

PROGRESS 2013-1 TRUST

Monday, 25 January 2021

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.

| | <u>Base</u> | <u>Margin</u> | <u>Interest Calculation</u> | |
|----------------|-------------|---------------|-----------------------------|--|
| 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 | 74,376,670.11 | 74,376,670.11 | 92.00% | 83.70% | AAA / Aaa |
| Class AB Notes | A\$ | 39,000,000.00 | 10,860,035.82 | 10,860,035.82 | 6.00% | 12.22% | AAA /n.r |
| Class B1 Notes | A\$ | 9,750,000.00 | 2,715,008.93 | 2,715,008.93 | 1.50% | 3.06% | AA-/n.r. |
| Class B2 Notes | A\$ | 3,250,000.00 | 905,002.97 | 905,002.97 | 0.50% | 1.02% | A /n.r. |
| TOTAL | | 650,000,000.00 | 88,856,717.83 | 88,856,717.83 | 100.00% | 100.00% | |

Current Payment Date: Monday, 25 January 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 | 0.1282 | 1.0100% | 25-Jan-21 | 598,000 | 0.12 | 3.83 | 0.1244 |
| Class AB Notes | 0.2870 | 1.9100% | 25-Jan-21 | 39,000 | 0.50 | 8.58 | 0.2785 |
| Class B1 Notes | 0.2870 | 2.9100% | 25-Jan-21 | 9,750 | 0.76 | 8.58 | 0.2785 |
| Class B2 Notes | 0.2870 | 3.5100% | 25-Jan-21 | 3,250 | 0.91 | 8.58 | 0.2785 |
| TOTAL | | | | 650,000 | 2.28 | 29.57 | |

COLLATERAL INFORMATION

| | At Issue | Dec - 20 |
|--|--------------------|------------------|
| Total pool size: | \$644,475,036.10 | \$88,101,436.28 |
| Total Number Of Loans (UnConsolidated): | 3495 | 756 |
| Total number of loans (consolidating split loans): | 1959 | 448 |
| Average loan Size: | \$328,981.64 | \$196,654.99 |
| Maximum loan size: | \$995,237.58 | \$940,209.06 |
| Total property value: | \$1,098,539,474.00 | \$253,569,190.00 |
| Number of Properties: | 2180 | 471 |
| Average property value: | \$503,917.19 | \$538,363.46 |
| Average current LVR: | 60.91% | 37.17% |
| Average Term to Maturity (months): | 295.5 | 200.66 |
| Maximum Remaining Term to Maturity (months): | 354.02 | 265.87 |
| Weighted Average Seasoning (months): | 44.11 | 131.95 |
| Weighted Average Current LVR: | 66.72% | 56.28% |
| Weighted Average Term to Maturity (months): | 305.91 | 221.04 |
| % of pool with loans > \$500,000: | 32.64% | 25.19% |
| % of pool (amount) LoDoc Loans: | 0.00% | 0.00% |
| Maximum Current LVR: | 95.00% | 129.10% |
| % Fixed Rate Loans(Value): | 22.93% | 6.28% |
| % Interest Only loans (Value): | 45.83% | 16.31% |
| Weighted Average Mortgage Interest: | 5.52% | 3.47% |
| Investment Loans: | 25.37% | 26.32% |

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

| | \$ % at Issue | Dec - 20 |
|---|----------------|----------------|
| Outstanding Balance Distribution | | |
| ≤ \$0 | 0.00% | -0.53% |
| > \$0 and ≤ \$100,000 | 1.41% | 4.80% |
| > \$100,000 and ≤ \$150,000 | 2.64% | 5.43% |
| > \$150,000 and ≤ \$200,000 | 5.64% | 11.40% |
| > \$200,000 and ≤ \$250,000 | 9.19% | 11.71% |
| > \$250,000 and ≤ \$300,000 | 12.22% | 14.24% |
| > \$300,000 and ≤ \$350,000 | 10.65% | 11.82% |
| > \$350,000 and ≤ \$400,000 | 10.32% | 6.40% |
| > \$400,000 and ≤ \$450,000 | 8.34% | 5.27% |
| > \$450,000 and ≤ \$500,000 | 6.95% | 4.28% |
| > \$500,000 and ≤ \$550,000 | 5.24% | 5.97% |
| > \$550,000 and ≤ \$600,000 | 4.99% | 4.51% |
| > \$600,000 and ≤ \$650,000 | 4.16% | 2.90% |
| > \$650,000 and ≤ \$700,000 | 3.44% | 3.08% |
| > \$700,000 and ≤ \$750,000 | 4.61% | 3.28% |
| > \$750,000 and ≤ \$800,000 | 2.90% | 4.39% |
| > \$800,000 and ≤ \$850,000 | 2.55% | 0.00% |
| > \$850,000 and ≤ \$900,000 | 2.55% | 0.00% |
| > \$900,000 and ≤ \$950,000 | 1.15% | 1.07% |
| > \$950,000 and ≤ \$1,000,000 | 1.05% | 0.00% |
| Total | 100.00% | 100.00% |

