

# PROGRESS 2013-1 TRUST

Wednesday, 23 October 2019

|   |   |
|---|---|
| <b>Transaction Name:</b>                          | Progress 2013-1 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>                                | Wednesday, 18th September 2013                |
| <b>Maturity Date:</b>                             | Friday, 23th September 2044                   |
| <b>Payment Date:</b>                              | The 23rd day of each month                    |
| <b>Business Day for Payments:</b>                 | Sydney & Melbourne                            |
| <b>Determination Date &amp; Ex-Interest Date:</b> | 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        | 99,477,684.24           | 99,477,684.24         | 92.00%               | 83.70%              | AAA / Aaa         |
| Class AB Notes | A\$      | 39,000,000.00         | 14,525,135.52           | 14,525,135.52         | 6.00%                | 12.22%              | AAA /n.r          |
| Class B1 Notes | A\$      | 9,750,000.00          | 3,631,283.85            | 3,631,283.85          | 1.50%                | 3.06%               | AA-/n.r.          |
| Class B2 Notes | A\$      | 3,250,000.00          | 1,210,427.96            | 1,210,427.96          | 0.50%                | 1.02%               | A/n.r.            |
| <b>TOTAL</b>   |          | <b>650,000,000.00</b> | <b>118,844,531.57</b>   | <b>118,844,531.57</b> | <b>100.00%</b>       | <b>100.00%</b>      |                   |

| Current Payment Date: Wednesday, 23 October 2019 |                               |             |                        |                            |                                 |                                  |                                |
|--|-------------------------------|-------------|------------------------|----------------------------|---------------------------------|----------------------------------|--------------------------------|
|  | 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                                    | 0.1698                        | 1.9978%     | 23-Oct-19              | 598,000                    | 0.28                            | 3.40                             | 0.1664                         |
| Class AB Notes                                   | 0.3801                        | 2.8978%     | 23-Oct-19              | 39,000                     | 0.91                            | 7.62                             | 0.3724                         |
| Class B1 Notes                                   | 0.3801                        | 3.8978%     | 23-Oct-19              | 9,750                      | 1.22                            | 7.62                             | 0.3724                         |
| Class B2 Notes                                   | 0.3801                        | 4.4978%     | 23-Oct-19              | 3,250                      | 1.40                            | 7.62                             | 0.3724                         |
| <b>TOTAL</b>                                     |                               |             |                        | <b>650,000</b>             | <b>3.81</b>                     | <b>26.25</b>                     |                                |

### COLLATERAL INFORMATION

|  | At Issue           | Sep - 19         |
|--|--------------------|------------------|
| Total pool size:                                   | \$64,475,036.10    | \$117,834,353.61 |
| Total Number Of Loans (UnConsolidated):            | 3495               | 930              |
| Total number of loans (consolidating split loans): | 1959               | 544              |
| Average loan size:                                 | \$328,981.64       | \$216,607.27     |
| Maximum loan size:                                 | \$995,237.58       | \$934,111.81     |
| Total property value:                              | \$1,098,539,474.00 | \$302,009,150.00 |
| Number of Properties:                              | 2180               | 580              |
| Average property value:                            | \$503,917.19       | \$520,705.43     |
| Average current LVR:                               | 60.91%             | 41.59%           |
| Average Term to Maturity (months):                 | 295.5              | 217.25           |
| Maximum Remaining Term to Maturity (months):       | 354.02             | 280.93           |
| Weighted Average Seasoning (months):               | 44.11              | 117.69           |
| Weighted Average Current LVR:                      | 66.72%             | 57.61%           |
| Weighted Average Term to Maturity (months):        | 305.91             | 234.12           |
| % of pool with loans > \$500,000:                  | 32.64%             | 23.73%           |
| % of pool (amount) LoDoc Loans:                    | 0.00%              | 0.00%            |
| Maximum Current LVR:                               | 95.00%             | 129.17%          |
| % Fixed Rate Loans(Value):                         | 22.93%             | 5.43%            |
| % Interst Only loans (Value):                      | 45.83%             | 17.77%           |
| Weighted Average Mortgage Interest:                | 5.52%              | 4.19%            |
| Investment Loans:                                  | 25.37%             | 23.14%           |

