

PROGRESS 2013-1 TRUST

Monday, 23 December 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, 23rd 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	549,537,978.01	549,537,978.01	92.00%	91.36%	AAA / Aaa
Class AB Notes	A\$	39,000,000.00	39,000,000.00	39,000,000.00	6.00%	6.48%	AAA /n.r
Class B1 Notes	A\$	9,750,000.00	9,750,000.00	9,750,000.00	1.50%	1.62%	AA-/n.r.
Class B2 Notes	A\$	3,250,000.00	3,250,000.00	3,250,000.00	0.50%	0.54%	AA-/n.r.
TOTAL		650,000,000.00	601,537,978.01	601,537,978.01	100.00%	100.00%	

Current Payment Date: Monday, 23 December 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	0.9459	3.5583%	23-Dec-13	598,000	2.58	26.94	0.9190
Class AB Notes	1.0000	4.4583%	23-Dec-13	39,000	3.42	-	1.0000
Class B1 Notes	1.0000	5.4583%	23-Dec-13	9,750	4.19	-	1.0000
Class B2 Notes	1.0000	6.0583%	23-Dec-13	3,250	4.65	-	1.0000
TOTAL				650,000	14.84	26.94	

COLLATERAL INFORMATION

	<u>At Issue</u>	<u>Nov - 13</u>
Total pool size:	\$644,475,036.10	\$594,077,878.46
Total Number Of Loans (UnConsolidated):	3495	3268
Total number of loans (consolidating split loans):	1959	1842
Average loan Size:	\$328,981.64	\$322,517.85
Maximum loan size:	\$995,237.58	\$991,049.29
Total property value:	\$1,098,539,474.00	\$1,032,778,116.00
Number of Properties:	2180	2047
Average property value:	\$503,917.19	\$504,532.54
Average current LVR:	60.91%	59.96%
Average Term to Maturity (months):	295.5	292.33
Maximum Remaining Term to Maturity (months):	354.02	351.02
Weighted Average Seasoning (months):	44.11	46.78
Weighted Average Current LVR:	66.72%	66.24%
Weighted Average Term to Maturity (months):	305.91	303.53
% of pool with loans > \$500,000:	32.64%	32.06%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	95.00%	95.00%
% Fixed Rate Loans(Value):	22.93%	23.06%
% Interest Only loans (Value):	45.83%	45.53%
Weighted Average Coupon:	5.52%	5.49%
Investment Loans:	25.37%	25.12%

Outstanding Balance Distribution

	<u>% at Issue</u>	<u>Nov - 13</u>
> \$0 and ≤ \$100,000	1.41%	1.51%
> \$100,000 and ≤ \$150,000	2.64%	2.57%
> \$150,000 and ≤ \$200,000	5.64%	6.18%
> \$200,000 and ≤ \$250,000	9.19%	9.54%
> \$250,000 and ≤ \$300,000	12.22%	11.93%
> \$300,000 and ≤ \$350,000	10.65%	10.50%
> \$350,000 and ≤ \$400,000	10.32%	10.42%
> \$400,000 and ≤ \$450,000	8.34%	9.13%
> \$450,000 and ≤ \$500,000	6.95%	6.16%
> \$500,000 and ≤ \$550,000	5.24%	5.05%
> \$550,000 and ≤ \$600,000	4.99%	5.22%
> \$600,000 and ≤ \$650,000	4.16%	4.42%
> \$650,000 and ≤ \$700,000	3.44%	3.19%
> \$700,000 and ≤ \$750,000	4.61%	4.26%
> \$750,000 and ≤ \$800,000	2.90%	3.02%
> \$800,000 and ≤ \$850,000	2.55%	2.65%
> \$850,000 and ≤ \$900,000	2.55%	2.04%
> \$900,000 and ≤ \$950,000	1.15%	1.09%
> \$950,000 and ≤ \$1,000,000	1.05%	1.14%
Total	100.00%	100.01%

Outstanding Balance LVR Distribution	\$ % at Issue	Nov - 13
> 0% and ≤ 25%	2.55%	2.64%
> 25% and ≤ 30%	1.26%	1.60%
> 30% and ≤ 35%	2.23%	2.29%
> 35% and ≤ 40%	3.19%	3.26%
> 40% and ≤ 45%	3.43%	3.45%
> 45% and ≤ 50%	3.65%	4.45%
> 50% and ≤ 55%	4.96%	4.92%
> 55% and ≤ 60%	5.35%	4.66%
> 60% and ≤ 65%	6.74%	7.30%
> 65% and ≤ 70%	11.34%	11.24%
> 70% and ≤ 75%	14.85%	13.96%
> 75% and ≤ 80%	29.53%	29.35%
> 80% and ≤ 85%	6.79%	6.99%
> 85% and ≤ 90%	2.84%	2.71%
> 90% and ≤ 95%	1.30%	1.18%
Total	100.00%	100.01%

Mortgage Insurance	\$ % at Issue	Nov - 13
Genworth	22.18%	22.14%
QBE	77.82%	77.73%
Total	100.00%	99.87%

Seasoning Analysis	\$ % at Issue	Nov - 13
> 6 mths and ≤ 9 mths	1.51%	0.00%
> 9 mths and ≤ 12 mths	1.28%	1.52%
> 12 mths and ≤ 15 mths	1.70%	1.30%
> 15 mths and ≤ 18 mths	1.89%	1.77%
> 18 mths and ≤ 21 mths	12.52%	1.98%
> 21 mths and ≤ 24 mths	4.86%	12.72%
> 24 mths and ≤ 36 mths	34.67%	34.79%
> 36 mths and ≤ 48 mths	10.05%	12.06%
> 48 mths and ≤ 60 mths	7.18%	7.76%
> 60 mths and ≤ 72 mths	8.82%	9.52%
> 72 mths and ≤ 84 mths	5.28%	5.30%
> 84 mths and ≤ 96 mths	3.08%	3.46%
> 96 mths and ≤ 108 mths	1.85%	2.31%
> 108 mths and ≤ 120 mths	2.17%	1.63%
> 120 mths	3.15%	3.87%
Total	100.00%	100.00%

Geographic Distribution	\$ % at Issue	Nov - 13
ACT - Metro	1.75%	1.81%
Total ACT	1.75%	1.81%
NSW - Inner city	0.22%	0.24%
NSW - Metro	31.11%	30.62%
NSW - Non metro	8.79%	8.86%
Total NSW	40.12%	39.72%
NT - Metro	0.24%	0.27%
NT - Non metro	0.15%	0.17%
Total NT	0.40%	0.43%
QLD - Metro	5.85%	5.91%
QLD - Non metro	7.15%	7.21%
Total QLD	13.00%	13.11%
SA - Inner city	0.01%	0.01%
SA - Metro	5.57%	5.56%
SA - Non metro	0.84%	0.90%
Total SA	6.41%	6.47%
TAS - Inner city	0.06%	0.07%
TAS - Metro	0.44%	0.48%
TAS - Non metro	0.44%	0.47%
Total TAS	0.94%	1.02%
VIC - Inner city	0.24%	0.26%
VIC - Metro	18.59%	18.63%
VIC - Non metro	2.09%	2.07%
Total VIC	20.92%	20.95%
WA - Inner city	0.23%	0.25%
WA - Metro	15.03%	15.08%
WA - Non metro	1.20%	1.15%
Total WA	16.46%	16.48%
Total Inner City	0.76%	0.82%
Total Metro	78.58%	78.35%
Total Non Metro	20.66%	20.83%
Total	100.00%	100.00%

ARREARS \$ % (scheduled balance basis)	31-60	61-90	90+	Total
Sep-13	0.17%	0.03%	0.00%	0.21%
Oct-13	0.12%	0.00%	0.04%	0.16%
Nov-13	0.00%	0.00%	0.09%	0.09%

MORTGAGE SAFETY NET	No of Accounts	Amount (\$)
	Nil	Nil

MORTGAGE IN POSSESSION

No of Accounts	Amount (\$)
NIL	NIL

MORTGAGE INSURANCE

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

EXCESS SPREAD

	Excess Spread (\$)	Excess Spread % p.a.	Opening Bond Balance
Sep-13	-	0.00%	\$ 650,000,000
Oct-13	-	0.00%	\$ 632,085,642
Nov-13	-	0.00%	\$ 617,647,588
Total	-	-	-

ANNUALISED CPR

	CPR % p.a.
Sep-13	9.24%
Oct-13	22.60%
Nov-13	25.20%

RESERVES

	Available	Drawn
Principal Draw		2,209,858.04
Liquidity Reserve Account	5,250,004.50	-
Income Reserve	-	150,000.00

SUPPORTING RATINGS

Role	Party	Current Rating S&P / Moody's	Rating Trigger S&P /Moody's
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

SERVICER

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 2013-1 Trust Progress Warehouse Trust No.1
Back-Up Servicer:	Perpetual Trustee (Cold)