

PROGRESS 2013-1 TRUST

Wednesday, 23 November 2016

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	199,459,205.81	199,459,205.81	92.00%	83.70%	AAA / Aaa
Class AB Notes	A\$	39,000,000.00	29,123,838.31	29,123,838.31	6.00%	12.22%	AAA /n.r
Class B1 Notes	A\$	9,750,000.00	7,280,959.57	7,280,959.57	1.50%	3.06%	AA-/n.r.
Class B2 Notes	A\$	3,250,000.00	2,426,986.52	2,426,986.52	0.50%	1.02%	AA-/n.r.
TOTAL		650,000,000.00	238,290,990.21	238,290,990.21	100.00%	100.00%	

Current Payment Date:	Wednesday, 23 November 2016						
	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	0.3400	2.6150%	23-Nov-16	598,000	0.73	6.46	0.3335
Class AB Notes	0.7612	3.5150%	23-Nov-16	39,000	2.20	14.47	0.7468
Class B1 Notes	0.7612	4.5150%	23-Nov-16	9,750	2.82	14.47	0.7468
Class B2 Notes	0.7612	5.1150%	23-Nov-16	3,250	3.20	14.47	0.7468
TOTAL				650,000	8.96	49.88	

<u>COLLATERAL INFORMATION</u>	<u>At Issue</u>	<u>Oct - 16</u>
Total pool size:	\$644,475,036.10	\$236,265,517.35
Total Number Of Loans (UnConsolidated):	3495	1546
Total number of loans (consolidating split loans):	1959	901
Average loan size:	\$328,981.64	\$262,113.57
Maximum loan size:	\$995,237.58	\$978,776.14
Total property value:	\$1,098,539,474.00	\$488,163,086.00
Number of Properties:	2180	975
Average property value:	\$503,917.19	\$500,680.09
Average current LVR:	60.91%	51.32%
Average Term to Maturity (months):	295.5	255.79
Maximum Remaining Term to Maturity (months):	354.02	315.91
Weighted Average Seasoning (months):	44.11	81.50
Weighted Average Current LVR:	66.72%	61.49%
Weighted Average Term to Maturity (months):	305.91	269.12
% of pool with loans > \$500,000:	32.64%	25.04%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	95.00%	95.87%
% Fixed Rate Loans(Value):	22.93%	8.69%
% Interst Only loans (Value):	45.83%	28.35%
Weighted Average Mortgage Interest:	5.52%	4.47%
Investment Loans:	25.37%	24.43%

<u>Outstanding Balance Distribution</u>	<u>\$ % at Issue</u>	<u>Oct - 16</u>
≤ \$0	0.00%	-0.04%
> \$0 and ≤ \$100,000	1.41%	2.75%
> \$100,000 and ≤ \$150,000	2.64%	4.69%
> \$150,000 and ≤ \$200,000	5.64%	9.03%
> \$200,000 and ≤ \$250,000	9.19%	13.72%
> \$250,000 and ≤ \$300,000	12.22%	12.16%
> \$300,000 and ≤ \$350,000	10.65%	12.03%
> \$350,000 and ≤ \$400,000	10.32%	8.09%
> \$400,000 and ≤ \$450,000	8.34%	6.51%
> \$450,000 and ≤ \$500,000	6.95%	6.01%
> \$500,000 and ≤ \$550,000	5.24%	4.70%
> \$550,000 and ≤ \$600,000	4.99%	5.36%
> \$600,000 and ≤ \$650,000	4.16%	3.70%
> \$650,000 and ≤ \$700,000	3.44%	1.98%
> \$700,000 and ≤ \$750,000	4.61%	3.06%
> \$750,000 and ≤ \$800,000	2.90%	3.28%
> \$800,000 and ≤ \$850,000	2.55%	1.39%
> \$850,000 and ≤ \$900,000	2.55%	0.74%
> \$900,000 and ≤ \$950,000	1.15%	0.00%
> \$950,000 and ≤ \$1,000,000	1.05%	0.82%
Total	100.00%	100.00%

<u>Outstanding Balance LVR Distribution</u>	<u>\$ % at Issue</u>	<u>Oct - 16</u>
≤ 0%	0.00%	-0.04%
> 0% and ≤ 25%	2.55%	4.82%
> 25% and ≤ 30%	1.26%	2.71%
> 30% and ≤ 35%	2.23%	2.56%
> 35% and ≤ 40%	3.19%	5.13%
> 40% and ≤ 45%	3.43%	4.47%
> 45% and ≤ 50%	3.65%	6.27%
> 50% and ≤ 55%	4.96%	6.17%
> 55% and ≤ 60%	5.35%	7.38%
> 60% and ≤ 65%	6.74%	7.93%
> 65% and ≤ 70%	11.34%	10.58%
> 70% and ≤ 75%	14.85%	13.78%
> 75% and ≤ 80%	29.53%	20.91%
> 80% and ≤ 85%	6.79%	3.33%
> 85% and ≤ 90%	2.84%	2.93%
> 90% and ≤ 95%	1.30%	0.95%
> 95% and ≤ 100%	0.00%	0.11%
> 100%	0.00%	0.00%
Total	100.00%	100.00%
<u>Mortgage Insurance</u>	<u>\$ % at Issue</u>	<u>Oct - 16</u>
Genworth	22.18%	23.01%
QBE	77.82%	76.98%
Uninsured	0.00%	0.01%
Total	100.00%	100.00%
<u>Seasoning Analysis</u>	<u>\$ % at Issue</u>	<u>Oct - 16</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%	1.96%
> 48 mths and ≤ 60 mths	7.18%	19.35%
> 60 mths and ≤ 72 mths	8.82%	33.99%
> 72 mths and ≤ 84 mths	5.28%	11.67%
> 84 mths and ≤ 96 mths	3.08%	7.59%
> 96 mths and ≤ 108 mths	1.85%	10.25%
> 108 mths and ≤ 120 mths	2.17%	4.83%
> 120 mths	3.15%	10.34%
Total	100.00%	100.00%
<u>Geographic Distribution</u>	<u>\$ % at Issue</u>	<u>Oct - 16</u>
ACT - Metro	1.75%	2.34%
Total ACT	1.75%	2.34%
NSW - Inner city	0.22%	0.57%
NSW - Metro	31.11%	27.08%
NSW - Non metro	8.79%	7.79%
Total NSW	40.12%	35.44%
NT - Metro	0.24%	0.23%
NT - Non metro	0.15%	0.10%
Total NT	0.40%	0.33%
QLD - Metro	5.85%	7.50%
QLD - Non metro	7.15%	9.24%
Total QLD	13.00%	16.74%
SA - Inner city	0.01%	0.00%
SA - Metro	5.57%	5.60%
SA - Non metro	0.84%	0.91%
Total SA	6.41%	6.51%
TAS - Inner city	0.06%	0.17%
TAS - Metro	0.44%	0.79%
TAS - Non metro	0.44%	0.66%
Total TAS	0.94%	1.62%
VIC - Inner city	0.24%	0.53%
VIC - Metro	18.59%	17.68%
VIC - Non metro	2.09%	1.87%
Total VIC	20.92%	20.08%
WA - Inner city	0.23%	0.06%
WA - Metro	15.03%	15.38%
WA - Non metro	1.20%	1.51%
Total WA	16.46%	16.95%
Total Inner City	0.76%	1.32%
Total Metro	78.58%	76.59%
Total Non Metro	20.66%	22.09%
Secured by Term Deposit	0.00%	0.00%
Total	100.00%	100.00%

<u>ARREARS \$ % (scheduled balance basis)</u>	31-60	61-90	90+	Total
May-15	0.31%	0.06%	0.38%	0.75%
Jun-15	0.31%	0.35%	0.36%	1.02%
Jul-15	0.16%	0.23%	0.60%	0.99%
Aug-15	0.50%	0.18%	0.76%	1.44%
Sep-15	0.38%	0.10%	0.76%	1.23%
Oct-15	0.08%	0.04%	0.76%	0.88%
Nov-15	0.48%	0.16%	0.65%	1.29%
Dec-15	0.37%	0.43%	0.75%	1.55%
Jan-16	0.19%	0.54%	1.05%	1.78%
Feb-16	0.44%	0.20%	1.26%	1.90%
Mar-16	0.27%	0.19%	1.20%	1.66%
Apr-16	0.38%	0.24%	1.14%	1.76%
May-16	0.22%	0.09%	1.19%	1.50%
Jun-16	0.30%	0.27%	0.72%	1.30%
Jul-16	0.05%	0.28%	0.48%	0.80%
Aug-16	0.23%	0.05%	0.68%	0.96%
Sep-16	0.08%	0.05%	0.53%	0.66%
Oct-16	0.25%	0.10%	0.59%	0.94%

<u>MORTGAGE SAFETY NET</u>	No. of Accounts	Amount (\$)
May-15	7	869,211
Jun-15	11	1,706,561
Jul-15	11	1,711,362
Aug-15	7	1,265,386
Sep-15	5	909,489
Oct-15	4	637,191
Nov-15	16	2,851,542
Dec-15	13	2,427,633
Jan-16	13	2,432,055
Feb-16	10	2,368,446
Mar-16	10	2,828,520
Apr-16	10	3,066,262
May-16	7	2,107,707
Jun-16	4	1,260,304
Jul-16	3	962,900
Aug-16	2	383,245
Sep-16	2	384,566
Oct-16	4	673,586

<u>MORTGAGE IN POSSESSION</u>	No. of Accounts	Amount (\$)
May-15	1	121,039
Jun-15	-	-
Jul-15	-	-
Aug-15	-	-
Sep-15	1	439,300
Oct-15	1	427,772
Nov-15	-	-
Dec-15	-	-
Jan-16	-	-
Feb-16	2	594,770
Mar-16	2	620,167
Apr-16	2	629,136
May-16	1	391,213
Jun-16	1	393,191
Jul-16	-	-
Aug-16	1	263,201
Sep-16	1	266,274
Oct-16	1	268,423

<u>MORTGAGE INSURANCE</u>	No. of claims	Gross claim (A\$)	Gross payment (A\$)	LMI net loss
2015	1	21,983.76	21,569.86	413.90
Total	1	21,983.76	21,569.86	413.90

<u>EXCESS SPREAD</u>	Excess Spread (A\$)	Excess Spread % p.a	Opening Bond Balance
May-15	143,232.99	0.45%	\$ 378,118,942
Jun-15	350,097.10	1.14%	\$ 368,185,616
Jul-15	121,234.52	0.41%	\$ 358,060,675
Aug-15	229,576.40	0.79%	\$ 347,666,851
Sep-15	171,224.47	0.60%	\$ 340,223,542
Oct-15	87,127.60	0.32%	\$ 328,828,711
Nov-15	256,552.34	0.96%	\$ 319,097,659
Dec-15	67,492.81	0.26%	\$ 311,352,419
Jan-16	142,159.57	0.57%	\$ 301,918,719
Feb-16	292,137.20	1.19%	\$ 294,642,782
Mar-16	-	0.00%	\$ 288,359,513
Apr-16	182,813.42	0.79%	\$ 278,928,716
May-16	205,147.83	0.90%	\$ 274,814,120
Jun-16	117,510.01	0.52%	\$ 269,238,691
Jul-16	104,755.82	0.48%	\$ 263,055,149
Aug-16	205,750.44	0.97%	\$ 253,836,857
Sep-16	116,442.40	0.56%	\$ 247,345,494
Oct-16	109,648.74	0.54%	\$ 242,862,186
Total	5,257,898.88		

<u>ANNUALISED CPR</u>	CPR % p.a
May-15	25.83%
Jun-15	26.99%
Jul-15	28.30%
Aug-15	21.27%
Sep-15	32.10%
Oct-15	28.80%
Nov-15	23.70%
Dec-15	29.47%
Jan-16	23.85%
Feb-16	21.15%
Mar-16	24.96%
Apr-16	22.47%
May-16	20.53%
Jun-16	22.93%
Jul-16	33.76%
Aug-16	25.50%
Sep-16	18.26%
Oct-16	19.00%

RESERVES

	Available	Drawn
Principal Draw		-
Liquidity Reserve Account	2,025,473.42	-
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	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 Warehouse Trust No .1
Back-Up Servicer:	Perpetual Trustee (Cold)