

PROGRESS 2013-1 TRUST

Monday, 24 May 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

	<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	70,164,015.05	70,164,015.05	92.00%	83.70%	AAA / Aaa
Class AB Notes	A\$	39,000,000.00	10,244,929.17	10,244,929.17	6.00%	12.22%	AAA /n.r
Class B1 Notes	A\$	9,750,000.00	2,561,232.27	2,561,232.27	1.50%	3.06%	AA-/n.r.
Class B2 Notes	A\$	3,250,000.00	853,744.07	853,744.07	0.50%	1.02%	A/n.r.
TOTAL		650,000,000.00	83,823,920.56	83,823,920.56	100.00%	100.00%	

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	<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>
Class A Notes	0.1207	1.0090%	24-May-21	598,000	0.10	3.34	0.1173
Class AB Notes	0.2702	1.9090%	24-May-21	39,000	0.44	7.48	0.2627
Class B1 Notes	0.2702	2.9090%	24-May-21	9,750	0.67	7.48	0.2627
Class B2 Notes	0.2702	3.5090%	24-May-21	3,250	0.81	7.48	0.2627
TOTAL				650,000	2.01	25.77	

COLLATERAL INFORMATION

	<u>At Issue</u>	<u>Apr - 21</u>
Total pool size:	\$644,475,036.10	\$83,111,417.79
Total Number Of Loans (UnConsolidated):	3495	726
Total number of loans (consolidating split loans):	1959	429
Average loan Size:	\$328,981.64	\$193,732.91
Maximum loan size:	\$995,237.58	\$898,833.00
Total property value:	\$1,098,539,474.00	\$242,850,433.00
Number of Properties:	2180	450
Average property value:	\$503,917.19	\$539,667.63
Average current LVR:	60.91%	36.43%
Average Term to Maturity (months):	295.5	196.39
Maximum Remaining Term to Maturity (months):	354.02	261.93
Weighted Average Seasoning (months):	44.11	135.87
Weighted Average Current LVR:	66.72%	55.78%
Weighted Average Term to Maturity (months):	305.91	216.77
% of pool with loans > \$500,000:	32.64%	23.96%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	95.00%	129.10%
% Fixed Rate Loans(Value):	22.93%	7.13%
% Interst Only loans (Value):	45.83%	12.87%
Weighted Average Mortgage Interest:	5.52%	3.38%
Investment Loans:	25.37%	26.57%

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

<u>Outstanding Balance Distribution</u>	<u>\$ % at Issue</u>	<u>Apr - 21</u>
≤ \$0	0.00%	-0.42%
> \$0 and ≤ \$100,000	1.41%	5.12%
> \$100,000 and ≤ \$150,000	2.64%	4.86%
> \$150,000 and ≤ \$200,000	5.64%	11.70%
> \$200,000 and ≤ \$250,000	9.19%	11.82%
> \$250,000 and ≤ \$300,000	12.22%	15.36%
> \$300,000 and ≤ \$350,000	10.65%	10.98%
> \$350,000 and ≤ \$400,000	10.32%	6.36%
> \$400,000 and ≤ \$450,000	8.34%	5.62%
> \$450,000 and ≤ \$500,000	6.95%	4.64%
> \$500,000 and ≤ \$550,000	5.24%	5.18%
> \$550,000 and ≤ \$600,000	4.99%	3.37%
> \$600,000 and ≤ \$650,000	4.16%	3.03%
> \$650,000 and ≤ \$700,000	3.44%	4.07%
> \$700,000 and ≤ \$750,000	4.61%	3.51%
> \$750,000 and ≤ \$800,000	2.90%	3.72%
> \$800,000 and ≤ \$850,000	2.55%	0.00%
> \$850,000 and ≤ \$900,000	2.55%	1.08%
> \$900,000 and ≤ \$950,000	1.15%	0.00%
> \$950,000 and ≤ \$1,000,000	1.05%	0.00%
Total	100.00%	100.00%

Outstanding Balance LVR Distribution	\$ % at Issue	Apr - 21
≤ 0%	0.00%	-0.42%
> 0% and ≤ 25%	2.55%	7.91%
> 25% and ≤ 30%	1.26%	4.22%
> 30% and ≤ 35%	2.23%	5.15%
> 35% and ≤ 40%	3.19%	5.85%
> 40% and ≤ 45%	3.43%	4.63%
> 45% and ≤ 50%	3.65%	6.68%
> 50% and ≤ 55%	4.96%	6.95%
> 55% and ≤ 60%	5.35%	9.33%
> 60% and ≤ 65%	6.74%	13.49%
> 65% and ≤ 70%	11.34%	12.12%
> 70% and ≤ 75%	14.85%	13.48%
> 75% and ≤ 80%	29.53%	6.67%
> 80% and ≤ 85%	6.79%	0.57%
> 85% and ≤ 90%	2.84%	1.58%
> 90% and ≤ 95%	1.30%	0.55%
> 95% and ≤ 100%	0.00%	0.00%
> 100%	0.00%	1.25%
Total	100.00%	100.00%