| Outstanding Balance LVR Distribution | \$ % at Issue | Dec - 20 |
|---|----------------------|-----------------|
| ≤ 0% | 0.00% | -0.53% |
| > 0% and ≤ 25% | 2.55% | 7.77% |
| > 25% and ≤ 30% | 1.26% | 3.74% |
| > 30% and ≤ 35% | 2.23% | 4.81% |
| > 35% and ≤ 40% | 3.19% | 6.21% |
| > 40% and ≤ 45% | 3.43% | 5.99% |
| > 45% and ≤ 50% | 3.65% | 5.94% |
| > 50% and ≤ 55% | 4.96% | 7.08% |
| > 55% and ≤ 60% | 5.35% | 9.16% |
| > 60% and ≤ 65% | 6.74% | 13.03% |
| > 65% and ≤ 70% | 11.34% | 9.90% |
| > 70% and ≤ 75% | 14.85% | 14.73% |
| > 75% and ≤ 80% | 29.53% | 7.64% |
| > 80% and ≤ 85% | 6.79% | 1.33% |
| > 85% and ≤ 90% | 2.84% | 1.51% |
| > 90% and ≤ 95% | 1.30% | 0.52% |
| > 95% and ≤ 100% | 0.00% | 0.00% |
| > 100% | 0.00% | 1.18% |
| Total | 100.00% | 100.00% |

| Mortgage Insurance | \$ % at Issue | Dec - 20 |
|---------------------------|----------------------|-----------------|
| Genworth | 22.18% | 24.70% |
| QBE | 77.82% | 74.23% |
| Uninsured | 0.00% | 1.08% |
| Total | 100.00% | 100.00% |

| Seasoning Analysis | \$ % at Issue | Dec - 20 |
|---------------------------|----------------------|-----------------|
| > 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% | 0.00% |
| > 84 mths and ≤ 96 mths | 3.08% | 1.23% |
| > 96 mths and ≤ 108 mths | 1.85% | 18.17% |
| > 108 mths and ≤ 120 mths | 2.17% | 31.98% |
| > 120 mths | 3.15% | 48.62% |
| Total | 100.00% | 100.00% |

| Geographic Distribution | \$ % at Issue | Dec - 20 |
|--------------------------------|----------------------|-----------------|
| ACT - Metro | 1.75% | 2.78% |
| Total ACT | 1.75% | 2.78% |
| NSW - Inner city | 0.22% | 1.20% |
| NSW - Metro | 31.11% | 27.13% |
| NSW - Non metro | 8.79% | 8.14% |
| Total NSW | 40.12% | 36.47% |
| NT - Metro | 0.24% | 0.62% |
| NT - Non metro | 0.15% | 0.24% |
| Total NT | 0.40% | 0.86% |
| QLD - Metro | 5.85% | 7.70% |
| QLD - Non metro | 7.15% | 8.26% |
| Total QLD | 13.00% | 15.97% |
| SA - Inner city | 0.01% | 0.00% |
| SA - Metro | 5.57% | 4.35% |
| SA - Non metro | 0.84% | 0.55% |
| Total SA | 6.41% | 4.90% |
| TAS - Inner city | 0.06% | 0.00% |
| TAS - Metro | 0.44% | 1.13% |
| TAS - Non metro | 0.44% | 0.42% |
| Total TAS | 0.94% | 1.55% |
| VIC - Inner city | 0.24% | 1.30% |
| VIC - Metro | 18.59% | 14.33% |
| VIC - Non metro | 2.09% | 1.58% |
| Total VIC | 20.92% | 17.21% |
| WA - Inner city | 0.23% | 0.06% |
| WA - Metro | 15.03% | 18.81% |
| WA - Non metro | 1.20% | 1.40% |
| Total WA | 16.46% | 20.27% |
| Total Inner City | 0.76% | 2.56% |
| Total Metro | 78.58% | 76.84% |
| Total Non Metro | 20.66% | 20.60% |
| Secured by Term Deposit | 0.00% | 0.00% |
| Total | 100.00% | 100.00% |

| ARREARS \$ % (scheduled balance basis) | 31-60 | 61-90 | 90+ | Total |
|---|--------------|--------------|------------|--------------|
| Jan-20 | 0.48% | 0.74% | 1.88% | 3.10% |
| Feb-20 | 0.19% | 0.29% | 2.52% | 3.00% |
| Mar-20 | 1.59% | 0.00% | 3.05% | 4.64% |
| Apr-20 | 0.56% | 0.54% | 2.13% | 3.23% |
| May-20 | 1.08% | 0.43% | 2.17% | 3.68% |
| Jun-20 | 0.36% | 0.39% | 2.49% | 3.24% |
| Jul-20 | 0.55% | 0.21% | 1.32% | 2.08% |
| Aug-20 | 0.15% | 0.00% | 1.56% | 1.71% |
| Sep-20 | 0.16% | 0.00% | 1.59% | 1.75% |
| Oct-20 | 0.45% | 0.00% | 1.61% | 2.06% |
| Nov-20 | 0.95% | 0.00% | 1.66% | 2.61% |
| Dec-20 | 0.31% | 0.51% | 1.48% | 2.30% |

