

PROGRESS 2013-1 TRUST

Monday, 25 November 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	97,167,779.33	97,167,779.33	92.00%	83.70%	AAA / Aaa
Class AB Notes	A\$	39,000,000.00	14,187,857.04	14,187,857.04	6.00%	12.22%	AAA /n.r
Class B1 Notes	A\$	9,750,000.00	3,546,964.23	3,546,964.23	1.50%	3.06%	AA-/n.r.
Class B2 Notes	A\$	3,250,000.00	1,182,321.42	1,182,321.42	0.50%	1.02%	A /n.r.
TOTAL		650,000,000.00	116,084,922.02	116,084,922.02	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	0.1664	1.9109%	25-Nov-19	598,000	0.29	3.86	0.1625	
Class AB Notes	0.3724	2.8109%	25-Nov-19	39,000	0.95	8.65	0.3638	
Class B1 Notes	0.3724	3.8109%	25-Nov-19	9,750	1.28	8.65	0.3638	
Class B2 Notes	0.3724	4.4109%	25-Nov-19	3,250	1.49	8.65	0.3638	
TOTAL				650,000	4.00	29.81		

COLLATERAL INFORMATION

	At Issue	Oct - 19
Total pool size:	\$644,475,036.10	\$115,098,200.74
Total Number Of Loans (UnConsolidated):	3495	920
Total number of loans (consolidating split loans):	1959	538
Average loan size:	\$328,981.64	\$213,937.18
Maximum loan size:	\$995,237.58	\$940,625.72
Total property value:	\$1,098,539,474.00	\$297,893,606.00
Number of Properties:	2180	573
Average property value:	\$503,917.19	\$519,884.13
Average current LVR:	60.91%	41.32%
Average Term to Maturity (months):	295.5	216.12
Maximum Remaining Term to Maturity (months):	354.02	279.91
Weighted Average Seasoning (months):	44.11	118.57
Weighted Average Current LVR:	66.72%	57.71%
Weighted Average Term to Maturity (months):	305.91	233.19
% of pool with loans > \$500,000:	32.64%	24.23%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	95.00%	129.17%
% Fixed Rate Loans(Value):	22.93%	4.91%
% Interst Only loans (Value):	45.83%	17.28%
Weighted Average Mortgage Interest:	5.52%	4.02%
Investment Loans:	25.37%	23.62%

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

Outstanding Balance Distribution

	\$ % at Issue	Oct - 19
≤ \$0	0.00%	-0.10%
> \$0 and ≤ \$100,000	1.41%	4.67%
> \$100,000 and ≤ \$150,000	2.64%	5.59%
> \$150,000 and ≤ \$200,000	5.64%	9.98%
> \$200,000 and ≤ \$250,000	9.19%	13.27%
> \$250,000 and ≤ \$300,000	12.22%	13.64%
> \$300,000 and ≤ \$350,000	10.65%	12.01%
> \$350,000 and ≤ \$400,000	10.32%	5.58%
> \$400,000 and ≤ \$450,000	8.34%	6.18%
> \$450,000 and ≤ \$500,000	6.95%	4.95%
> \$500,000 and ≤ \$550,000	5.24%	6.00%
> \$550,000 and ≤ \$600,000	4.99%	4.93%
> \$600,000 and ≤ \$650,000	4.16%	1.64%
> \$650,000 and ≤ \$700,000	3.44%	2.97%
> \$700,000 and ≤ \$750,000	4.61%	3.76%
> \$750,000 and ≤ \$800,000	2.90%	2.68%
> \$800,000 and ≤ \$850,000	2.55%	1.43%
> \$850,000 and ≤ \$900,000	2.55%	0.00%
> \$900,000 and ≤ \$950,000	1.15%	0.82%
> \$950,000 and ≤ \$1,000,000	1.05%	0.00%
Total	100.00%	100.00%

