

PROGRESS 2013-1 TRUST

Tuesday, 23 January 2018

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

	<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&P/Moodys</u>
Class A Notes	A\$	598,000,000.00	142,122,817.58	142,122,817.58	92.00%	83.70%	AAA / Aaa
Class AB Notes	A\$	39,000,000.00	20,751,922.40	20,751,922.40	6.00%	12.22%	AAA /n.r
Class B1 Notes	A\$	9,750,000.00	5,187,980.58	5,187,980.58	1.50%	3.06%	AA-/n.r.
Class B2 Notes	A\$	3,250,000.00	1,729,326.87	1,729,326.87	0.50%	1.02%	AA-/n.r.
TOTAL		650,000,000.00	169,792,047.43	169,792,047.43	100.00%	100.00%	

	Pre Payment Tuesday, 23 January 2018						
	<u>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>
Class A Notes	0.2447	2.7100%	23-Jan-18	598,000	0.49	7.05	0.2377
Class AB Notes	0.5479	3.6100%	23-Jan-18	39,000	1.46	15.78	0.5321
Class B1 Notes	0.5479	4.6100%	23-Jan-18	9,750	1.87	15.78	0.5321
Class B2 Notes	0.5479	5.2100%	23-Jan-18	3,250	2.11	15.78	0.5321
TOTAL				650,000	5.93	54.38	

COLLATERAL INFORMATION

	<u>At Issue</u>	<u>Dec - 17</u>
Total pool size:	\$644,475,036.10	\$168,140,275.39
Total Number Of Loans (UnConsolidated):	3495	1197
Total number of loans (consolidating split loans):	1959	705
Average loan Size:	\$328,981.64	\$238,496.84
Maximum loan size:	\$995,237.58	\$965,079.03
Total property value:	\$1,098,539,474.00	\$385,357,701.00
Number of Properties:	2180	759
Average property value:	\$503,917.19	\$507,717.66
Average current LVR:	60.91%	46.92%
Average Term to Maturity (months):	295.5	240.94
Maximum Remaining Term to Maturity (months):	354.02	301.91
Weighted Average Seasoning (months):	44.11	95.86
Weighted Average Current LVR:	66.72%	59.20%
Weighted Average Term to Maturity (months):	305.91	255.29
% of pool with loans > \$500,000:	32.64%	23.31%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	95.00%	95.00%
% Fixed Rate Loans(Value):	22.93%	7.11%
% Interest Only loans (Value):	45.83%	22.80%
Weighted Average Mortgage Interest:	5.52%	4.59%
Investment Loans:	25.37%	22.19%

Outstanding Balance Distribution

	<u>\$ % at Issue</u>	<u>Dec - 17</u>
≤ \$0	0.00%	-0.10%
> \$0 and ≤ \$100,000	1.41%	3.67%
> \$100,000 and ≤ \$150,000	2.64%	5.90%
> \$150,000 and ≤ \$200,000	5.64%	9.18%
> \$200,000 and ≤ \$250,000	9.19%	14.71%
> \$250,000 and ≤ \$300,000	12.22%	14.54%
> \$300,000 and ≤ \$350,000	10.65%	11.03%
> \$350,000 and ≤ \$400,000	10.32%	6.05%
> \$400,000 and ≤ \$450,000	8.34%	5.80%
> \$450,000 and ≤ \$500,000	6.95%	5.89%
> \$500,000 and ≤ \$550,000	5.24%	5.00%
> \$550,000 and ≤ \$600,000	4.99%	4.09%
> \$600,000 and ≤ \$650,000	4.16%	2.58%
> \$650,000 and ≤ \$700,000	3.44%	4.46%
> \$700,000 and ≤ \$750,000	4.61%	1.72%
> \$750,000 and ≤ \$800,000	2.90%	2.35%
> \$800,000 and ≤ \$850,000	2.55%	1.45%
> \$850,000 and ≤ \$900,000	2.55%	0.52%
> \$900,000 and ≤ \$950,000	1.15%	0.00%
> \$950,000 and ≤ \$1,000,000	1.05%	1.14%
Total	100.00%	100.00%

