

# PROGRESS 2013-1 TRUST

Friday, 23 July 2021

<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, 23rd 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.

	<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	66,169,565.10	66,169,565.10	92.00%	83.70%	AAA / Aaa
Class AB Notes	A\$	39,000,000.00	9,661,683.52	9,661,683.52	6.00%	12.22%	AAA /n.r
Class B1 Notes	A\$	9,750,000.00	2,415,420.85	2,415,420.85	1.50%	3.06%	AA-/n.r.
Class B2 Notes	A\$	3,250,000.00	805,140.27	805,140.27	0.50%	1.02%	A /n.r.
<b>TOTAL</b>		<b>650,000,000.00</b>	<b>79,051,809.74</b>	<b>79,051,809.74</b>	<b>100.00%</b>	<b>100.00%</b>	

Current Payment Date: Friday, 23 July 2021

	<u>Date Bond</u>		Coupon Rate Reset Date	Initial Issued Notes (No.)	Interest Payment (per security)	Principal Payment (per security)	Post Payment Date Bond Factors
	Factors	Coupon Rate					
Class A Notes	0.1136	1.0100%	23-Jul-21	598,000	0.09	2.97	0.1107
Class AB Notes	0.2544	1.9100%	23-Jul-21	39,000	0.40	6.65	0.2477
Class B1 Notes	0.2544	2.9100%	23-Jul-21	9,750	0.61	6.65	0.2477
Class B2 Notes	0.2544	3.5100%	23-Jul-21	3,250	0.73	6.65	0.2477
<b>TOTAL</b>				<b>650,000</b>	<b>1.84</b>	<b>22.92</b>	

## COLLATERAL INFORMATION

	<u>At Issue</u>	<u>Jun - 21</u>
Total pool size:	\$644,475,036.10	\$78,379,869.91
Total Number Of Loans (UnConsolidated):	3495	690
Total number of loans (consolidating split loans):	1959	413
Average loan Size:	\$328,981.64	\$189,781.77
Maximum loan size:	\$995,237.58	\$784,000.00
Total property value:	\$1,098,539,474.00	\$232,662,030.00
Number of Properties:	2180	431
Average property value:	\$503,917.19	\$539,819.10
Average current LVR:	60.91%	36.01%
Average Term to Maturity (months):	295.5	193.50
Maximum Remaining Term to Maturity (months):	354.02	259.92
Weighted Average Seasoning (months):	44.11	137.86
Weighted Average Current LVR:	66.72%	55.21%
Weighted Average Term to Maturity (months):	305.91	215.49
% of pool with loans > \$500,000:	32.64%	22.56%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	95.00%	129.10%
% Fixed Rate Loans(Value):	22.93%	7.21%
% Interst Only loans (Value):	45.83%	9.60%
Weighted Average Mortgage Interest:	5.52%	3.34%
Investment Loans:	25.37%	26.03%

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

<u>Outstanding Balance Distribution</u>	<u>% at Issue</u>	<u>Jun - 21</u>
≤ \$0	0.00%	-0.61%
> \$0 and ≤ \$100,000	1.41%	5.51%
> \$100,000 and ≤ \$150,000	2.64%	5.29%
> \$150,000 and ≤ \$200,000	5.64%	12.28%
> \$200,000 and ≤ \$250,000	9.19%	11.76%
> \$250,000 and ≤ \$300,000	12.22%	13.89%
> \$300,000 and ≤ \$350,000	10.65%	10.32%
> \$350,000 and ≤ \$400,000	10.32%	7.66%
> \$400,000 and ≤ \$450,000	8.34%	7.01%
> \$450,000 and ≤ \$500,000	6.95%	4.31%
> \$500,000 and ≤ \$550,000	5.24%	5.51%
> \$550,000 and ≤ \$600,000	4.99%	3.55%
> \$600,000 and ≤ \$650,000	4.16%	2.43%
> \$650,000 and ≤ \$700,000	3.44%	3.46%
> \$700,000 and ≤ \$750,000	4.61%	4.64%
> \$750,000 and ≤ \$800,000	2.90%	2.97%
> \$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%	0.00%
> \$950,000 and ≤ \$1,000,000	1.05%	0.00%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<b>Outstanding Balance LVR Distribution</b>	<b>\$ % at Issue</b>	<b>Jun - 21</b>
≤ 0%	0.00%	-0.61%
> 0% and ≤ 25%	2.55%	7.90%
> 25% and ≤ 30%	1.26%	3.64%
> 30% and ≤ 35%	2.23%	6.76%
> 35% and ≤ 40%	3.19%	6.92%
> 40% and ≤ 45%	3.43%	4.17%
> 45% and ≤ 50%	3.65%	6.81%
> 50% and ≤ 55%	4.96%	7.84%
> 55% and ≤ 60%	5.35%	10.18%
> 60% and ≤ 65%	6.74%	10.57%
> 65% and ≤ 70%	11.34%	13.69%
> 70% and ≤ 75%	14.85%	11.51%
> 75% and ≤ 80%	29.53%	6.73%
> 80% and ≤ 85%	6.79%	0.69%
> 85% and ≤ 90%	2.84%	1.29%
> 90% and ≤ 95%	1.30%	0.59%
> 95% and ≤ 100%	0.00%	0.00%
> 100%	0.00%	1.32%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<b>Mortgage Insurance</b>	<b>\$ % at Issue</b>	<b>Jun - 21</b>
Genworth	22.18%	24.45%
QBE	77.82%	73.12%
Uninsured	0.00%	2.43%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<b>Seasoning Analysis</b>	<b>\$ % at Issue</b>	<b>Jun - 21</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%	0.00%
> 84 mths and ≤ 96 mths	3.08%	0.00%
> 96 mths and ≤ 108 mths	1.85%	5.34%
> 108 mths and ≤ 120 mths	2.17%	27.87%
> 120 mths	3.15%	66.79%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<b>Geographic Distribution</b>	<b>\$ % at Issue</b>	<b>Jun - 21</b>
ACT - Metro	1.75%	3.17%
Total ACT	1.75%	3.17%
NSW - Inner city	0.22%	0.91%
NSW - Metro	31.11%	27.72%
NSW - Non metro	8.79%	6.96%
Total NSW	40.12%	35.60%
NT - Metro	0.24%	0.70%
NT - Non metro	0.15%	0.27%
Total NT	0.40%	0.97%
QLD - Metro	5.85%	7.19%
QLD - Non metro	7.15%	7.34%
Total QLD	13.00%	14.53%
SA - Inner city	0.01%	0.00%
SA - Metro	5.57%	3.80%
SA - Non metro	0.84%	0.56%
Total SA	6.41%	4.36%
TAS - Inner city	0.06%	0.00%
TAS - Metro	0.44%	1.26%
TAS - Non metro	0.44%	0.45%
Total TAS	0.94%	1.71%
VIC - Inner city	0.24%	1.47%
VIC - Metro	18.59%	15.61%
VIC - Non metro	2.09%	1.54%
Total VIC	20.92%	18.62%
WA - Inner city	0.23%	0.05%
WA - Metro	15.03%	19.52%
WA - Non metro	1.20%	1.47%
Total WA	16.46%	21.04%
Total Inner City	0.76%	2.43%
Total Metro	78.58%	78.97%
Total Non Metro	20.66%	18.60%
Secured by Term Deposit	0.00%	0.00%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<u>ARREARS \$ % (scheduled balance basis)</u>	<b>31-60</b>	<b>61-90</b>	<b>90+</b>	<b>Total</b>
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%
Jan-21	1.17%	0.32%	1.52%	3.01%
Feb-21	0.77%	0.91%	1.82%	3.50%
Mar-21	0.64%	1.17%	2.08%	3.89%
Apr-21	0.91%	0.00%	3.35%	4.26%
May-21	0.00%	1.07%	2.72%	3.78%
Jun-21	0.59%	0.00%	3.89%	4.48%

MORTGAGE SAFETY NET

	<b>No of Accounts</b>	<b>Amount (\$)</b>
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
Jan-21	10	1,933,508
Feb-21	9	1,481,875
Mar-21	6	874,260
Apr-21	6	876,241
May-21	6	874,089
Jun-21	10	1,421,213

\* Incl. COVID-19 HARSHIP

	<b>No of Accounts</b>	<b>Amount (\$)</b>
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
Jan-21	3	1,194,118
Feb-21	1	332,763
Mar-21	-	-
Apr-21	-	-
May-21	-	-
Jun-21	-	-

MORTGAGE IN POSSESSION

	<b>No of Accounts</b>	<b>Amount (\$)</b>
Jul-20	-	-
Aug-20	-	-
Sep-20	-	-
Oct-20	-	-
Nov-20	-	-
Dec-20	-	-
Jan-21	-	-
Feb-21	-	-
Mar-21	-	-
Apr-21	-	-
May-21	-	-
Jun-21	-	-

PRINCIPAL LOSS

	<b>Gross Loss</b>	<b>LMI Claims</b>	<b>LMI Payment</b>	<b>Net loss</b>
2013	-	-	-	-
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
2020	-	-	-	-
<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

	<b>Excess Spread (A\$)</b>	<b>Excess Spread % p.a</b>	<b>Opening Bond Balance</b>
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
Jan-21	30,834.67	0.42%	\$ 88,856,718
Feb-21	30,288.27	0.41%	\$ 87,995,479
Mar-21	71,280.04	0.98%	\$ 87,470,866
Apr-21	40,539.73	0.56%	\$ 86,210,021
May-21	37,309.58	0.53%	\$ 83,823,921
Jun-21	43,435.36	0.64%	\$ 81,173,616
<b>Total</b>	<b>490,437</b>		

**ANNUALISED CPR**

	<u>CPR % p.a</u>
Jul-20	12.43%
Aug-20	17.04%
Sep-20	19.26%
Oct-20	9.08%
Nov-20	26.24%
Dec-20	28.21%
Jan-21	8.03%
Feb-21	3.72%
Mar-21	13.02%
Apr-21	26.05%
May-21	29.52%
Jun-21	24.54%

**RESERVES**

	<u>Available</u>	<u>Drawn</u>
Principal Draw		-
Liquidity Reserve Account	671,940.39	-
Income Reserve	150,000.00	-

**SUPPORTING RATINGS**

<u>Role</u>	<u>Party</u>	<u>Current Rating S&amp;P / Moody's</u>	<u>Rating Trigger S&amp;P /Moody's</u>
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 2021-1 Trust
Back-Up Servicer:	Progress Warehouse Trust No .1
	Perpetual Trustee (Cold)