

PROGRESS 2013-1 TRUST

Wednesday, 23 September 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

	<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	81,341,692.55	81,341,692.55	92.00%	83.70%	AAA / Aaa
Class AB Notes	A\$	39,000,000.00	11,877,026.67	11,877,026.67	6.00%	12.22%	AAA /n.r
Class B1 Notes	A\$	9,750,000.00	2,969,256.64	2,969,256.64	1.50%	3.06%	AA-/n.r.
Class B2 Notes	A\$	3,250,000.00	989,752.21	989,752.21	0.50%	1.02%	A /n.r.
TOTAL		650,000,000.00	97,177,728.07	97,177,728.07	100.00%	100.00%	

Current Payment Date: Wednesday, 23 September 2020

	<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	0.1385	1.0900%	23-Sep-20	598,000	0.12	2.50	0.1360
Class AB Notes	0.3101	1.9900%	23-Sep-20	39,000	0.51	5.59	0.3045
Class B1 Notes	0.3101	2.9900%	23-Sep-20	9,750	0.76	5.59	0.3045
Class B2 Notes	0.3101	3.5900%	23-Sep-20	3,250	0.92	5.59	0.3045
TOTAL				650,000	2.31	19.27	

COLLATERAL INFORMATION

At Issue

Aug - 20

Total pool size:	\$644,475,036.10	\$96,351,717.94
Total Number Of Loans (UnConsolidated):	3495	796
Total number of loans (consolidating split loans):	1959	470
Average loan Size:	\$328,981.64	\$205,003.66
Maximum loan size:	\$995,237.58	\$947,744.47
Total property value:	\$1,098,539,474.00	\$264,038,484.00
Number of Properties:	2180	495
Average property value:	\$503,917.19	\$533,411.08
Average current LVR:	60.91%	38.95%
Average Term to Maturity (months):	295.5	205.89
Maximum Remaining Term to Maturity (months):	354.02	269.88
Weighted Average Seasoning (months):	44.11	128.00
Weighted Average Current LVR:	66.72%	56.89%
Weighted Average Term to Maturity (months):	305.91	225.17
% of pool with loans > \$500,000:	32.64%	23.17%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	95.00%	129.02%
% Fixed Rate Loans(Value):	22.93%	5.63%
% Interest Only loans (Value):	45.83%	16.82%
Weighted Average Mortgage Interest:	5.52%	3.56%
Investment Loans:	25.37%	24.84%

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>Aug - 20</u>
≤ \$0	0.00%	-0.58%
> \$0 and ≤ \$100,000	1.41%	4.70%
> \$100,000 and ≤ \$150,000	2.64%	5.64%
> \$150,000 and ≤ \$200,000	5.64%	10.32%
> \$200,000 and ≤ \$250,000	9.19%	11.95%
> \$250,000 and ≤ \$300,000	12.22%	13.87%
> \$300,000 and ≤ \$350,000	10.65%	10.79%
> \$350,000 and ≤ \$400,000	10.32%	7.76%
> \$400,000 and ≤ \$450,000	8.34%	6.53%
> \$450,000 and ≤ \$500,000	6.95%	5.84%
> \$500,000 and ≤ \$550,000	5.24%	6.01%
> \$550,000 and ≤ \$600,000	4.99%	3.57%
> \$600,000 and ≤ \$650,000	4.16%	1.35%
> \$650,000 and ≤ \$700,000	3.44%	3.48%
> \$700,000 and ≤ \$750,000	4.61%	4.53%
> \$750,000 and ≤ \$800,000	2.90%	2.41%
> \$800,000 and ≤ \$850,000	2.55%	0.84%
> \$850,000 and ≤ \$900,000	2.55%	0.00%
> \$900,000 and ≤ \$950,000	1.15%	0.98%
> \$950,000 and ≤ \$1,000,000	1.05%	0.00%
Total	100.00%	100.00%

