

# PROGRESS 2013-1 TRUST

Friday, 23 August 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.

	<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

	<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\$	598,000,000.00	103,260,642.62	103,260,642.62	92.00%	83.70%	AAA / Aaa
Class AB Notes	A\$	39,000,000.00	15,077,500.44	15,077,500.44	6.00%	12.22%	AAA /n.r
Class B1 Notes	A\$	9,750,000.00	3,769,375.08	3,769,375.08	1.50%	3.06%	AA-/n.r.
Class B2 Notes	A\$	3,250,000.00	1,256,458.37	1,256,458.37	0.50%	1.02%	A+ /Watch Neg /n.r.
<b>TOTAL</b>		<b>650,000,000.00</b>	<b>123,363,976.51</b>	<b>123,363,976.51</b>	<b>100.00%</b>	<b>100.00%</b>	

	<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>
Friday, 23 August 2019							
Class A Notes	0.1741	2.1073%	23-Aug-19	598,000	0.31	1.46	0.1727
Class AB Notes	0.3899	3.0073%	23-Aug-19	39,000	1.00	3.26	0.3866
Class B1 Notes	0.3899	4.0073%	23-Aug-19	9,750	1.33	3.26	0.3866
Class B2 Notes	0.3899	4.6073%	23-Aug-19	3,250	1.53	3.26	0.3866
<b>TOTAL</b>				<b>650,000</b>	<b>4.16</b>	<b>11.24</b>	

## COLLATERAL INFORMATION

	<u>At Issue</u>	<u>Jul - 19</u>
Total pool size:	\$644,475,036.10	\$122,315,383.26
Total Number Of Loans (UnConsolidated):	3495	954
Total number of loans (consolidating split loans):	1959	561
Average loan Size:	\$328,981.64	\$218,030.99
Maximum loan size:	\$995,237.58	\$933,830.74
Total property value:	\$1,098,539,474.00	\$310,630,872.00
Number of Properties:	2180	599
Average property value:	\$503,917.19	\$518,582.42
Average current LVR:	60.91%	42.03%
Average Term to Maturity (months):	295.5	219.50
Maximum Remaining Term to Maturity (months):	354.02	282.94
Weighted Average Seasoning (months):	44.11	115.70
Weighted Average Current LVR:	66.72%	57.89%
Weighted Average Term to Maturity (months):	305.91	235.75
% of pool with loans > \$500,000:	32.64%	23.19%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	95.00%	129.17%
% Fixed Rate Loans(Value):	22.93%	5.68%
% Interest Only loans (Value):	45.83%	17.36%
Weighted Average Mortgage Interest:	5.52%	4.21%
Investment Loans:	25.37%	23.32%

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

## Outstanding Balance Distribution

	<u>\$ % at Issue</u>	<u>Jul - 19</u>
≤ \$0	0.00%	-0.16%
> \$0 and ≤ \$100,000	1.41%	4.87%
> \$100,000 and ≤ \$150,000	2.64%	5.84%
> \$150,000 and ≤ \$200,000	5.64%	9.51%
> \$200,000 and ≤ \$250,000	9.19%	13.31%
> \$250,000 and ≤ \$300,000	12.22%	12.37%
> \$300,000 and ≤ \$350,000	10.65%	12.57%
> \$350,000 and ≤ \$400,000	10.32%	5.83%
> \$400,000 and ≤ \$450,000	8.34%	6.85%
> \$450,000 and ≤ \$500,000	6.95%	5.83%
> \$500,000 and ≤ \$550,000	5.24%	4.35%
> \$550,000 and ≤ \$600,000	4.99%	5.57%
> \$600,000 and ≤ \$650,000	4.16%	0.99%
> \$650,000 and ≤ \$700,000	3.44%	3.32%
> \$700,000 and ≤ \$750,000	4.61%	2.34%
> \$750,000 and ≤ \$800,000	2.90%	3.76%
> \$800,000 and ≤ \$850,000	2.55%	1.36%
> \$850,000 and ≤ \$900,000	2.55%	0.00%
> \$900,000 and ≤ \$950,000	1.15%	1.50%
> \$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