<u>Outstanding Balance LVR Distribution</u>	<u>\$ % at Issue</u>	<u>Dec - 17</u>
≤ 0%	0.00%	-0.10%
> 0% and ≤ 25%	2.55%	6.31%
> 25% and ≤ 30%	1.26%	2.98%
> 30% and ≤ 35%	2.23%	3.64%
> 35% and ≤ 40%	3.19%	5.02%
> 40% and ≤ 45%	3.43%	6.84%
> 45% and ≤ 50%	3.65%	6.29%
> 50% and ≤ 55%	4.96%	5.72%
> 55% and ≤ 60%	5.35%	6.59%
> 60% and ≤ 65%	6.74%	10.27%
> 65% and ≤ 70%	11.34%	10.05%
> 70% and ≤ 75%	14.85%	12.02%
> 75% and ≤ 80%	29.53%	19.49%
> 80% and ≤ 85%	6.79%	2.16%
> 85% and ≤ 90%	2.84%	1.92%
> 90% and ≤ 95%	1.30%	0.79%
> 95% and ≤ 100%	0.00%	0.00%
> 100%	0.00%	0.00%
Total	100.00%	100.00%

<u>Mortgage Insurance</u>	<u>\$ % at Issue</u>	<u>Dec - 17</u>
Genworth	22.18%	22.99%
QBE	77.82%	76.86%
Uninsured	0.00%	0.15%
Total	100.00%	100.00%

<u>Seasoning Analysis</u>	<u>\$ % at Issue</u>	<u>Dec - 17</u>
> 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%	1.03%
> 60 mths and ≤ 72 mths	8.82%	15.63%
> 72 mths and ≤ 84 mths	5.28%	33.36%
> 84 mths and ≤ 96 mths	3.08%	15.52%
> 96 mths and ≤ 108 mths	1.85%	7.96%
> 108 mths and ≤ 120 mths	2.17%	10.17%
> 120 mths	3.15%	16.33%
Total	100.00%	100.00%

<u>Geographic Distribution</u>	<u>\$ % at Issue</u>	<u>Dec - 17</u>
ACT - Metro	1.75%	2.61%
Total ACT	1.75%	2.61%
NSW - Inner city	0.22%	0.75%
NSW - Metro	31.11%	27.38%
NSW - Non metro	8.79%	7.96%
Total NSW	40.12%	36.09%
NT - Metro	0.24%	0.33%
NT - Non metro	0.15%	0.14%
Total NT	0.40%	0.46%
QLD - Metro	5.85%	7.32%
QLD - Non metro	7.15%	8.23%
Total QLD	13.00%	15.55%
SA - Inner city	0.01%	0.00%
SA - Metro	5.57%	5.74%
SA - Non metro	0.84%	0.64%
Total SA	6.41%	6.38%
TAS - Inner city	0.06%	0.23%
TAS - Metro	0.44%	0.91%
TAS - Non metro	0.44%	0.66%
Total TAS	0.94%	1.81%
VIC - Inner city	0.24%	0.70%
VIC - Metro	18.59%	15.74%
VIC - Non metro	2.09%	1.66%
Total VIC	20.92%	18.10%
WA - Inner city	0.23%	0.07%
WA - Metro	15.03%	17.05%
WA - Non metro	1.20%	1.87%
Total WA	16.46%	18.99%
Total Inner City	0.76%	1.75%
Total Metro	78.58%	77.09%
Total Non Metro	20.66%	21.16%
Secured by Term Deposit	0.00%	0.00%
Total	100.00%	100.00%

<u>ARREARS \$ % (scheduled balance basis)</u>	31-60	61-90	90+	Total
Jul-16	0.05%	0.28%	0.48%	0.80%
Aug-16	0.23%	0.05%	0.68%	0.96%
Sep-16	0.08%	0.05%	0.53%	0.66%
Oct-16	0.25%	0.10%	0.59%	0.94%
Nov-16	0.58%	0.00%	0.41%	0.99%
Dec-16	0.22%	0.27%	0.48%	0.96%
Jan-17	0.11%	0.17%	0.76%	1.03%
Feb-17	0.00%	0.17%	0.90%	1.07%
Mar-17	0.38%	0.18%	0.55%	1.11%
Apr-17	0.78%	0.46%	0.57%	1.81%
May-17	0.10%	0.98%	0.77%	1.85%
Jun-17	0.00%	0.43%	0.73%	1.16%
Jul-17	0.29%	0.24%	0.78%	1.31%
Aug-17	0.59%	0.10%	0.80%	1.49%
Sep-17	0.25%	0.26%	0.77%	1.29%
Oct-17	0.43%	0.00%	0.67%	1.09%
Nov-17	0.52%	0.07%	0.68%	1.27%
Dec-17	0.00%	0.00%	0.37%	0.37%