Outstanding Balance LVR Distribution

	\$ % at Issue	Oct - 19
≤ 0%	0.00%	-0.10%
> 0% and ≤ 25%	2.55%	6.78%
> 25% and ≤ 30%	1.26%	4.28%
> 30% and ≤ 35%	2.23%	3.52%
> 35% and ≤ 40%	3.19%	5.89%
> 40% and ≤ 45%	3.43%	6.05%
> 45% and ≤ 50%	3.65%	5.61%

> 50% and ≤ 55%	4.96%	6.52%
> 55% and ≤ 60%	5.35%	7.50%
> 60% and ≤ 65%	6.74%	10.42%
> 65% and ≤ 70%	11.34%	14.01%
> 70% and ≤ 75%	14.85%	12.49%
> 75% and ≤ 80%	29.53%	11.61%
> 80% and ≤ 85%	6.79%	2.06%
> 85% and ≤ 90%	2.84%	1.10%
> 90% and ≤ 95%	1.30%	0.64%
> 95% and ≤ 100%	0.00%	0.68%
> 100%	0.00%	0.92%
Total	100.00%	100.00%

Mortgage Insurance	\$ % at Issue	Oct - 19
Genworth	22.18%	23.34%
QBE	77.82%	75.75%
Uninsured	0.00%	0.91%
Total	100.00%	100.00%

Seasoning Analysis	\$ % at Issue	Oct - 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%	2.19%
> 84 mths and ≤ 96 mths	3.08%	18.98%
> 96 mths and ≤ 108 mths	1.85%	31.94%
> 108 mths and ≤ 120 mths	2.17%	12.42%
> 120 mths	3.15%	34.47%
Total	100.00%	100.00%

Geographic Distribution	\$ % at Issue	Oct - 19
ACT - Metro	1.75%	2.44%
Total ACT	1.75%	2.44%
NSW - Inner city	0.22%	0.97%
NSW - Metro	31.11%	27.13%
NSW - Non metro	8.79%	7.71%
Total NSW	40.12%	35.82%
NT - Metro	0.24%	0.47%
NT - Non metro	0.15%	0.19%
Total NT	0.40%	0.67%
QLD - Metro	5.85%	6.90%
QLD - Non metro	7.15%	8.62%
Total QLD	13.00%	15.52%
SA - Inner city	0.01%	0.00%
SA - Metro	5.57%	4.65%
SA - Non metro	0.84%	0.75%
Total SA	6.41%	5.39%
TAS - Inner city	0.06%	0.00%
TAS - Metro	0.44%	0.89%
TAS - Non metro	0.44%	0.36%
Total TAS	0.94%	1.24%
VIC - Inner city	0.24%	0.99%
VIC - Metro	18.59%	15.08%
VIC - Non metro	2.09%	1.80%
Total VIC	20.92%	17.86%
WA - Inner city	0.23%	0.06%
WA - Metro	15.03%	19.16%
WA - Non metro	1.20%	1.83%
Total WA	16.46%	21.05%
Total Inner City	0.76%	2.02%
Total Metro	78.58%	76.72%
Total Non Metro	20.66%	21.26%
Secured by Term Deposit	0.00%	0.00%
Total	100.00%	100.00%

ARREARS \$ % (scheduled balance basis)	31-60	61-90	90+	Total
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%
Oct-19	0.00%	0.00%	1.57%	1.57%

MORTGAGE SAFETY NET

	No of Accounts	Amount (\$)
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
Oct-19	5	1,329,319

MORTGAGE IN POSSESSION

	No of Accounts	Amount (\$)
Nov-18	-	-
Dec-18	-	-
Jan-19	-	-
Feb-19	-	-
Mar-19	-	-
Apr-19	-	-
May-19	-	-
Jun-19	-	-
Jul-19	-	-
Aug-19	-	-
Sep-19	-	-
Oct-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
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
Oct-19	-	0.00%	\$ 118,844,532
Total	731,623.97		

ANNUALISED CPR

	CPR % p.a
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%
Oct-19	22.44%

RESERVES

	Available	Drawn
Principal Draw		-
Liquidity Reserve Account	986,721.84	-
Income Reserve	145,183.20	4,816.80

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 Perpetual Trustee (Cold)
Back-Up Servicer:	