

# PROGRESS 2013-1 TRUST

Tuesday, 23 February 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	73,655,778.37	73,655,778.37	92.00%	83.70%	AAA / Aaa
Class AB Notes	A\$	39,000,000.00	10,754,775.53	10,754,775.53	6.00%	12.22%	AAA /n.r
Class B1 Notes	A\$	9,750,000.00	2,688,693.86	2,688,693.86	1.50%	3.06%	AA-/n.r.
Class B2 Notes	A\$	3,250,000.00	896,231.27	896,231.27	0.50%	1.02%	A /n.r.
<b>TOTAL</b>		<b>650,000,000.00</b>	<b>87,995,479.03</b>	<b>87,995,479.03</b>	<b>100.00%</b>	<b>100.00%</b>	

**Current Payment Date:** Tuesday, 23 February 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	0.1244	1.0100%	23-Feb-21	598,000	0.10	1.21	0.1232
Class AB Notes	0.2785	1.9100%	23-Feb-21	39,000	0.42	2.70	0.2758
Class B1 Notes	0.2785	2.9100%	23-Feb-21	9,750	0.64	2.70	0.2758
Class B2 Notes	0.2785	3.5100%	23-Feb-21	3,250	0.78	2.70	0.2758
<b>TOTAL</b>				<b>650,000</b>	<b>1.94</b>	<b>9.30</b>	

## COLLATERAL INFORMATION

At Issue

Jan - 21

Total pool size:	\$644,475,036.10	\$87,247,518.01
Total Number Of Loans (UnConsolidated):	3495	752
Total number of loans (consolidating split loans):	1959	444
Average loan Size:	\$328,981.64	\$196,503.42
Maximum loan size:	\$995,237.58	\$939,203.03
Total property value:	\$1,098,539,474.00	\$250,945,606.00
Number of Properties:	2180	466
Average property value:	\$503,917.19	\$538,509.88
Average current LVR:	60.91%	37.11%
Average Term to Maturity (months):	295.5	199.49
Maximum Remaining Term to Maturity (months):	354.02	264.85
Weighted Average Seasoning (months):	44.11	133.07
Weighted Average Current LVR:	66.72%	56.30%
Weighted Average Term to Maturity (months):	305.91	219.90
% of pool with loans > \$500,000:	32.64%	24.86%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	95.00%	129.10%
% Fixed Rate Loans(Value):	22.93%	6.88%
% Interst Only loans (Value):	45.83%	15.14%
Weighted Average Mortgage Interest:	5.52%	3.44%
Investment Loans:	25.37%	26.10%