MORTGAGE SAFETY NET

| | <u>No of Accounts</u> | <u>Amount (\$)</u> |
|--------|-----------------------|--------------------|
| Jan-20 | 5 | 1,325,690 |
| Feb-20 | 11 | 2,974,500 |
| Mar-20 | 11 | 2,384,547 |
| Apr-20 | 50 | 10,225,476 |
| May-20 | 56 | 11,957,152 |
| Jun-20 | 50 | 11,623,634 |
| Jul-20 | 44 | 9,916,927 |
| Aug-20 | 43 | 9,606,923 |
| Sep-20 | 39 | 8,720,475 |
| Oct-20 | 16 | 3,425,648 |
| Nov-20 | 19 | 3,651,581 |
| Dec-20 | 15 | 2,747,790 |

*** Incl. COVID-19 HARDSHIP**

| | <u>No of Accounts</u> | <u>Amount (\$)</u> |
|--------|-----------------------|--------------------|
| Mar-20 | - | - |
| Apr-20 | 41 | 8,324,464 |
| May-20 | 46 | 9,870,929 |
| Jun-20 | 42 | 9,637,193 |
| Jul-20 | 39 | 8,833,278 |
| Aug-20 | 37 | 8,191,204 |
| Sep-20 | 35 | 7,937,001 |
| Oct-20 | 10 | 2,653,592 |
| Nov-20 | 9 | 2,340,538 |
| Dec-20 | 6 | 1,583,577 |

MORTGAGE IN POSSESSION

| | <u>No of Accounts</u> | <u>Amount (\$)</u> |
|--------|-----------------------|--------------------|
| Jan-20 | - | - |
| Feb-20 | - | - |
| Mar-20 | - | - |
| Apr-20 | - | - |
| May-20 | - | - |
| Jun-20 | - | - |
| Jul-20 | - | - |
| Aug-20 | - | - |
| Sep-20 | - | - |
| Oct-20 | - | - |
| Nov-20 | - | - |
| Dec-20 | - | - |

PRINCIPAL LOSS

| | <u>Gross Loss</u> | <u>LMI Claims</u> | <u>LMI Payment</u> | <u>Net loss</u> |
|--------------|-------------------|-------------------|--------------------|------------------|
| 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

| | <u>Excess Spread (\$A)</u> | <u>Excess Spread % p.a</u> | <u>Opening Bond Balance</u> |
|--------------|----------------------------|----------------------------|-----------------------------|
| Jan-20 | 45,507.20 | 0.49% | \$ 111,206,849 |
| Feb-20 | 42,757.90 | 0.47% | \$ 109,551,960 |
| Mar-20 | 71,978.22 | 0.80% | \$ 108,196,258 |
| Apr-20 | 32,182.06 | 0.36% | \$ 106,903,670 |
| May-20 | 15,370.83 | 0.18% | \$ 103,739,083 |
| Jun-20 | 78,096.57 | 0.92% | \$ 101,731,314 |
| Jul-20 | 32,465.40 | 0.39% | \$ 100,324,394 |
| Aug-20 | 37,627.62 | 0.46% | \$ 98,962,228 |
| Sep-20 | 52,100.51 | 0.64% | \$ 97,177,728 |
| Oct-20 | 24,012.70 | 0.30% | \$ 95,207,735 |
| Nov-20 | 63,132.43 | 0.80% | \$ 94,202,287 |
| Dec-20 | 27,411.18 | 0.36% | \$ 91,594,172 |
| Total | 8,687,632 | | |

ANNUALISED CPR

| | <u>CPR % p.a</u> |
|--------|------------------|
| Jan-20 | 14.00% |
| Feb-20 | 11.32% |
| Mar-20 | 10.84% |
| Apr-20 | 28.12% |
| May-20 | 18.44% |
| Jun-20 | 12.71% |
| Jul-20 | 12.43% |
| Aug-20 | 17.04% |
| Sep-20 | 19.26% |
| Oct-20 | 9.08% |
| Nov-20 | 26.24% |
| Dec-20 | 28.21% |

RESERVES

| | Available | Drawn |
|---------------------------|------------------|--------------|
| Principal Draw | | - |
| Liquidity Reserve Account | 755,282.11 | - |
| 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 | BNP PARIBAS | A+/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: | BBB /Baa2 |
| 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 2018-1 Trust Progress 2019-1 Trust Progress 2020-1 Trust Progress Warehouse Trust No .1 |
| Back-Up Servicer: | Perpetual Trustee (Cold) |