

# PROGRESS 2013-1 TRUST

Monday, 25 May 2020

<b>Transaction Name:</b>	Progress 2013-1 Trust
<b>Trustee:</b>	Perpetual Trustee Company Limited
<b>Security Trustee:</b>	P.T. Limited
<b>Originator:</b>	AMP Bank Limited
<b>Servicer &amp; Custodian:</b>	AMP Bank Limited
<b>Issue Date:</b>	Wednesday, 18th September 2013
<b>Maturity Date:</b>	Friday, 23rd September 2044
<b>Payment Date:</b>	The 23rd day of each month
<b>Business Day for Payments:</b>	Sydney & Melbourne
<b>Determination Date &amp; Ex-Interest Date:</b>	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	86,833,812.32	86,833,812.32	92.00%	83.70%	AAA / Aaa
Class AB Notes	A\$	39,000,000.00	12,678,953.09	12,678,953.09	6.00%	12.22%	AAA /n.r
Class B1 Notes	A\$	9,750,000.00	3,169,738.25	3,169,738.25	1.50%	3.06%	AA-/n.r.
Class B2 Notes	A\$	3,250,000.00	1,056,579.42	1,056,579.42	0.50%	1.02%	A /n.r.
<b>TOTAL</b>		<b>650,000,000.00</b>	<b>103,739,083.08</b>	<b>103,739,083.08</b>	<b>100.00%</b>	<b>100.00%</b>	

Current Payment Date:		Monday, 25 May 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	0.1496	1.4617%	25-May-20	598,000	0.19	4.43	0.1452	
Class AB Notes	0.3350	2.3617%	25-May-20	39,000	0.69	9.92	0.3251	
Class B1 Notes	0.3350	3.3617%	25-May-20	9,750	0.99	9.92	0.3251	
Class B2 Notes	0.3350	3.9617%	25-May-20	3,250	1.16	9.92	0.3251	
<b>TOTAL</b>				<b>650,000</b>	<b>3.04</b>	<b>34.18</b>		

**COLLATERAL INFORMATION**

	At Issue	Apr - 20
Total pool size:	\$644,475,036.10	\$102,857,301.43
Total Number Of Loans (UnConsolidated):	3495	841
Total number of loans (consolidating split loans):	1959	495
Average loan size:	\$328,981.64	\$207,792.53
Maximum loan size:	\$995,237.58	\$954,968.44
Total property value:	\$1,098,539,474.00	\$275,923,151.00
Number of Properties:	2180	524
Average property value:	\$503,917.19	\$526,570.90
Average current LVR:	60.91%	39.87%
Average Term to Maturity (months):	295.5	209.68
Maximum Remaining Term to Maturity (months):	354.02	273.93
Weighted Average Seasoning (months):	44.11	124.33
Weighted Average Current LVR:	66.72%	57.50%
Weighted Average Term to Maturity (months):	305.91	228.44
% of pool with loans > \$500,000:	32.64%	22.99%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	95.00%	129.02%
% Fixed Rate Loans(Value):	22.93%	4.44%
% Interst Only loans (Value):	45.83%	17.09%
Weighted Average Mortgage Interest:	5.52%	3.70%
Investment Loans:	25.37%	24.15%

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

Outstanding Balance Distribution	\$ % at Issue	Apr - 20
≤ \$0	0.00%	-0.37%
> \$0 and ≤ \$100,000	1.41%	4.41%
> \$100,000 and ≤ \$150,000	2.64%	6.01%
> \$150,000 and ≤ \$200,000	5.64%	9.67%
> \$200,000 and ≤ \$250,000	9.19%	12.05%
> \$250,000 and ≤ \$300,000	12.22%	14.43%
> \$300,000 and ≤ \$350,000	10.65%	11.67%
> \$350,000 and ≤ \$400,000	10.32%	6.98%
> \$400,000 and ≤ \$450,000	8.34%	5.72%
> \$450,000 and ≤ \$500,000	6.95%	6.43%
> \$500,000 and ≤ \$550,000	5.24%	6.20%
> \$550,000 and ≤ \$600,000	4.99%	3.34%
> \$600,000 and ≤ \$650,000	4.16%	0.00%
> \$650,000 and ≤ \$700,000	3.44%	5.22%
> \$700,000 and ≤ \$750,000	4.61%	3.52%
> \$750,000 and ≤ \$800,000	2.90%	2.99%
> \$800,000 and ≤ \$850,000	2.55%	0.80%
> \$850,000 and ≤ \$900,000	2.55%	0.00%
> \$900,000 and ≤ \$950,000	1.15%	0.00%
> \$950,000 and ≤ \$1,000,000	1.05%	0.93%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