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

### Outstanding Balance Distribution

|                               | \$ % at Issue  | Sep - 19       |
|-------------------------------|----------------|----------------|
| ≤ \$0                         | 0.00%          | -0.12%         |
| > \$0 and ≤ \$100,000         | 1.41%          | 4.99%          |
| > \$100,000 and ≤ \$150,000   | 2.64%          | 5.33%          |
| > \$150,000 and ≤ \$200,000   | 5.64%          | 9.79%          |
| > \$200,000 and ≤ \$250,000   | 9.19%          | 12.62%         |
| > \$250,000 and ≤ \$300,000   | 12.22%         | 12.78%         |
| > \$300,000 and ≤ \$350,000   | 10.65%         | 13.07%         |
| > \$350,000 and ≤ \$400,000   | 10.32%         | 5.41%          |
| > \$400,000 and ≤ \$450,000   | 8.34%          | 6.36%          |
| > \$450,000 and ≤ \$500,000   | 6.95%          | 6.03%          |
| > \$500,000 and ≤ \$550,000   | 5.24%          | 6.35%          |
| > \$550,000 and ≤ \$600,000   | 4.99%          | 4.36%          |
| > \$600,000 and ≤ \$650,000   | 4.16%          | 1.61%          |
| > \$650,000 and ≤ \$700,000   | 3.44%          | 2.92%          |
| > \$700,000 and ≤ \$750,000   | 4.61%          | 3.68%          |
| > \$750,000 and ≤ \$800,000   | 2.90%          | 2.62%          |
| > \$800,000 and ≤ \$850,000   | 2.55%          | 1.40%          |
| > \$850,000 and ≤ \$900,000   | 2.55%          | 0.00%          |
| > \$900,000 and ≤ \$950,000   | 1.15%          | 0.79%          |
| > \$950,000 and ≤ \$1,000,000 | 1.05%          | 0.00%          |
| <b>Total</b>                  | <b>100.00%</b> | <b>100.00%</b> |

### Outstanding Balance LVR Distribution

|                 | \$ % at Issue | Sep - 19 |
|-----------------|---------------|----------|
| ≤ 0%            | 0.00%         | -0.12%   |
| > 0% and ≤ 25%  | 2.55%         | 6.58%    |
| > 25% and ≤ 30% | 1.26%         | 4.18%    |
| > 30% and ≤ 35% | 2.23%         | 4.20%    |
| > 35% and ≤ 40% | 3.19%         | 5.87%    |
| > 40% and ≤ 45% | 3.43%         | 5.76%    |
| > 45% and ≤ 50% | 3.65%         | 5.07%    |

|                  |                |                |
|------------------|----------------|----------------|
| > 50% and ≤ 55%  | 4.96%          | 6.18%          |
| > 55% and ≤ 60%  | 5.35%          | 7.93%          |
| > 60% and ≤ 65%  | 6.74%          | 10.42%         |
| > 65% and ≤ 70%  | 11.34%         | 13.54%         |
| > 70% and ≤ 75%  | 14.85%         | 12.92%         |
| > 75% and ≤ 80%  | 29.53%         | 12.94%         |
| > 80% and ≤ 85%  | 6.79%          | 2.09%          |
| > 85% and ≤ 90%  | 2.84%          | 1.08%          |
| > 90% and ≤ 95%  | 1.30%          | 0.62%          |
| > 95% and ≤ 100% | 0.00%          | 0.00%          |
| > 100%           | 0.00%          | 0.72%          |
| <b>Total</b>     | <b>100.00%</b> | <b>100.00%</b> |

|                           |                      |                 |
|---------------------------|----------------------|-----------------|
| <b>Mortgage Insurance</b> | <b>\$ % at Issue</b> | <b>Sep - 19</b> |
| Genworth                  | 22.18%               | 23.08%          |
| QBE                       | 77.82%               | 76.03%          |
| Uninsured                 | 0.00%                | 0.89%           |
| <b>Total</b>              | <b>100.00%</b>       | <b>100.00%</b>  |

|                           |                      |                 |
|---------------------------|----------------------|-----------------|
| <b>Seasoning Analysis</b> | <b>\$ % at Issue</b> | <b>Sep - 19</b> |
| > 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%                | 2.51%           |
| > 84 mths and ≤ 96 mths   | 3.08%                | 21.80%          |
| > 96 mths and ≤ 108 mths  | 1.85%                | 30.22%          |
| > 108 mths and ≤ 120 mths | 2.17%                | 11.98%          |
| > 120 mths                | 3.15%                | 33.49%          |
| <b>Total</b>              | <b>100.00%</b>       | <b>100.00%</b>  |

