

# PROGRESS 2012-1 TRUST

Thursday, 11 February 2021

**Transaction Name:** Progress 2012-1 Trust  
**Trustee:** Perpetual Trustee Company Limited  
**Security Trustee:** P.T. Limited  
**Originator:** AMP Bank Limited  
**Servicer & Custodian:** AMP Bank Limited  
**Issue Date:** Tuesday, 29th May 2012  
**Maturity Date:** Friday, 11th December 2043  
**Payment Date:** The 11th 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	155bps	Actual/365
Class AB Notes	1 M BBSW	285bps	Actual/365
Class B1 Notes	1 M BBSW	425bps	Actual/365
Class B2 Notes	1 M BBSW	550bps	Actual/365

	Currency	Initial Stated Amount	Current Invested Amount	Current Stated Amount	Percentages at Issue	Current Percentages	Rating S&P/Fitch
Class A Notes	A\$	602,750,000.00	58,291,173.58	58,291,173.58	92.50%	84.74%	AAA / AAA
Class AB Notes	A\$	31,280,000.00	6,717,105.55	6,717,105.55	4.80%	9.76%	AAA / AAA
Class B1 Notes	A\$	14,340,000.00	1,930,059.33	1,930,059.33	2.20%	2.81%	AA+ / N.R.
Class B2 Notes	A\$	1,630,000.00	219,385.77	219,385.77	0.25%	0.32%	AA+ / N.R.
<b>TOTAL</b>		<b>650,000,000.00</b>	<b>67,157,724.23</b>	<b>67,157,724.23</b>	<b>99.75%</b>	<b>97.63%</b>	
Capital Units	A\$	1,630,000.00	1,630,000.00	1,630,000.00	0.25%	2.37%	
<b>TOTAL</b>		<b>651,630,000.00</b>	<b>68,787,724.23</b>	<b>68,787,724.23</b>	<b>100.00%</b>	<b>100.00%</b>	-

**Current Payment Date:** Thursday, 11 February 2021

	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	0.0980	1.5600%	11-Feb-21	60,275	1.30	13.40	0.0967
Class AB Notes	0.2177	2.8600%	11-Feb-21	3,128	5.29	29.74	0.2147
Class B1 Notes	0.1379	4.2600%	11-Feb-21	1,434	4.99	32.78	0.1346
Class B2 Notes	0.1379	5.5100%	11-Feb-21	163	6.45	32.78	0.1346
<b>TOTAL</b>				<b>64,837</b>	<b>18.03</b>	<b>108.70</b>	

## COLLATERAL INFORMATION

	<u>At Issue</u>	<u>Jan - 21</u>
Total pool size:	\$645,129,623.00	\$68,117,230.75
Total Number Of Loans (UnConsolidated):	4054	693
Total number of loans (consolidating split loans):	2424	459
Average loan Size:	\$266,143.00	\$148,403.55
Maximum loan size:	\$750,000.00	\$633,628.78
Total property value:	\$1,186,909,227.00	\$229,956,324.63
Number of Properties:	2575	480
Average property value:	\$460,936.00	\$479,075.68
Average current LVR:	57.00%	32.54%
Average Term to Maturity (months):	289	185.31
Maximum Remaining Term to Maturity (months):	350	244.37
Weighted Average Seasoning (months):	42	140.90
Weighted Average Current LVR:	64.10%	53.31%
Weighted Average Term to Maturity (months):	303	211.45
% of pool with loans > \$500,000:	13.00%	8.36%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	95.00%	108.09%
% Fixed Rate Loans(Value):	17.30%	7.72%
% Interest Only loans (Value):	48.90%	6.30%
Weighted Average Coupon:	6.80%	3.53%
Investment Loans:	28.00%	37.84%

## Outstanding Balance Distribution

	<u>\$ % at Issue</u>	<u>Jan - 21</u>
≤ \$0	0.00%	-0.54%
> \$0 and ≤ \$100,000	3.88%	8.29%
> \$100,000 and ≤ \$150,000	9.12%	9.89%
> \$150,000 and ≤ \$200,000	13.65%	13.43%
> \$200,000 and ≤ \$250,000	18.26%	15.52%
> \$250,000 and ≤ \$300,000	13.09%	16.88%
> \$300,000 and ≤ \$350,000	13.64%	13.13%
> \$350,000 and ≤ \$400,000	9.35%	8.71%
> \$400,000 and ≤ \$450,000	5.95%	4.91%
> \$450,000 and ≤ \$500,000	4.45%	1.42%
> \$500,000 and ≤ \$550,000	3.48%	3.88%
> \$550,000 and ≤ \$600,000	2.43%	0.88%
> \$600,000 and ≤ \$650,000	1.78%	3.60%
> \$650,000 and ≤ \$700,000	0.90%	0.00%
> \$700,000 and ≤ \$750,000	0.00%	0.00%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<b>Outstanding Balance LVR Distribution</b>	<b>\$ % at Issue</b>	<b>Jan - 21</b>
≤ 0%	0.00%	-0.54%
> 0% and ≤ 25%	3.98%	11.36%
> 25% and ≤ 30%	2.01%	5.24%
> 30% and ≤ 35%	2.61%	3.80%
> 35% and ≤ 40%	4.12%	5.91%
> 40% and ≤ 45%	3.51%	7.29%
> 45% and ≤ 50%	5.05%	6.88%
> 50% and ≤ 55%	5.46%	9.20%
> 55% and ≤ 60%	6.80%	7.31%
> 60% and ≤ 65%	7.58%	11.20%
> 65% and ≤ 70%	10.76%	9.78%
> 70% and ≤ 75%	11.67%	8.54%
> 75% and ≤ 80%	28.27%	10.54%
> 80% and ≤ 85%	2.05%	1.52%
> 85% and ≤ 90%	5.17%	1.51%
> 90% and ≤ 95%	0.95%	0.00%
> 95% and ≤ 100%	0.00%	0.00%
> 100%	0.00%	0.47%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<b>Mortgage Insurance</b>	<b>\$ % at Issue</b>	<b>Jan - 21</b>
Genworth	27.40%	25.10%
QBE	72.60%	74.41%
Uninsured	0.00%	0.49%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<b>Seasoning Analysis</b>	<b>\$ % at Issue</b>	<b>Jan - 21</b>
> 6 mths and ≤ 9 mths	1.29%	0.00%
> 9 mths and ≤ 12 mths	8.97%	0.00%
> 12 mths and ≤ 15 mths	15.19%	0.00%
> 15 mths and ≤ 18 mths	8.18%	0.00%
> 18 mths and ≤ 21 mths	6.89%	0.00%
> 21 mths and ≤ 24 mths	22.57%	0.00%
> 24 mths and ≤ 36 mths	8.20%	0.00%
> 36 mths and ≤ 48 mths	7.89%	0.00%
> 48 mths and ≤ 60 mths	4.98%	0.00%
> 60 mths and ≤ 72 mths	3.49%	0.00%
> 72 mths and ≤ 84 mths	2.61%	0.00%
> 84 mths and ≤ 96 mths	3.98%	0.00%
> 96 mths and ≤ 108 mths	1.32%	0.00%
> 108 mths and ≤ 120 mths	4.45%	9.05%
> 120 mths	0.00%	90.95%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<b>Geographic Distribution</b>	<b>\$ % at Issue</b>	<b>Jan - 21</b>
ACT - Metro	1.97%	1.87%
Total ACT	1.97%	1.87%
NSW - Inner city	0.07%	0.00%
NSW - Metro	29.48%	26.81%
NSW - Non metro	10.42%	9.40%
Total NSW	39.98%	36.21%
NT - Metro	0.55%	0.73%
NT - Non metro	0.16%	0.16%
Total NT	0.72%	0.89%
QLD - Inner city	0.00%	0.00%
QLD - Metro	8.49%	6.69%
QLD - Non metro	7.14%	11.56%
Total QLD	15.63%	18.24%
SA - Inner city	0.00%	0.00%
SA - Metro	7.18%	9.92%
SA - Non metro	0.89%	0.75%
Total SA	8.07%	10.67%
TAS - Inner city	0.03%	0.25%
TAS - Metro	0.56%	0.03%
TAS - Non metro	0.46%	0.15%
Total TAS	1.05%	0.42%
VIC - Inner city	0.37%	0.36%
VIC - Metro	19.45%	17.21%
VIC - Non metro	2.11%	1.87%
Total VIC	21.93%	19.44%
WA - Inner city	0.15%	0.47%
WA - Metro	9.01%	8.56%
WA - Non metro	1.50%	3.21%
Total WA	10.66%	12.24%
Total Inner City	0.63%	1.09%
Total Metro	76.69%	71.81%
Total Non Metro	22.68%	27.10%
Secured by Term Deposit	0.00%	0.00%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<u>ARREARS \$ % (scheduled balance basis)</u>	<u>31-60</u>	<u>61-90</u>	<u>90+</u>	<u>Total</u>
Feb-20	0.00%	0.00%	0.59%	0.59%
Mar-20	0.23%	0.00%	0.60%	0.83%
Apr-20	0.17%	0.00%	0.37%	0.54%
May-20	0.53%	0.18%	0.38%	1.09%
Jun-20	0.29%	0.00%	0.56%	0.85%
Jul-20	0.09%	0.00%	0.58%	0.66%
Aug-20	0.00%	0.00%	0.58%	0.58%
Sep-20	0.00%	0.00%	0.59%	0.59%
Oct-20	0.00%	0.00%	0.42%	0.42%
Nov-20	0.53%	0.00%	0.00%	0.53%
Dec-20	0.00%	0.00%	0.00%	0.00%
Jan-21	0.00%	0.00%	0.00%	0.00%

<u>MORTGAGE SAFETY NET (incl. COVID-19)</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Feb-20	5	518,041
Mar-20	4	325,954
Apr-20	35	6,674,402
May-20	40	7,701,120
Jun-20	40	7,648,636
Jul-20	40	7,617,866
Aug-20	40	7,630,956
Sep-20	37	7,088,599
Oct-20	18	2,950,357
Nov-20	5	310,190
Dec-20	3	32,187
Jan-21	1	32,745

<u>* Incl. COVID-19 HARDSHIP</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Feb-20	-	-
Mar-20	-	-
Apr-20	35	6,674,402
May-20	38	7,539,591
Jun-20	39	7,624,043
Jul-20	35	7,165,400
Aug-20	35	7,180,652
Sep-20	32	6,642,323
Oct-20	14	2,644,933
Nov-20	4	308,690
Dec-20	2	32,715
Jan-21	1	32,745

<u>MORTGAGE IN POSSESSION</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Feb-20	-	-
Mar-20	-	-
Apr-20	-	-
May-20	-	-
Jun-20	-	-
Jul-20	-	-
Aug-20	-	-
Sep-20	-	-
Oct-20	-	-
Nov-20	-	-
Dec-20	-	-
Jan-21	-	-

<u>PRINCIPAL LOSS</u>	<u>Gross Loss</u>	<u>LMI claim (A\$)</u>	<u>LMI payment (A\$)</u>	<u>Net loss</u>
2014	96,658	-	-	96,658
2018	243,848	243,848	165,674	78,174
<b>Total</b>	<b>340,506</b>	<b>243,848</b>	<b>165,674</b>	<b>174,832</b>

<u>BREACH OF REPS &amp; WARRANTY</u>	<u>No. of loans</u>	<u>Amount (A\$)</u>
2014	1	96,657.54
<b>Total</b>	<b>1</b>	<b>96,657.54</b>

<u>EXCESS SPREAD</u>	<u>Excess Spread (A\$)</u>	<u>Excess Spread % p.a</u>	<u>Opening Bond Balance</u>
Feb-20	43,088.28	0.62%	83,272,514.24
Mar-20	34,286.80	0.50%	82,106,057.16
Apr-20	71,858.26	1.06%	81,040,401.75
May-20	8,215.98	0.12%	80,327,409.67
Jun-20	15,158.79	0.23%	78,050,957.50
Jul-20	40,931.88	0.63%	78,050,957.50
Aug-20	48,237.45	0.76%	75,778,126.72
Sep-20	39,323.09	0.63%	74,764,725.79
Oct-20	33,936.40	0.55%	73,723,757.24
Nov-20	52,344.83	0.88%	71,739,323.40
Dec-20	31,902.80	0.55%	69,955,472.99
Jan-21	19,661.33	0.35%	68,110,515.99
<b>Total</b>	<b>438,945.89</b>		

<u>ANNUALISED CPR</u>	<u>CPR % p.a</u>
Feb-20	12.62%
Mar-20	11.46%
Apr-20	6.81%
May-20	26.21%
Jun-20	-5.22%
Jul-20	27.94%
Aug-20	11.52%
Sep-20	12.04%
Oct-20	24.68%
Nov-20	22.77%
Dec-20	24.12%
Jan-21	11.93%

**RESERVES**

	<u>Available</u>	<u>Drawn</u>
Principal Draw	n/a	-
Liquidity Reserve Account	671,577.24	-
Redraw Facility	340,552.58	-
Overcollateralisation	1,630,000.00	

**SUPPORTING RATINGS**

<u>Role</u>	<u>Party</u>	<u>Current Rating S&amp;P /</u> <u>Fitch</u>	<u>Rating Trigger S&amp;P /</u> <u>Fitch</u>
Fixed Rate Swap Provider	BNP PARIBAS	A+/A2	A-1/F1
Liquidity Reserve Account Holder	MUFG Bank, Ltd	A-1+/F1+	A-1+/F1
Bank Account Provider	Westpac	A-1+/F1+	A-1+/F1

**SERVICER**

<b>Servicer:</b>	AMP Bank Limited
<b>Servicer Ranking or Rating:</b>	BBB /not rated
<b>Servicer Rating:</b>	N/A
<b>Servicer Experience:</b>	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 Progress 2016-1 Trust Progress 2017-1 Trust Progress 2017-2 Trust Progress 2018-1 Trust Progress 2019-1 Trust Progress 2020-1 Trust
<b>Back-Up Servicer:</b>	Perpetual Trustee (Cold)