Mortgage Insurance	\$ % at Issue	Apr - 21
Genworth	22.18%	25.22%
QBE	77.82%	73.64%
Uninsured	0.00%	1.13%
Total	100.00%	100.00%

Seasoning Analysis	\$ % at Issue	Apr - 21
> 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%	0.00%
> 96 mths and ≤ 108 mths	1.85%	6.32%
> 108 mths and ≤ 120 mths	2.17%	35.69%
> 120 mths	3.15%	57.99%
Total	100.00%	100.00%

Geographic Distribution	\$ % at Issue	Apr - 21
ACT - Metro	1.75%	3.02%
Total ACT	1.75%	3.02%
NSW - Inner city	0.22%	1.25%
NSW - Metro	31.11%	28.24%
NSW - Non metro	8.79%	7.95%
Total NSW	40.12%	37.44%
NT - Metro	0.24%	0.66%
NT - Non metro	0.15%	0.26%
Total NT	0.40%	0.91%
QLD - Metro	5.85%	7.19%
QLD - Non metro	7.15%	7.61%
Total QLD	13.00%	14.80%
SA - Inner city	0.01%	0.00%
SA - Metro	5.57%	3.75%
SA - Non metro	0.84%	0.53%
Total SA	6.41%	4.28%
TAS - Inner city	0.06%	0.00%
TAS - Metro	0.44%	1.19%
TAS - Non metro	0.44%	0.43%
Total TAS	0.94%	1.62%
VIC - Inner city	0.24%	1.37%
VIC - Metro	18.59%	14.61%
VIC - Non metro	2.09%	1.47%
Total VIC	20.92%	17.45%
WA - Inner city	0.23%	0.05%
WA - Metro	15.03%	18.98%
WA - Non metro	1.20%	1.45%
Total WA	16.46%	20.48%
Total Inner City	0.76%	2.67%
Total Metro	78.58%	77.64%
Total Non Metro	20.66%	19.69%
Secured by Term Deposit	0.00%	0.00%
Total	100.00%	100.00%

<u>ARREARS \$ % (scheduled balance basis)</u>	<u>31-60</u>	<u>61-90</u>	<u>90+</u>	<u>Total</u>
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%
Feb-21	0.77%	0.91%	1.82%	3.50%
Mar-21	0.64%	1.17%	2.08%	3.89%
Apr-21	0.91%	0.00%	3.35%	4.26%

<u>MORTGAGE SAFETY NET</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
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
Feb-21	9	1,481,875
Mar-21	6	874,260
Apr-21	6	876,241

<u>* Incl. COVID-19 HARDSHIP</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
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
Feb-21	1	332,763
Mar-21	-	-
Apr-21	-	-

<u>MORTGAGE IN POSSESSION</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
May-20	-	-
Jun-20	-	-
Jul-20	-	-
Aug-20	-	-
Sep-20	-	-
Oct-20	-	-
Nov-20	-	-
Dec-20	-	-
Jan-21	-	-
Feb-21	-	-
Mar-21	-	-
Apr-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	-	-	-	-
Total	334,760.03	334,760.03	320,845.20	13,914.83

<u>EXCESS SPREAD</u>	<u>Excess Spread (\$)</u>	<u>Excess Spread % p.a</u>	<u>Opening Bond Balance</u>
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	0.42%	\$ 88,856,718
Feb-21	30,288.27	0.41%	\$ 87,995,479
Mar-21	71,280.04	0.98%	\$ 87,470,866
Apr-21	40,539.73	0.56%	\$ 86,210,021
Total	503,160		

ANNUALISED CPR

	<u>CPR % p.a</u>
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%
Feb-21	3.72%
Mar-21	13.02%
Apr-21	26.05%

RESERVES

	<u>Available</u>	<u>Drawn</u>
Principal Draw		-
Liquidity Reserve Account	712,503.33	-
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 2018-1 Trust Progress 2019-1 Trust Progress 2020-1 Trust Progress Warehouse Trust No .1
Back-Up Servicer:	Perpetual Trustee (Cold)