|                                |                      |                 |
|--------------------------------|----------------------|-----------------|
| <b>Geographic Distribution</b> | <b>\$ % at Issue</b> | <b>Sep - 19</b> |
| ACT - Metro                    | 1.75%                | 2.40%           |
| Total ACT                      | 1.75%                | 2.40%           |
| NSW - Inner city               | 0.22%                | 0.95%           |
| NSW - Metro                    | 31.11%               | 27.47%          |
| NSW - Non metro                | 8.79%                | 7.55%           |
| Total NSW                      | 40.12%               | 35.97%          |
| NT - Metro                     | 0.24%                | 0.46%           |
| NT - Non metro                 | 0.15%                | 0.19%           |
| Total NT                       | 0.40%                | 0.65%           |
| QLD - Metro                    | 5.85%                | 6.71%           |
| QLD - Non metro                | 7.15%                | 8.48%           |
| Total QLD                      | 13.00%               | 15.19%          |
| SA - Inner city                | 0.01%                | 0.00%           |
| SA - Metro                     | 5.57%                | 4.62%           |
| SA - Non metro                 | 0.84%                | 0.74%           |
| Total SA                       | 6.41%                | 5.36%           |
| 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%                | 0.97%           |
| VIC - Metro                    | 18.59%               | 15.27%          |
| VIC - Non metro                | 2.09%                | 1.83%           |
| Total VIC                      | 20.92%               | 18.07%          |
| WA - Inner city                | 0.23%                | 0.06%           |
| WA - Metro                     | 15.03%               | 18.82%          |
| WA - Non metro                 | 1.20%                | 2.25%           |
| Total WA                       | 16.46%               | 21.14%          |
| Total Inner City               | 0.76%                | 1.99%           |
| Total Metro                    | 78.58%               | 76.63%          |
| Total Non Metro                | 20.66%               | 21.39%          |
| Secured by Term Deposit        | 0.00%                | 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> |
| 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%        |
| Sep-19  | 0.00%        | 0.19%        | 1.66%      | 1.85%        |

**MORTGAGE SAFETY NET**

|        | No of Accounts | Amount (\$) |
|--------|----------------|-------------|
| 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     |
| Sep-19 | 1              | 239,743     |

**MORTGAGE IN POSSESSION**

|        | No of Accounts | Amount (\$) |
|--------|----------------|-------------|
| Oct-18 | -              | -           |
| Nov-18 | -              | -           |
| Dec-18 | -              | -           |
| Jan-19 | -              | -           |
| Feb-19 | -              | -           |
| Mar-19 | -              | -           |
| Apr-19 | -              | -           |
| May-19 | -              | -           |
| Jun-19 | -              | -           |
| Jul-19 | -              | -           |
| Aug-19 | -              | -           |
| Sep-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         |
| <b>Total</b> | <b>334,760.03</b> | <b>334,760.03</b> | <b>320,845.20</b> | <b>13,914.83</b> |

**EXCESS SPREAD**

|              | Excess Spread (A\$) | Excess Spread % p.a | Opening Bond Balance |
|--------------|---------------------|---------------------|----------------------|
| 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       |
| Sep-19       | 78,471.64           | 0.78%               | \$ 121,274,855       |
| <b>Total</b> | <b>7,401,490.50</b> |                     |                      |

**ANNUALISED CPR**

|        | CPR % p.a |
|--------|-----------|
| 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%    |
| Sep-19 | 19.38%    |

**RESERVES**

|                           | Available    | Drawn |
|---------------------------|--------------|-------|
| Principal Draw            | -            | -     |
| Liquidity Reserve Account | 1,010,178.52 | -     |
| Income Reserve            | 150,000.00   | -     |

**SUPPORTING RATINGS**

| Role                             | Party            | Current Rating S&P /<br>Moody's | Rating Trigger S&P<br>/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<br>Progress 2005-2 Trust<br>Progress 2006-1 Trust<br>Progress 2007-1G Trust<br>Progress 2008-1R Trust<br>Progress 2009-1 Trust<br>Progress 2010-1 Trust<br>Progress 2011-1 Trust<br>Progress 2012-1 Trust<br>Progress 2012-2 Trust<br>Progress 2013-1 Trust<br>Progress 2014-1 Trust<br>Progress 2014-2 Trust<br>Progress 2016-1 Trust<br>Progress 2017-1 Trust<br>Progress 2017-2 Trust<br>Progress Warehouse Trust No .1<br>Perpetual Trustee (Cold) |
| Back-Up Servicer:           |  |