ≤ 50%	3.65%	5.80%

> 50% and ≤ 55%	4.96%	4.57%
> 55% and ≤ 60%	5.35%	8.08%
> 60% and ≤ 65%	6.74%	11.23%
> 65% and ≤ 70%	11.34%	13.47%
> 70% and ≤ 75%	14.85%	11.92%
> 75% and ≤ 80%	29.53%	14.42%
> 80% and ≤ 85%	6.79%	2.21%
> 85% and ≤ 90%	2.84%	0.86%
> 90% and ≤ 95%	1.30%	0.61%
> 95% and ≤ 100%	0.00%	0.00%
> 100%	0.00%	0.91%
Total	100.00%	100.00%

Mortgage Insurance	\$ % at Issue	Aug - 19
Genworth	22.18%	23.09%
QBE	77.82%	76.03%
Uninsured	0.00%	0.88%
Total	100.00%	100.00%

Seasoning Analysis	\$ % at Issue	Aug - 19
> 6 mths and ≤ 9 mths	1.51%	0.00%
> 9 mths and ≤ 12 mths	1.28%	0.00%
> 12 mths and ≤ 15 mths	1.70%	0.00%
> 15 mths and ≤ 18 mths	1.89%	0.00%
> 18 mths and ≤ 21 mths	12.52%	0.00%
> 21 mths and ≤ 24 mths	4.86%	0.00%
> 24 mths and ≤ 36 mths	34.67%	0.00%
> 36 mths and ≤ 48 mths	10.05%	0.00%
> 48 mths and ≤ 60 mths	7.18%	0.00%
> 60 mths and ≤ 72 mths	8.82%	0.00%
> 72 mths and ≤ 84 mths	5.28%	3.59%
> 84 mths and ≤ 96 mths	3.08%	23.41%
> 96 mths and ≤ 108 mths	1.85%	28.76%
> 108 mths and ≤ 120 mths	2.17%	12.23%
> 120 mths	3.15%	32.00%
Total	100.00%	100.00%

Geographic Distribution	\$ % at Issue	Aug - 19
ACT - Metro	1.75%	2.37%
Total ACT	1.75%	2.37%
NSW - Inner city	0.22%	0.94%
NSW - Metro	31.11%	27.02%
NSW - Non metro	8.79%	7.78%
Total NSW	40.12%	35.74%
NT - Metro	0.24%	0.45%
NT - Non metro	0.15%	0.19%
Total NT	0.40%	0.64%
QLD - Metro	5.85%	7.26%
QLD - Non metro	7.15%	8.30%
Total QLD	13.00%	15.56%
SA - Inner city	0.01%	0.00%
SA - Metro	5.57%	4.56%
SA - Non metro	0.84%	0.73%
Total SA	6.41%	5.29%
TAS - Inner city	0.06%	0.00%
TAS - Metro	0.44%	0.87%
TAS - Non metro	0.44%	0.35%
Total TAS	0.94%	1.22%
VIC - Inner city	0.24%	0.95%
VIC - Metro	18.59%	15.22%
VIC - Non metro	2.09%	1.66%
Total VIC	20.92%	17.83%
WA - Inner city	0.23%	0.06%
WA - Metro	15.03%	19.07%
WA - Non metro	1.20%	2.22%
Total WA	16.46%	21.35%
Total Inner City	0.76%	1.96%
Total Metro	78.58%	76.82%
Total Non Metro	20.66%	21.22%
Secured by Term Deposit	0.00%	0.00%
Total	100.00%	100.00%

ARREARS \$ % (scheduled balance basis)	31-60	61-90	90+	Total
Sep-18	0.70%	0.15%	0.67%	1.51%
Oct-18	0.00%	0.67%	0.53%	1.20%
Nov-18	1.12%	0.33%	0.65%	2.10%
Dec-18	0.28%	0.79%	0.66%	1.73%
Jan-19	0.17%	0.35%	0.85%	1.37%
Feb-19	0.70%	0.00%	0.68%	1.38%
Mar-19	0.37%	0.00%	0.62%	0.98%
Apr-19	0.96%	0.19%	0.62%	1.77%
May-19	0.80%	0.30%	0.35%	1.44%
Jun-19	0.29%	0.69%	0.48%	1.46%
Jul-19	0.90%	0.78%	0.48%	2.17%
Aug-19	0.49%	0.83%	0.79%	2.11%

MORTGAGE SAFETY NET

	No of Accounts	Amount (\$)
Sep-18	4	853,627
Oct-18	5	1,148,686
Nov-18	3	796,838
Dec-18	2	584,483
Jan-19	1	299,799
Feb-19	2	493,840
Mar-19	3	733,031
Apr-19	2	435,364
May-19	3	585,756
Jun-19	2	438,178
Jul-19	3	588,354
Aug-19	3	588,922

MORTGAGE IN POSSESSION

	No of Accounts	Amount (\$)
Sep-18	-	-
Oct-18	-	-
Nov-18	-	-
Dec-18	-	-
Jan-19	-	-
Feb-19	-	-
Mar-19	-	-
Apr-19	-	-
May-19	-	-
Jun-19	-	-
Jul-19	-	-
Aug-19	-	-

PRINCIPAL LOSS

	Gross Loss	LMI Claims	LMI Payment	Net loss
2015	21,968.85	21,968.85	21,554.95	413.90
2016	103,465.28	103,465.28	93,936.43	9,528.85
2017				
2018	209,325.90	209,325.90	205,353.82	3,972.08
Total	334,760.03	334,760.03	320,845.20	13,914.83

EXCESS SPREAD

	Excess Spread (A\$)	Excess Spread % p.a	Opening Bond Balance
Sep-18	31,540.94	0.26%	\$ 146,910,875
Oct-18	88,198.22	0.73%	\$ 144,120,745
Nov-18	77,912.67	0.67%	\$ 140,366,891
Dec-18	60,141.54	0.53%	\$ 136,851,339
Jan-19	54,053.82	0.48%	\$ 134,329,590
Feb-19	104,959.69	0.95%	\$ 132,323,157
Mar-19	19,775.26	0.18%	\$ 130,317,967
Apr-19	96,342.57	0.91%	\$ 127,498,601
May-19	34,491.23	0.33%	\$ 127,002,105
Jun-19	43,579.67	0.42%	\$ 125,640,550
Jul-19	101,564.36	0.98%	\$ 124,404,142
Aug-19	60,331.52	0.59%	\$ 123,363,977
Total	7,401,490.50		

ANNUALISED CPR

	CPR % p.a
Sep-18	18.65%
Oct-18	25.38%
Nov-18	24.42%
Dec-18	18.01%
Jan-19	14.44%
Feb-19	14.64%
Mar-19	21.12%
Apr-19	2.15%
May-19	9.88%
Jun-19	8.89%
Jul-19	7.19%
Aug-19	16.26%

RESERVES

	Available	Drawn
Principal Draw		-
Liquidity Reserve Account	1,030,836.27	-
Income Reserve	150,000.00	-

SUPPORTING RATINGS

Role	Party	Current Rating S&P / Moody's	Rating Trigger S&P /Moody's
Fixed Rate Swap Provider	AMP Bank Limited	BBB+ / 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	A1 / P-1	below A1 / P-1

SERVICER

Servicer:	AMP Bank Limited
Servicer Ranking or Rating:	A- / A2
Servicer Rating:	N/A
Servicer Experience:	Progress 2005-1 Trust 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 Warehouse Trust No .1
Back-Up Servicer:	Perpetual Trustee (Cold)