

PROGRESS 2013-1 TRUST

Monday, 23 November 2020

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/Moody's
Class A Notes	A\$	598,000,000.00	78,851,127.74	78,851,127.74	92.00%	83.70%	AAA / Aaa
Class AB Notes	A\$	39,000,000.00	11,513,369.32	11,513,369.32	6.00%	12.22%	AAA /n.r
Class B1 Notes	A\$	9,750,000.00	2,878,342.30	2,878,342.30	1.50%	3.06%	AA-/n.r.
Class B2 Notes	A\$	3,250,000.00	959,447.43	959,447.43	0.50%	1.02%	A /n.r.
TOTAL		650,000,000.00	94,202,286.79	94,202,286.79	100.00%	100.00%	

Current Payment Date: Monday, 23 November 2020

	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	0.1333	1.0600%	23-Nov-20	598,000	0.11	1.41	0.1319
Class AB Notes	0.2984	1.9600%	23-Nov-20	39,000	0.45	3.15	0.2952
Class B1 Notes	0.2984	2.9600%	23-Nov-20	9,750	0.68	3.15	0.2952
Class B2 Notes	0.2984	3.5600%	23-Nov-20	3,250	0.81	3.15	0.2952
TOTAL				650,000	2.05	10.86	

COLLATERAL INFORMATION

	At Issue	Oct - 20
Total pool size:	\$644,475,036.10	\$93,401,567.91
Total Number Of Loans (UnConsolidated):	3495	777
Total number of loans (consolidating split loans):	1959	462
Average loan Size:	\$328,981.64	\$202,167.90
Maximum loan size:	\$995,237.58	\$945,158.90
Total property value:	\$1,098,539,474.00	\$260,979,593.00
Number of Properties:	2180	487
Average property value:	\$503,917.19	\$535,892.39
Average current LVR:	60.91%	38.21%
Average Term to Maturity (months):	295.5	203.35
Maximum Remaining Term to Maturity (months):	354.02	267.88
Weighted Average Seasoning (months):	44.11	129.72
Weighted Average Current LVR:	66.72%	56.42%
Weighted Average Term to Maturity (months):	305.91	223.24
% of pool with loans > \$500,000:	32.64%	23.80%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	95.00%	129.02%
% Fixed Rate Loans(Value):	22.93%	5.96%
% Interest Only loans (Value):	45.83%	16.36%
Weighted Average Mortgage Interest:	5.52%	3.51%
Investment Loans:	25.37%	25.73%

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

Outstanding Balance Distribution	\$ % at Issue	Oct - 20
≤ \$0	0.00%	-0.48%
> \$0 and ≤ \$100,000	1.41%	4.66%
> \$100,000 and ≤ \$150,000	2.64%	6.00%
> \$150,000 and ≤ \$200,000	5.64%	10.97%
> \$200,000 and ≤ \$250,000	9.19%	11.38%
> \$250,000 and ≤ \$300,000	12.22%	14.03%
> \$300,000 and ≤ \$350,000	10.65%	11.87%
> \$350,000 and ≤ \$400,000	10.32%	6.44%
> \$400,000 and ≤ \$450,000	8.34%	6.30%
> \$450,000 and ≤ \$500,000	6.95%	5.02%
> \$500,000 and ≤ \$550,000	5.24%	6.76%
> \$550,000 and ≤ \$600,000	4.99%	3.07%
> \$600,000 and ≤ \$650,000	4.16%	1.37%
> \$650,000 and ≤ \$700,000	3.44%	3.57%
> \$700,000 and ≤ \$750,000	4.61%	3.86%
> \$750,000 and ≤ \$800,000	2.90%	3.29%
> \$800,000 and ≤ \$850,000	2.55%	0.86%
> \$850,000 and ≤ \$900,000	2.55%	0.00%
> \$900,000 and ≤ \$950,000	1.15%	1.01%
> \$950,000 and ≤ \$1,000,000	1.05%	0.00%
Total	100.00%	100.00%