	<u>\$ % at Issue</u>	<u>Jul - 19</u>
≤ 0%	0.00%	-0.16%
> 0% and ≤ 25%	2.55%	7.47%
> 25% and ≤ 30%	1.26%	3.08%
> 30% and ≤ 35%	2.23%	4.54%
> 35% and ≤ 40%	3.19%	5.40%
> 40% and ≤ 45%	3.43%	6.10%
> 45% and ≤ 50%	3.65%	5.72%

> 50% and ≤ 55%	4.96%	5.30%
> 55% and ≤ 60%	5.35%	7.56%
> 60% and ≤ 65%	6.74%	10.63%
> 65% and ≤ 70%	11.34%	12.15%
> 70% and ≤ 75%	14.85%	13.02%
> 75% and ≤ 80%	29.53%	14.30%
> 80% and ≤ 85%	6.79%	2.54%
> 85% and ≤ 90%	2.84%	0.85%
> 90% and ≤ 95%	1.30%	0.60%
> 95% and ≤ 100%	0.00%	0.00%
> 100%	0.00%	0.90%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<b>Mortgage Insurance</b>	<b>\$ % at Issue</b>	<b>Jul - 19</b>
Genworth	22.18%	23.41%
QBE	77.82%	75.72%
Uninsured	0.00%	0.88%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<b>Seasoning Analysis</b>	<b>\$ % at Issue</b>	<b>Jul - 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%	3.95%
> 84 mths and ≤ 96 mths	3.08%	24.21%
> 96 mths and ≤ 108 mths	1.85%	29.28%
> 108 mths and ≤ 120 mths	2.17%	10.87%
> 120 mths	3.15%	31.70%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<b>Geographic Distribution</b>	<b>\$ % at Issue</b>	<b>Jul - 19</b>
ACT - Metro	1.75%	2.33%
Total ACT	1.75%	2.33%
NSW - Inner city	0.22%	0.93%
NSW - Metro	31.11%	27.21%
NSW - Non metro	8.79%	8.02%
Total NSW	40.12%	36.16%
NT - Metro	0.24%	0.45%
NT - Non metro	0.15%	0.18%
Total NT	0.40%	0.63%
QLD - Metro	5.85%	7.36%
QLD - Non metro	7.15%	8.23%
Total QLD	13.00%	15.59%
SA - Inner city	0.01%	0.00%
SA - Metro	5.57%	4.54%
SA - Non metro	0.84%	0.73%
Total SA	6.41%	5.27%
TAS - Inner city	0.06%	0.00%
TAS - Metro	0.44%	0.86%
TAS - Non metro	0.44%	0.32%
Total TAS	0.94%	1.18%
VIC - Inner city	0.24%	0.94%
VIC - Metro	18.59%	15.10%
VIC - Non metro	2.09%	1.68%
Total VIC	20.92%	17.71%
WA - Inner city	0.23%	0.06%
WA - Metro	15.03%	18.88%
WA - Non metro	1.20%	2.19%
Total WA	16.46%	21.13%
Total Inner City	0.76%	1.94%
Total Metro	78.58%	76.72%
Total Non Metro	20.66%	21.35%
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>
Aug-18	0.64%	0.15%	0.65%	1.44%
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%

**MORTGAGE SAFETY NET**

	<u>No of Accounts</u>	<u>Amount (\$)</u>
Aug-18	4	852,467
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

**MORTGAGE IN POSSESSION**

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

**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
<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**

	<u>Excess Spread (A\$)</u>	<u>Excess Spread % p.a</u>	<u>Opening Bond Balance</u>
Aug-18	68,146.46	0.55%	\$ 149,909,613
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
<b>Total</b>	<b>7,401,490.50</b>		

**ANNUALISED CPR**

	<u>CPR % p.a</u>
Jul-18	24.28%
Aug-18	19.67%
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%

**RESERVES**

	<u>Available</u>	<u>Drawn</u>
Principal Draw		-
Liquidity Reserve Account	1,048,593.81	-
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	AMP Bank Limited	A-, A-2 / 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**

<b>Servicer:</b>	AMP Bank Limited
<b>Servicer Ranking or Rating:</b>	A- / A2
<b>Servicer Rating:</b>	N/A
<b>Servicer Experience:</b>	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
<b>Back-Up Servicer:</b>	Perpetual Trustee (Cold)