MORTGAGE SAFETY NET

	No of Accounts	Amount (\$)
Jul-16	3	962,900
Aug-16	2	383,245
Sep-16	2	384,566
Oct-16	4	673,586
Nov-16	4	675,929
Dec-16	6	920,480
Jan-17	7	1,015,076
Feb-17	8	1,429,183
Mar-17	6	1,134,229
Apr-17	5	990,204
May-17	3	745,543
Jun-17	1	119,194
Jul-17	7	1,937,043
Aug-17	7	1,938,632
Sep-17	7	1,559,138
Oct-17	5	856,751
Nov-17	6	954,952
Dec-17	3	403,214

MORTGAGE IN POSSESSION

	No of Accounts	Amount (\$)
Jul-16	-	-
Aug-16	1	263,201
Sep-16	1	266,274
Oct-16	1	268,423
Nov-16	1	269,914
Dec-16	1	272,366
Jan-17	1	273,859
Feb-17	1	278,262
Mar-17	1	279,380
Apr-17	1	281,563
May-17	1	282,724
Jun-17	1	284,049
Jul-17	1	286,466
Aug-17	1	287,683
Sep-17	-	-
Oct-17	-	-
Nov-17	-	-
Dec-17	-	-

PRINCIPAL LOSS

	No. of loans	Gross Loss	LMI Payment	Net loss
2015	1	21,968.85	21,554.95	413.90
2016	1	103,465.28	93,936.43	9,528.85
2017	1	209,325.00	-	-
Total	3	334,759.13	115,491.38	9,942.75

EXCESS SPREAD

	Excess Spread (A\$)	Excess Spread % p.a	Opening Bond Balance
Jul-16	104,755.82	0.48%	\$ 263,055,149
Aug-16	205,750.44	0.97%	\$ 253,836,857
Sep-16	116,442.40	0.56%	\$ 247,345,494
Oct-16	109,648.74	0.54%	\$ 242,862,186
Nov-16	139,605.91	0.70%	\$ 238,217,349
Dec-16	79,178.51	0.41%	\$ 231,025,832
Jan-17	136,164.04	0.72%	\$ 227,598,538
Feb-17	180,741.35	0.97%	\$ 222,804,292
Mar-17	13,461.89	0.07%	\$ 216,014,232
Apr-17	78,988.68	0.45%	\$ 210,533,607
May-17	151,164.23	0.89%	\$ 204,696,669
Jun-17	99,623.84	0.60%	\$ 200,275,257
Jul-17	88,242.26	0.54%	\$ 194,326,852
Aug-17	63,251.03	0.40%	\$ 191,562,726
Sep-17	101,384.22	0.65%	\$ 187,332,217
Oct-17	100,737.21	0.00%	\$ 181,666,713
Nov-17	57,108.09	0.39%	\$ 177,897,469
Dec-17	91,701.87	0.63%	\$ 174,775,808
Total	6,225,069.59		

ANNUALISED CPR

	<u>CPR % p.a</u>
Jul-16	33.76%
Aug-16	25.50%
Sep-16	18.26%
Oct-16	19.00%
Nov-16	29.61%
Dec-16	14.73%
Jan-17	20.91%
Feb-17	29.67%
Mar-17	25.01%
Apr-17	27.22%
May-17	21.38%
Jun-17	29.05%
Jul-17	13.96%
Aug-17	21.81%
Sep-17	29.44%
Oct-17	20.62%
Nov-17	17.28%
Dec-17	28.06%

RESERVES

	<u>Available</u>	<u>Drawn</u>
Principal Draw		-
Liquidity Reserve Account	1,443,232.41	-
Income Reserve	150,000.00	-

SUPPORTING RATINGS

<u>Role</u>	<u>Party</u>	<u>Current Rating S&P /</u>	<u>Rating Trigger S&P</u>
		<u>Moodys</u>	<u>/Moodys</u>
Fixed Rate Swap Provider	AMP Bank Limited	A+ / A2	below A1 / P-1
Liquidity Reserve Account Holder	Commonwealth Bank	A-1+ / P-1	below A-1+ / P-1
Bank Account Provider	Westpac	A-1+ / 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 Warehouse Trust No .1
Back-Up Servicer:	Perpetual Trustee (Cold)