Outstanding Balance LVR Distribution	\$ % at Issue	Oct - 20
≤ 0%	0.00%	-0.48%
> 0% and ≤ 25%	2.55%	7.84%
> 25% and ≤ 30%	1.26%	3.38%
> 30% and ≤ 35%	2.23%	5.63%
> 35% and ≤ 40%	3.19%	6.33%
> 40% and ≤ 45%	3.43%	6.34%
> 45% and ≤ 50%	3.65%	4.95%
> 50% and ≤ 55%	4.96%	5.72%
> 55% and ≤ 60%	5.35%	9.75%
> 60% and ≤ 65%	6.74%	13.06%
> 65% and ≤ 70%	11.34%	9.74%
> 70% and ≤ 75%	14.85%	13.45%
> 75% and ≤ 80%	29.53%	8.86%
> 80% and ≤ 85%	6.79%	1.58%
> 85% and ≤ 90%	2.84%	2.23%
> 90% and ≤ 95%	1.30%	0.49%
> 95% and ≤ 100%	0.00%	0.00%
> 100%	0.00%	1.12%
Total	100.00%	100.00%

Mortgage Insurance	\$ % at Issue	Oct - 20
Genworth	22.18%	24.86%
QBE	77.82%	74.08%
Uninsured	0.00%	1.06%
Total	100.00%	100.00%

Seasoning Analysis	\$ % at Issue	Oct - 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%	3.04%
> 96 mths and ≤ 108 mths	1.85%	20.42%
> 108 mths and ≤ 120 mths	2.17%	32.50%
> 120 mths	3.15%	44.03%
Total	100.00%	100.00%

Geographic Distribution	\$ % at Issue	Oct - 20
ACT - Metro	1.75%	2.82%
Total ACT	1.75%	2.82%
NSW - Inner city	0.22%	1.14%
NSW - Metro	31.11%	27.02%
NSW - Non metro	8.79%	7.76%
Total NSW	40.12%	35.91%
NT - Metro	0.24%	0.58%
NT - Non metro	0.15%	0.23%
Total NT	0.40%	0.82%
QLD - Metro	5.85%	7.56%
QLD - Non metro	7.15%	8.88%
Total QLD	13.00%	16.44%
SA - Inner city	0.01%	0.00%
SA - Metro	5.57%	4.13%
SA - Non metro	0.84%	0.51%
Total SA	6.41%	4.64%
TAS - Inner city	0.06%	0.00%
TAS - Metro	0.44%	1.07%
TAS - Non metro	0.44%	0.41%
Total TAS	0.94%	1.48%
VIC - Inner city	0.24%	1.23%
VIC - Metro	18.59%	14.89%
VIC - Non metro	2.09%	2.02%
Total VIC	20.92%	18.14%
WA - Inner city	0.23%	0.06%
WA - Metro	15.03%	18.35%
WA - Non metro	1.20%	1.33%
Total WA	16.46%	19.74%
Total Inner City	0.76%	2.43%
Total Metro	78.58%	76.43%
Total Non Metro	20.66%	21.14%
Secured by Term Deposit	0.00%	0.00%
Total	100.00%	100.00%

ARREARS \$ % (scheduled balance basis)	31-60	61-90	90+	Total
Nov-19	0.42%	0.00%	1.41%	1.83%
Dec-19	1.01%	0.43%	1.43%	2.86%
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%

MORTGAGE SAFETY NET

	No of Accounts	Amount (\$)
Nov-19	4	1,094,404
Dec-19	4	1,096,783
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

*** Incl. COVID-19 HARDSHIP**

	No of Accounts	Amount (\$)
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

MORTGAGE IN POSSESSION

	No of Accounts	Amount (\$)
Nov-19	-	-
Dec-19	-	-
Jan-20	-	-
Feb-20	-	-
Mar-20	-	-
Apr-20	-	-
May-20	-	-
Jun-20	-	-
Jul-20	-	-
Aug-20	-	-
Sep-20	-	-
Oct-20	-	-

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-19	56,886.74	0.59%	\$ 116,084,922
Dec-19	65,531.44	0.69%	\$ 113,278,697
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
Total	8,663,618.96		

ANNUALISED CPR

	CPR % p.a
Nov-19	23.29%
Dec-19	17.54%
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%

RESERVES

	<u>Available</u>	<u>Drawn</u>	
Principal Draw			-
Liquidity Reserve Account	800,719.44		-
Income Reserve	150,000.00		-

SUPPORTING RATINGS

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