PROGRESS 2013-1 TRUST

Monday, 24 February 2014 - Payment Date

Transaction Name:

Progress 2013-1 Trust Perpetual Trustee Company Limited Trustee:

P.T. Limited

Security Trustee:
Originator:
Servicer & Custodian:
Issue Date:
Maturity Date:
Payment Date: P.I. Limited
AMP Bank Limited
AMP Bank Limited
Wednesday, 18th September 2013
Friday, 23th September 2044
The 23rd day of each month Business Day for Payments:
Determination Date & Ex-Interest Date:

Sydney & Melbourne
Three Business Days before each Payment Date.

	<u>Base</u>	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	519,703,520.13	519,703,520.13	92.00%	90.90%	AAA / Aaa
Class AB Notes	A\$	39,000,000.00	39,000,000.00	39,000,000.00	6.00%	6.82%	AAA /n.r
Class B1 Notes	A\$	9,750,000.00	9,750,000.00	9,750,000.00	1.50%	1.71%	AA-/n.r.
Class B2 Notes	A\$	3,250,000.00	3,250,000.00	3,250,000.00	0.50%	0.57%	AA-/n.r.
TOTAL		650,000,000.00	571,703,520.13	571,703,520.13	100.00%	100.00%	

Current Payment Date:		1onday, 24 February 2	2014				
	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	0.8905	3.6033%	24-Feb-14	598,000	2.81	21.46	0.8691
Class AB Notes	1.0000	4.5033%	24-Feb-14	39,000	3.95	-	1.0000
Class B1 Notes	1.0000	5.5033%	24-Feb-14	9,750	4.82	-	1.0000
Class B2 Notes	1.0000	6.1033%	24-Feb-14	3,250	5.35	-	1.0000
TOTAL				650,000	16.94	21.46	

TOTAL		050,000 10.54	21.40
COLLATERAL INFORMATION	At Issue	<u>Jan - 14</u>	
Total pool size:	\$644,475,036.10	\$565,215,364.34	
Total Number Of Loans (UnConsolidated):	3495	3125	
Total number of loans (consolidating split loans):	1959	1770	
Average loan Size:	\$328,981.64	\$319,330.71	
Maximum loan size:	\$995,237.58	\$989,772.12	
Total property value:	\$1,098,539,474.00	\$988,014,018.00	
Number of Properties:	2180	1966	
Average property value:	\$503,917.19	\$502,550.37	
Average current LVR:	60.91%	59.64%	
Average Term to Maturity (months):	295.5	290.12	
Maximum Remaining Term to Maturity (months):	354.02	348.95	
Weighted Average Seasoning (months):	44.11	48.83	
Weighted Average Current LVR:	66.72%	66.07%	
Weighted Average Carrent LVN: Weighted Average Term to Maturity (months):	305.91	301.18	
% of pool with loans > \$500,000:	32.64%	31.61%	
% of pool (amount) LoDoc Loans:	0.00%	0.00%	
Maximum Current LVR:	95.00%	95.00%	
% Fixed Rate Loans(Value):	22.93%	20.93%	
% Interst Only loans (Value):	45.83%	45.65%	
Weighted Average Coupon:	5.52%	5.43%	
Investment Loans:	25.37%	25.34%	
Outstanding Balance Distribution	\$ % at Issue	<u>Jan - 14</u>	
> \$0 and ≤ \$100,000	1.41%	1.49%	
> \$100,000 and ≤ \$150,000	2.64%	2.78%	
> \$150,000 and ≤ \$200,000	5.64%	6.18%	
> \$200,000 and ≤ \$250,000	9.19%	9.67%	
> \$250,000 and ≤ \$300,000	12.22%	11.94%	
> \$300,000 and ≤ \$350,000	10.65%	10.99%	
> \$350,000 and ≤ \$400,000	10.32%	10.30%	
> \$400,000 and ≤ \$450,000	8.34%	9.14%	
> \$450,000 and ≤ \$500,000	6.95%	5.90%	
> \$500,000 and ≤ \$550,000	5.24%	4.93%	
> \$550,000 and ≤ \$600,000	4.99%	5.60%	
> \$600,000 and ≤ \$650,000	4.16%	4.19%	
> \$650,000 and ≤ \$700,000	3.44%	3.23%	
> \$700,000 and ≤ \$750,000	4.61%	3.71%	
> \$750,000 and ≤ \$800,000	2.90%	3.30%	
> \$800,000 and ≤ \$850,000	2.55%	2.49%	
> \$850,000 and ≤ \$900,000	2.55%	2.00%	
> \$900,000 and ≤ \$950,000	1.15%	1.15%	
> \$950,000 and ≤ \$1,000,000	1.05%	1.03%	
Total	100.00%	100.00%	

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0% and ≤ 25% 2.55% 2.76%				
Outstanding Balance LVR Distribution \$ % at Issue Ian - 14				
Outstanding Balance LVR Distribution			2.55% 1.26% 2.23% 3.19% 3.43% 3.45% 4.96% 6.74% 11.34% 11.34% 2.9.53% 6.79% 2.84% 1.30% 100.00% \$	2.55% 1.26% 2.23% 3.19% 3.43% 3.65% 4.96% 5.35% 6.74% 11.34% 14.85% 29.53% 6.79% 2.84% 13.0% 100.00% 2% at Issue 22.18% 77.82% 100.00% 5.% at Issue 1.51% 1.28% 1.70% 1.89% 1.252% 4.86% 3.467% 10.0.6% 7.18% 8.82% 5.28% 3.08% 1.85% 2.17% 3.15% 10.00% 5.% at Issue 1.75% 0.22% 3.111% 8.79% 4.0.12% 0.24% 0.15% 0.40% 5.85% 7.15% 0.00% 0.01% 5.57% 0.04% 0.44% 0.44% 0.94% 1.59% 2.06% 2.06%

MORTGAGE SAFETY NET Amount (\$) 802,945 No of Accounts Dec-13

1,523,016 Jan-14

MORTGAGE IN POSSESSION No of Accounts NIL Amount (\$) NIL

MORTGAGE INSURANCE No. of claims Gross claim (A\$) Gross payment (A\$) LMI net loss 2013 Total

EXCESS SPREAD Sep-13 Opening Bond Balance \$ 650,000,000 \$ 632,085,642 Excess Spread (A\$) Excess Spread % p.a 0.00% 0.00% \$ 0.00% \$ Oct-13 Nov-13 617,647,588 601,537,978 584,534,757 0.00% \$ 0.00% \$ Dec-13 Jan-14 Total

CPR % p.a 9.24% 22.60% ANNUALISED CPR

Sep-13 Oct-13 25.20% 27.12% Nov-13 Dec-13 Jan-14 21.35%

RESERVES Available <u>Drawn</u> 1,530,004.89 Principal Draw Liquidity Reserve Account 4,968,545.43

150,000.00 Income Reserve

SUPPORTING RATINGS Role

Bank Account Provider

<u>Party</u> Current Rating S&P / Rating Trigger S&P Moodys
A+ / A2
A-1+ / P-1
A1+ / P-1 /Moodys below A1 / P-1 **Fixed Rate Swap Provider** AMP Bank Limited Liquidity Reserve Account Holder Commonwealth Bank below A-1+ / P-1 Westpac

below A1 / P-1

SERVICER Servicer:

AMP Bank Limited Servicer Ranking or Rating: A+ / A2 N/A

Servicer Rating: Servicer Experience: 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 Warehouse Trust No .1 Perpetual Trustee (Cold)

Back-Up Servicer: