

PROGRESS 2013-1 TRUST

Wednesday, 23 October 2013 - Payment Date

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

	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	580,085,641.88	580,085,641.88	92.00%	91.77%	AAA / Aaa
Class AB Notes	A\$	39,000,000.00	39,000,000.00	39,000,000.00	6.00%	6.17%	AAA /n.r
Class B1 Notes	A\$	9,750,000.00	9,750,000.00	9,750,000.00	1.50%	1.54%	AA-/n.r.
Class B2 Notes	A\$	3,250,000.00	3,250,000.00	3,250,000.00	0.50%	0.51%	AA-/n.r.
TOTAL		650,000,000.00	632,085,641.88	632,085,641.88	100.00%	100.00%	

Current Payment Date: Wednesday, 23 October 2013

	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	1.0000	3.5679%	23-Oct-13	598,000	3.42	29.96	0.9700
Class AB Notes	1.0000	4.4679%	23-Oct-13	39,000	4.28	-	1.0000
Class B1 Notes	1.0000	5.4679%	23-Oct-13	9,750	5.24	-	1.0000
Class B2 Notes	1.0000	6.0679%	23-Oct-13	3,250	5.82	-	1.0000
TOTAL				650,000	18.77	29.96	

COLLATERAL INFORMATION

	<u>At Issue</u>	<u>Sep - 13</u>
Total pool size:	\$644,475,036.10	\$623,902,332.39
Total Number Of Loans (UnConsolidated):	3495	3401
Total number of loans (consolidating split loans):	1959	1914
Average loan Size:	\$328,981.64	\$325,967.78
Maximum loan size:	\$995,237.58	\$993,924.79
Total property value:	\$1,098,539,474.00	\$1,072,667,461.00
Number of Properties:	2180	2129
Average property value:	\$503,917.19	\$503,836.29
Average current LVR:	60.91%	60.44%
Average Term to Maturity (months):	295.5	294.61
Maximum Remaining Term to Maturity (months):	354.02	353.06
Weighted Average Seasoning (months):	44.11	44.77
Weighted Average Current LVR:	66.72%	66.53%
Weighted Average Term to Maturity (months):	305.91	305.35
% of pool with loans > \$500,000:	32.64%	32.40%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	95.00%	95.00%
% Fixed Rate Loans(Value):	22.93%	23.20%
% Interest Only loans (Value):	45.83%	45.99%
Weighted Average Coupon:	5.52%	5.51%
Investment Loans:	25.37%	25.30%

Outstanding Balance Distribution

	<u>\$ % at Issue</u>	<u>Sep - 13</u>
> \$0 and ≤ \$100,000	1.41%	1.42%
> \$100,000 and ≤ \$150,000	2.64%	2.60%
> \$150,000 and ≤ \$200,000	5.64%	6.04%
> \$200,000 and ≤ \$250,000	9.19%	9.16%
> \$250,000 and ≤ \$300,000	12.22%	12.23%
> \$300,000 and ≤ \$350,000	10.65%	10.27%
> \$350,000 and ≤ \$400,000	10.32%	10.27%
> \$400,000 and ≤ \$450,000	8.34%	8.89%
> \$450,000 and ≤ \$500,000	6.95%	6.72%
> \$500,000 and ≤ \$550,000	5.24%	5.14%
> \$550,000 and ≤ \$600,000	4.99%	5.15%
> \$600,000 and ≤ \$650,000	4.16%	4.42%
> \$650,000 and ≤ \$700,000	3.44%	3.36%
> \$700,000 and ≤ \$750,000	4.61%	4.05%
> \$750,000 and ≤ \$800,000	2.90%	3.00%
> \$800,000 and ≤ \$850,000	2.55%	2.51%
> \$850,000 and ≤ \$900,000	2.55%	2.50%
> \$900,000 and ≤ \$950,000	1.15%	1.03%
> \$950,000 and ≤ \$1,000,000	1.05%	1.24%
Total	100.00%	100.00%

<u>Outstanding Balance LVR Distribution</u>	<u>\$ % at Issue</u>	<u>Sep - 13</u>
> 0% and ≤ 25%	2.55%	2.43%
> 25% and ≤ 30%	1.26%	1.44%
> 30% and ≤ 35%	2.23%	2.27%
> 35% and ≤ 40%	3.19%	3.02%
> 40% and ≤ 45%	3.43%	3.63%
> 45% and ≤ 50%	3.65%	4.27%
> 50% and ≤ 55%	4.96%	4.96%
> 55% and ≤ 60%	5.35%	5.29%
> 60% and ≤ 65%	6.74%	6.78%
> 65% and ≤ 70%	11.34%	10.90%
> 70% and ≤ 75%	14.85%	14.58%
> 75% and ≤ 80%	29.53%	29.27%
> 80% and ≤ 85%	6.79%	7.02%
> 85% and ≤ 90%	2.84%	2.90%
> 90% and ≤ 95%	1.30%	1.24%
Total	100.00%	100.00%

<u>Mortgage Insurance</u>	<u>\$ % at Issue</u>	<u>Sep - 13</u>
Genworth	22.18%	31.91%
QBE	77.82%	68.10%
Total	100.00%	100.00%

<u>Seasoning Analysis</u>	<u>\$ % at Issue</u>	<u>Sep - 13</u>
> 6 mths and ≤ 9 mths	1.51%	1.11%
> 9 mths and ≤ 12 mths	1.28%	1.04%
> 12 mths and ≤ 15 mths	1.70%	1.54%
> 15 mths and ≤ 18 mths	1.89%	2.09%
> 18 mths and ≤ 21 mths	12.52%	11.40%
> 21 mths and ≤ 24 mths	4.86%	5.23%
> 24 mths and ≤ 36 mths	34.67%	35.15%
> 36 mths and ≤ 48 mths	10.05%	10.76%
> 48 mths and ≤ 60 mths	7.18%	7.01%
> 60 mths and ≤ 72 mths	8.82%	9.26%
> 72 mths and ≤ 84 mths	5.28%	4.88%
> 84 mths and ≤ 96 mths	3.08%	3.40%
> 96 mths and ≤ 108 mths	1.85%	1.79%
> 108 mths and ≤ 120 mths	2.17%	2.02%
> 120 mths	3.15%	3.30%
Total	100.00%	100.00%

<u>Geographic Distribution</u>	<u>\$ % at Issue</u>	<u>Sep - 13</u>
ACT - Metro	1.75%	1.81%
Total ACT	1.75%	1.81%
NSW - Inner city	0.22%	0.23%
NSW - Metro	31.11%	30.85%
NSW - Non metro	8.79%	8.82%
Total NSW	40.12%	39.90%
NT - Metro	0.24%	0.25%
NT - Non metro	0.15%	0.16%
Total NT	0.40%	0.41%
QLD - Metro	5.85%	5.91%
QLD - Non metro	7.15%	7.29%
Total QLD	13.00%	13.20%
SA - Inner city	0.01%	0.01%
SA - Metro	5.57%	5.48%
SA - Non metro	0.84%	0.86%
Total SA	6.41%	6.35%
TAS - Inner city	0.06%	0.06%
TAS - Metro	0.44%	0.46%
TAS - Non metro	0.44%	0.45%
Total TAS	0.94%	0.98%
VIC - Inner city	0.24%	0.25%
VIC - Metro	18.59%	18.69%
VIC - Non metro	2.09%	2.03%
Total VIC	20.92%	20.97%
WA - Inner city	0.23%	0.24%
WA - Metro	15.03%	14.97%
WA - Non metro	1.20%	1.18%
Total WA	16.46%	16.39%
Total Inner City	0.76%	0.78%
Total Metro	78.58%	78.42%
Total Non Metro	20.66%	20.80%
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-13	0.17%	0.03%	0.00%	0.21%

<u>MORTGAGE SAFETY NET</u>	<u>No of Accounts</u> <u>NIL</u>	<u>Amount (\$)</u> <u>NIL</u>		
<u>MORTGAGE IN POSSESSION</u>	<u>No of Accounts</u> <u>NIL</u>	<u>Amount (\$)</u> <u>NIL</u>		
<u>MORTGAGE INSURANCE</u>	<u>No. of claims</u>	<u>Gross claim (A\$)</u>	<u>Gross payment (A\$)</u>	<u>LMI net loss</u>
2013	-	-	-	-
Total	-	-	-	-
<u>EXCESS SPREAD</u>	<u>Excess Spread (A\$)</u>	<u>Excess Spread % p.a</u>	<u>Opening Bond Balance</u>	
Sep-13	-	0.00%	\$ 650,000,000	
Total	-			
<u>ANNUALISED CPR</u>	<u>CPR % p.a</u>			
Sep-13	9.24%			
<u>RESERVES</u>	<u>Available</u>	<u>Drawn</u>		
Principal Draw		2,658,309.49		
Liquidity Reserve Account	5,525,000.00	-		
Income Reserve	-	150,000.00		
<u>SUPPORTING RATINGS</u>				
<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	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	A1 / P-1	below A1 / P-1	
<u>SERVICER</u>				
Servicer:	AMP Bank Limited			
Servicer Ranking or Rating:	A / A2			
Servicer Rating:	N/A			
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 Warehouse Trust No .1			
	Progress 2013-1 Trust			
Back-Up Servicer:	Perpetual Trustee (Cold)			