<u>Outstanding Balance LVR Distribution</u>	<u>\$ % at Issue</u>	<u>Aug - 20</u>
≤ 0%	0.00%	-0.58%
> 0% and ≤ 25%	2.55%	7.71%
> 25% and ≤ 30%	1.26%	2.93%
> 30% and ≤ 35%	2.23%	5.67%
> 35% and ≤ 40%	3.19%	7.09%
> 40% and ≤ 45%	3.43%	5.43%
> 45% and ≤ 50%	3.65%	4.80%
> 50% and ≤ 55%	4.96%	6.04%
> 55% and ≤ 60%	5.35%	8.63%
> 60% and ≤ 65%	6.74%	13.68%
> 65% and ≤ 70%	11.34%	9.87%
> 70% and ≤ 75%	14.85%	14.83%
> 75% and ≤ 80%	29.53%	7.96%

> 80% and ≤ 85%	6.79%	2.22%
> 85% and ≤ 90%	2.84%	1.50%
> 90% and ≤ 95%	1.30%	1.15%
> 95% and ≤ 100%	0.00%	0.00%
> 100%	0.00%	1.09%
Total	100.00%	100.00%

<u>Mortgage Insurance</u>	<u>\$ % at Issue</u>	<u>Aug - 20</u>
Genworth	22.18%	25.16%
QBE	77.82%	73.81%
Uninsured	0.00%	1.03%
Total	100.00%	100.00%

<u>Seasoning Analysis</u>	<u>\$ % at Issue</u>	<u>Aug - 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%	4.53%
> 96 mths and ≤ 108 mths	1.85%	22.50%
> 108 mths and ≤ 120 mths	2.17%	30.86%
> 120 mths	3.15%	42.10%
Total	100.00%	100.00%

<u>Geographic Distribution</u>	<u>\$ % at Issue</u>	<u>Aug - 20</u>
ACT - Metro	1.75%	2.68%
Total ACT	1.75%	2.68%
NSW - Inner city	0.22%	1.11%
NSW - Metro	31.11%	27.61%
NSW - Non metro	8.79%	7.66%
Total NSW	40.12%	36.38%
NT - Metro	0.24%	0.57%
NT - Non metro	0.15%	0.23%
Total NT	0.40%	0.79%
QLD - Metro	5.85%	7.83%
QLD - Non metro	7.15%	8.75%
Total QLD	13.00%	16.59%
SA - Inner city	0.01%	0.00%
SA - Metro	5.57%	4.07%
SA - Non metro	0.84%	0.60%
Total SA	6.41%	4.68%
TAS - Inner city	0.06%	0.00%
TAS - Metro	0.44%	1.04%
TAS - Non metro	0.44%	0.37%
Total TAS	0.94%	1.40%
VIC - Inner city	0.24%	1.19%
VIC - Metro	18.59%	14.73%
VIC - Non metro	2.09%	1.96%
Total VIC	20.92%	17.88%
WA - Inner city	0.23%	0.06%
WA - Metro	15.03%	18.10%
WA - Non metro	1.20%	1.43%
Total WA	16.46%	19.59%
Total Inner City	0.76%	2.37%
Total Metro	78.58%	76.64%
Total Non Metro	20.66%	21.00%
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>
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%
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%

MORTGAGE SAFETY NET

	No of Accounts	Amount (\$)
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
May-20	56	11,957,152
Jun-20	50	11,623,634
Jul-20	44	9,916,927
Aug-20	43	9,606,923

*** 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

MORTGAGE IN POSSESSION

	No of Accounts	Amount (\$)
Sep-19	-	-
Oct-19	-	-
Nov-19	-	-
Dec-19	-	-
Jan-20	-	-
Feb-20	-	-
Mar-20	-	-
Apr-20	-	-
May-20	-	-
Jun-20	-	-
Jul-20	-	-
Aug-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
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
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
Total	8,611,518.45		

ANNUALISED CPR

	CPR % p.a
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%
May-20	18.44%
Jun-20	12.71%
Jul-20	12.43%
Aug-20	17.04%

RESERVES

	Available	Drawn
Principal Draw	-	-
Liquidity Reserve Account	826,010.69	-
Income Reserve	150,000.00	-

SUPPORTING RATINGS

Role	Party	Current Rating S&P / Moodys	Rating Trigger S&P / Moodys
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

Back-Up Servicer:

Progress 2017-1 Trust
Progress 2017-2 Trust
Progress Warehouse Trust No .1
Perpetual Trustee (Cold)