

# PROGRESS 2013-1 TRUST

Monday, 24 September 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.

	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	122,970,349.53	122,970,349.53	92.00%	83.70%	AAA / Aaa
Class AB Notes	A\$	39,000,000.00	17,955,393.75	17,955,393.75	6.00%	12.22%	AAA /n.r
Class B1 Notes	A\$	9,750,000.00	4,488,848.41	4,488,848.41	1.50%	3.06%	AA-/n.r.
Class B2 Notes	A\$	3,250,000.00	1,496,282.84	1,496,282.84	0.50%	1.02%	AA-/n.r.
<b>TOTAL</b>		<b>650,000,000.00</b>	<b>146,910,874.53</b>	<b>146,910,874.53</b>	<b>100.00%</b>	<b>100.00%</b>	

Current Payment Date:	Monday, 24 September 2018						
	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	0.2098	2.8600%	24-Sep-18	598,000	0.53	4.20	0.2056
Class AB Notes	0.4698	3.7600%	24-Sep-18	39,000	1.55	9.40	0.4604
Class B1 Notes	0.4698	4.7600%	24-Sep-18	9,750	1.96	9.40	0.4604
Class B2 Notes	0.4698	5.3600%	24-Sep-18	3,250	2.21	9.40	0.4604
<b>TOTAL</b>				<b>650,000</b>	<b>6.24</b>	<b>32.39</b>	

## COLLATERAL INFORMATION

	At Issue	Aug - 18
Total pool size:	\$644,475,036.10	\$145,662,132.65
Total Number Of Loans (UnConsolidated):	3495	1073
Total number of loans (consolidating split loans):	1959	631
Average loan Size:	\$328,981.64	\$230,843.32
Maximum loan size:	\$995,237.58	\$946,244.01
Total property value:	\$1,098,539,474.00	\$348,334,963.00
Number of Properties:	2180	675
Average property value:	\$503,917.19	\$516,051.80
Average current LVR:	60.91%	44.97%
Average Term to Maturity (months):	295.5	232.41
Maximum Remaining Term to Maturity (months):	354.02	293.92
Weighted Average Seasoning (months):	44.11	103.84
Weighted Average Current LVR:	66.72%	59.02%
Weighted Average Term to Maturity (months):	305.91	248.00
% of pool with loans > \$500,000:	32.64%	23.41%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	95.00%	129.09%
% Fixed Rate Loans(Value):	22.93%	7.18%
% Interest Only loans (Value):	45.83%	19.67%
Weighted Average Mortgage Interest:	5.52%	4.58%
Investment Loans:	25.37%	20.35%

Outstanding Balance Distribution	\$ % at Issue	Aug - 18
≤ \$0	0.00%	-0.21%
> \$0 and ≤ \$100,000	1.41%	3.93%
> \$100,000 and ≤ \$150,000	2.64%	6.09%
> \$150,000 and ≤ \$200,000	5.64%	8.35%
> \$200,000 and ≤ \$250,000	9.19%	13.76%
> \$250,000 and ≤ \$300,000	12.22%	14.24%
> \$300,000 and ≤ \$350,000	10.65%	11.50%
> \$350,000 and ≤ \$400,000	10.32%	6.69%
> \$400,000 and ≤ \$450,000	8.34%	7.30%
> \$450,000 and ≤ \$500,000	6.95%	4.94%
> \$500,000 and ≤ \$550,000	5.24%	5.71%
> \$550,000 and ≤ \$600,000	4.99%	4.66%
> \$600,000 and ≤ \$650,000	4.16%	2.54%
> \$650,000 and ≤ \$700,000	3.44%	1.87%
> \$700,000 and ≤ \$750,000	4.61%	2.96%
> \$750,000 and ≤ \$800,000	2.90%	3.21%
> \$800,000 and ≤ \$850,000	2.55%	0.56%
> \$850,000 and ≤ \$900,000	2.55%	0.60%
> \$900,000 and ≤ \$950,000	1.15%	1.29%
> \$950,000 and ≤ \$1,000,000	1.05%	0.00%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<u>Outstanding Balance LVR Distribution</u>	<u>\$ % at Issue</u>	<u>Aug - 18</u>
≤ 0%	0.00%	-0.21%
> 0% and ≤ 25%	2.55%	6.82%
> 25% and ≤ 30%	1.26%	3.17%
> 30% and ≤ 35%	2.23%	3.29%
> 35% and ≤ 40%	3.19%	5.25%
> 40% and ≤ 45%	3.43%	6.13%
> 45% and ≤ 50%	3.65%	5.45%
> 50% and ≤ 55%	4.96%	7.51%
> 55% and ≤ 60%	5.35%	6.40%
> 60% and ≤ 65%	6.74%	8.77%
> 65% and ≤ 70%	11.34%	13.59%
> 70% and ≤ 75%	14.85%	10.86%
> 75% and ≤ 80%	29.53%	17.54%
> 80% and ≤ 85%	6.79%	2.32%
> 85% and ≤ 90%	2.84%	1.82%
> 90% and ≤ 95%	1.30%	0.92%
> 95% and ≤ 100%	0.00%	0.00%
> 100%	0.00%	0.37%
Total	100.00%	100.00%

  

<u>Mortgage Insurance</u>	<u>\$ % at Issue</u>	<u>Aug - 18</u>
Genworth	22.18%	23.49%
QBE	77.82%	75.66%
Uninsured	0.00%	0.85%
Total	100.00%	100.00%