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

## Outstanding Balance Distribution

\$ % at Issue

Jan - 21

≤ \$0	0.00%	-0.49%
> \$0 and ≤ \$100,000	1.41%	4.80%
> \$100,000 and ≤ \$150,000	2.64%	5.37%
> \$150,000 and ≤ \$200,000	5.64%	11.67%
> \$200,000 and ≤ \$250,000	9.19%	11.30%
> \$250,000 and ≤ \$300,000	12.22%	14.97%
> \$300,000 and ≤ \$350,000	10.65%	10.85%
> \$350,000 and ≤ \$400,000	10.32%	6.45%
> \$400,000 and ≤ \$450,000	8.34%	4.81%
> \$450,000 and ≤ \$500,000	6.95%	5.41%
> \$500,000 and ≤ \$550,000	5.24%	5.48%
> \$550,000 and ≤ \$600,000	4.99%	4.55%
> \$600,000 and ≤ \$650,000	4.16%	2.91%
> \$650,000 and ≤ \$700,000	3.44%	3.90%
> \$700,000 and ≤ \$750,000	4.61%	2.50%
> \$750,000 and ≤ \$800,000	2.90%	4.44%
> \$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%	1.08%
> \$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>Jan - 21</b>
≤ 0%	0.00%	-0.49%
> 0% and ≤ 25%	2.55%	7.70%
> 25% and ≤ 30%	1.26%	4.09%
> 30% and ≤ 35%	2.23%	4.79%
> 35% and ≤ 40%	3.19%	5.83%
> 40% and ≤ 45%	3.43%	6.05%
> 45% and ≤ 50%	3.65%	5.80%
> 50% and ≤ 55%	4.96%	7.13%
> 55% and ≤ 60%	5.35%	9.01%
> 60% and ≤ 65%	6.74%	12.76%
> 65% and ≤ 70%	11.34%	10.42%
> 70% and ≤ 75%	14.85%	16.08%
> 75% and ≤ 80%	29.53%	7.04%
> 80% and ≤ 85%	6.79%	0.55%
> 85% and ≤ 90%	2.84%	1.51%
> 90% and ≤ 95%	1.30%	0.52%
> 95% and ≤ 100%	0.00%	0.00%
> 100%	0.00%	1.19%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<b>Mortgage Insurance</b>	<b>\$ % at Issue</b>	<b>Jan - 21</b>
Genworth	22.18%	24.90%
QBE	77.82%	74.02%
Uninsured	0.00%	1.08%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<b>Seasoning Analysis</b>	<b>\$ % at Issue</b>	<b>Jan - 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%	0.43%
> 96 mths and ≤ 108 mths	1.85%	13.11%
> 108 mths and ≤ 120 mths	2.17%	35.39%
> 120 mths	3.15%	51.07%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<b>Geographic Distribution</b>	<b>\$ % at Issue</b>	<b>Jan - 21</b>
ACT - Metro	1.75%	2.83%
Total ACT	1.75%	2.83%
NSW - Inner city	0.22%	1.20%
NSW - Metro	31.11%	27.21%
NSW - Non metro	8.79%	7.72%
Total NSW	40.12%	36.13%
NT - Metro	0.24%	0.63%
NT - Non metro	0.15%	0.25%
Total NT	0.40%	0.87%
QLD - Metro	5.85%	7.79%
QLD - Non metro	7.15%	8.37%
Total QLD	13.00%	16.16%
SA - Inner city	0.01%	0.00%
SA - Metro	5.57%	4.16%
SA - Non metro	0.84%	0.52%
Total SA	6.41%	4.69%
TAS - Inner city	0.06%	0.00%
TAS - Metro	0.44%	1.14%
TAS - Non metro	0.44%	0.43%
Total TAS	0.94%	1.57%
VIC - Inner city	0.24%	1.31%
VIC - Metro	18.59%	14.41%
VIC - Non metro	2.09%	1.56%
Total VIC	20.92%	17.29%
WA - Inner city	0.23%	0.06%
WA - Metro	15.03%	19.00%
WA - Non metro	1.20%	1.41%
Total WA	16.46%	20.46%
Total Inner City	0.76%	2.57%
Total Metro	78.58%	77.17%
Total Non Metro	20.66%	20.25%
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>
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%
Jan-21	1.17%	0.32%	1.52%	3.01%

<u>MORTGAGE SAFETY NET</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
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
Jan-21	10	1,933,508

<u>* Incl. COVID-19 HARDSHIP</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Feb-20	-	-
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
Jan-21	3	1,194,118

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

<u>PRINCIPAL LOSS</u>	<u>Gross Loss</u>	<u>LMI Claims</u>	<u>LMI Payment</u>	<u>Net loss</u>
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>

<u>EXCESS SPREAD</u>	<u>Excess Spread (A\$)</u>	<u>Excess Spread % p.a</u>	<u>Opening Bond Balance</u>
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
Jan-21	30,834.67	0.17%	\$ 211,976,803
<b>Total</b>	<b>507,970</b>		

<u>ANNUALISED CPR</u>	<u>CPR % p.a</u>
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%
Jan-21	8.03%

**RESERVES**

	<u>Available</u>	<u>Drawn</u>
Principal Draw		-
Liquidity Reserve Account	747,961.58	-
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**

<b>Servicer:</b>	AMP Bank Limited
<b>Servicer Ranking or Rating:</b>	BBB /Baa2
<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 2018-1 Trust
	Progress 2019-1 Trust
	Progress 2020-1 Trust
	Progress Warehouse Trust No .1
<b>Back-Up Servicer:</b>	Perpetual Trustee (Cold)