Outstanding Balance LVR Distribution	\$ % at Issue	Apr - 20
≤ 0%	0.00%	-0.37%
> 0% and ≤ 25%	2.55%	7.29%
> 25% and ≤ 30%	1.26%	4.25%
> 30% and ≤ 35%	2.23%	3.28%
> 35% and ≤ 40%	3.19%	7.67%
> 40% and ≤ 45%	3.43%	5.28%
> 45% and ≤ 50%	3.65%	4.76%
> 50% and ≤ 55%	4.96%	5.94%
> 55% and ≤ 60%	5.35%	7.18%
> 60% and ≤ 65%	6.74%	14.66%
> 65% and ≤ 70%	11.34%	10.93%
> 70% and ≤ 75%	14.85%	15.06%
> 75% and ≤ 80%	29.53%	7.95%
> 80% and ≤ 85%	6.79%	2.30%
> 85% and ≤ 90%	2.84%	1.45%
> 90% and ≤ 95%	1.30%	1.35%
> 95% and ≤ 100%	0.00%	0.00%
> 100%	0.00%	1.03%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<u>Mortgage Insurance</u>	<u>\$ % at Issue</u>	<u>Apr - 20</u>
Genworth	22.18%	24.23%
QBE	77.82%	74.73%
Uninsured	0.00%	1.03%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<u>Seasoning Analysis</u>	<u>\$ % at Issue</u>	<u>Apr - 20</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%	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%	5.77%
> 96 mths and ≤ 108 mths	1.85%	35.02%
> 108 mths and ≤ 120 mths	2.17%	22.18%
> 120 mths	3.15%	37.03%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<u>Geographic Distribution</u>	<u>\$ % at Issue</u>	<u>Apr - 20</u>
ACT - Metro	1.75%	2.49%
Total ACT	1.75%	2.49%
NSW - Inner city	0.22%	1.06%
NSW - Metro	31.11%	28.10%
NSW - Non metro	8.79%	7.50%
Total NSW	40.12%	36.65%
NT - Metro	0.24%	0.53%
NT - Non metro	0.15%	0.21%
Total NT	0.40%	0.75%
QLD - Metro	5.85%	7.35%
QLD - Non metro	7.15%	8.71%
Total QLD	13.00%	16.06%
SA - Inner city	0.01%	0.00%
SA - Metro	5.57%	4.40%
SA - Non metro	0.84%	0.59%
Total SA	6.41%	4.99%
TAS - Inner city	0.06%	0.00%
TAS - Metro	0.44%	0.98%
TAS - Non metro	0.44%	0.38%
Total TAS	0.94%	1.37%
VIC - Inner city	0.24%	1.11%
VIC - Metro	18.59%	14.00%
VIC - Non metro	2.09%	2.19%
Total VIC	20.92%	17.30%
WA - Inner city	0.23%	0.06%
WA - Metro	15.03%	18.73%
WA - Non metro	1.20%	1.60%
Total WA	16.46%	20.39%
Total Inner City	0.76%	2.23%
Total Metro	78.58%	76.58%
Total Non Metro	20.66%	21.19%
Secured by Term Deposit	0.00%	0.00%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<u>ARREARS \$ % (scheduled balance basis)</u>	<u>31-60</u>	<u>61-90</u>	<u>90+</u>	<u>Total</u>
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%
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%

**MORTGAGE SAFETY NET**

	No of Accounts	Amount (\$)
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
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

**Incl. COVID-19 HARDSHIP**

	No of Accounts	Amount (\$)
Mar-20	-	-
Apr-20	41	8,324,464

**MORTGAGE IN POSSESSION**

	No of Accounts	Amount (\$)
May-19	-	-
Jun-19	-	-
Jul-19	-	-
Aug-19	-	-
Sep-19	-	-
Oct-19	-	-
Nov-19	-	-
Dec-19	-	-
Jan-20	-	-
Feb-20	-	-
Mar-20	-	-
Apr-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
<b>Total</b>	<b>334,760.03</b>	<b>334,760.03</b>	<b>320,845.20</b>	<b>13,914.83</b>

**EXCESS SPREAD**

	Excess Spread (A\$)	Excess Spread % p.a	Opening Bond Balance
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
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
<b>Total</b>	<b>942,307.25</b>		

**ANNUALISED CPR**

	CPR % p.a
May-19	9.88%
Jun-19	8.89%
Jul-19	7.19%
Aug-19	16.26%
Sep-19	19.38%
Oct-19	22.44%
Nov-19	23.29%
Dec-19	17.54%
Jan-20	14.00%
Feb-20	11.32%
Mar-20	10.84%
Apr-20	28.12%

**RESERVES**

	Available	Drawn
Principal Draw	-	-
Liquidity Reserve Account	881,782.21	-
Income Reserve	150,000.00	-

**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:	