  

<u>Seasoning Analysis</u>	<u>\$ % at Issue</u>	<u>Aug - 18</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%	3.36%
> 72 mths and ≤ 84 mths	5.28%	23.84%
> 84 mths and ≤ 96 mths	3.08%	30.53%
> 96 mths and ≤ 108 mths	1.85%	11.08%
> 108 mths and ≤ 120 mths	2.17%	6.69%
> 120 mths	3.15%	24.50%
Total	100.00%	100.00%

  

<u>Geographic Distribution</u>	<u>\$ % at Issue</u>	<u>Aug - 18</u>
ACT - Metro	1.75%	2.67%
Total ACT	1.75%	2.67%
NSW - Inner city	0.22%	0.83%
NSW - Metro	31.11%	28.04%
NSW - Non metro	8.79%	7.77%
Total NSW	40.12%	36.63%
NT - Metro	0.24%	0.37%
NT - Non metro	0.15%	0.16%
Total NT	0.40%	0.53%
QLD - Metro	5.85%	7.75%
QLD - Non metro	7.15%	8.16%
Total QLD	13.00%	15.91%
SA - Inner city	0.01%	0.00%
SA - Metro	5.57%	5.54%
SA - Non metro	0.84%	0.69%
Total SA	6.41%	6.23%
TAS - Inner city	0.06%	0.27%
TAS - Metro	0.44%	0.73%
TAS - Non metro	0.44%	0.44%
Total TAS	0.94%	1.43%
VIC - Inner city	0.24%	0.81%
VIC - Metro	18.59%	15.15%
VIC - Non metro	2.09%	1.77%
Total VIC	20.92%	17.73%
WA - Inner city	0.23%	0.07%
WA - Metro	15.03%	16.76%
WA - Non metro	1.20%	2.05%
Total WA	16.46%	18.87%
Total Inner City	0.76%	1.97%
Total Metro	78.58%	77.00%
Total Non Metro	20.66%	21.02%
Secured by Term Deposit	0.00%	0.00%
Total	100.00%	100.00%

<u>ARREARS \$ % (scheduled balance basis)</u>	<b>31-60</b>	<b>61-90</b>	<b>90+</b>	<b>Total</b>
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%
Jan-18	0.84%	0.00%	0.38%	1.22%
Feb-18	0.85%	0.14%	0.39%	1.38%
Mar-18	0.66%	0.00%	0.46%	1.12%
Apr-18	0.56%	0.22%	0.35%	1.13%
May-18	0.39%	0.26%	0.44%	1.09%
Jun-18	0.46%	0.00%	0.71%	1.17%
Jul-18	0.53%	0.08%	0.56%	1.18%
Aug-18	0.64%	0.15%	0.65%	1.44%

<u>MORTGAGE SAFETY NET</u>	<b>No of Accounts</b>	<b>Amount (\$)</b>
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
Jan-18	3	403,700
Feb-18	6	849,960
Mar-18	7	1,176,885
Apr-18	7	1,268,083
May-18	7	1,270,930
Jun-18	8	1,394,180
Jul-18	5	1,147,532
Aug-18	4	852,467

<u>MORTGAGE IN POSSESSION</u>	<b>No of Accounts</b>	<b>Amount (\$)</b>
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	-	-
Jan-18	-	-
Feb-18	-	-
Mar-18	-	-
Apr-18	-	-
May-18	-	-
Jun-18	-	-
Jul-18	-	-
Aug-18	-	-

<u>PRINCIPAL LOSS</u>	<b>No. of loans</b>	<b>Gross Loss</b>	<b>LMI Payment</b>	<b>Net loss</b>
2015	1	21,968.85	21,554.95	413.90
2016	1	103,465.28	93,936.43	9,528.85
2018	1	209,325.90	205,353.82	3,972.08
Total	3	334,760.03	320,845.20	13,914.83

<u>EXCESS SPREAD</u>	<b>Excess Spread (A\$)</b>	<b>Excess Spread % p.a</b>	<b>Opening Bond Balance</b>
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
Jan-18	124,560.09	0.88%	\$ 169,768,134
Feb-18	141,836.27	1.02%	\$ 167,444,120
Mar-18	-	0.00%	\$ 163,712,318
Apr-18	107,695.64	0.80%	\$ 161,843,722
May-18	32,806.40	0.25%	\$ 159,601,108
Jun-18	84,904.88	0.66%	\$ 155,537,301
Jul-18	82,549.59	0.64%	\$ 153,725,533
Aug-18	68,146.46	0.55%	\$ 149,909,613
Total	6,225,069.59		

**ANNUALISED CPR**

	<u>CPR % p.a</u>
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%
Jan-18	13.52%
Feb-18	22.00%
Mar-18	10.92%
Apr-18	13.47%
May-18	24.92%
Jun-18	11.09%
Jul-18	24.28%
Aug-18	19.67%

**RESERVES**

	<u>Available</u>	<u>Drawn</u>
Principal Draw		-
Liquidity Reserve Account	1,248,742.44	-
Income Reserve	150,000.00	-

**SUPPORTING RATINGS**

<u>Role</u>	<u>Party</u>	<u>Current Rating S&amp;P /</u> <u>Moodys</u>	<u>Rating Trigger S&amp;P</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 2017-2 Trust Progress Warehouse Trust No .1 Perpetual Trustee (Cold)
Back-Up Servicer:	