

PROGRESS 2012-1 TRUST

Thursday, 11 March 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.

	Base	Margin	Interest Calculation
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	57,545,454.86	57,545,454.86	92.50%	84.74%	AAA / AAA
Class AB Notes	A\$	31,280,000.00	6,631,173.65	6,631,173.65	4.80%	9.76%	AAA / AAA
Class B1 Notes	A\$	14,340,000.00	1,886,643.85	1,886,643.85	2.20%	2.78%	AA+ / N.R.
Class B2 Notes	A\$	1,630,000.00	214,450.82	214,450.82	0.25%	0.32%	AA+ / N.R.
TOTAL		650,000,000.00	66,277,723.18	66,277,723.18	99.75%	97.60%	
Capital Units	A\$	1,630,000.00	1,630,000.00	1,630,000.00	0.25%	2.40%	
TOTAL		651,630,000.00	67,907,723.18	67,907,723.18	100.00%	100.00%	-

Current Payment Date: Thursday, 11 March 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	0.0967	1.5600%	11-Mar-21	60,275	1.16	12.37	0.0955
Class AB Notes	0.2147	2.8600%	11-Mar-21	3,128	4.71	27.47	0.2120
Class B1 Notes	0.1346	4.2600%	11-Mar-21	1,434	4.40	30.28	0.1316
Class B2 Notes	0.1346	5.5100%	11-Mar-21	163	5.69	30.28	0.1316
TOTAL				64,837	15.96	100.40	

COLLATERAL INFORMATION

	At Issue	Feb - 21
Total pool size:	\$645,129,623.00	\$67,246,029.71
Total Number Of Loans (UnConsolidated):	4054	684
Total number of loans (consolidating split loans):	2424	453
Average loan Size:	\$266,143.00	\$148,445.98
Maximum loan size:	\$750,000.00	\$631,501.51
Total property value:	\$1,186,909,227.00	\$227,446,324.63
Number of Properties:	2575	474
Average property value:	\$460,936.00	\$479,844.57
Average current LVR:	57.00%	32.52%
Average Term to Maturity (months):	289	184.26
Maximum Remaining Term to Maturity (months):	350	243.45
Weighted Average Seasoning (months):	42	141.93
Weighted Average Current LVR:	64.10%	53.16%
Weighted Average Term to Maturity (months):	303	210.31
% of pool with loans > \$500,000:	13.00%	7.65%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	95.00%	107.39%
% Fixed Rate Loans(Value):	17.30%	7.79%
% Interest Only loans (Value):	48.90%	5.71%
Weighted Average Coupon:	6.80%	3.52%
Investment Loans:	28.00%	37.93%

Outstanding Balance Distribution

	\$ % at Issue	Feb - 21
≤ \$0	0.00%	-0.55%
> \$0 and ≤ \$100,000	3.88%	8.15%
> \$100,000 and ≤ \$150,000	9.12%	9.95%
> \$150,000 and ≤ \$200,000	13.65%	13.89%
> \$200,000 and ≤ \$250,000	18.26%	14.68%
> \$250,000 and ≤ \$300,000	13.09%	17.91%
> \$300,000 and ≤ \$350,000	13.64%	12.38%
> \$350,000 and ≤ \$400,000	9.35%	9.40%
> \$400,000 and ≤ \$450,000	5.95%	4.37%
> \$450,000 and ≤ \$500,000	4.45%	2.18%
> \$500,000 and ≤ \$550,000	3.48%	3.13%
> \$550,000 and ≤ \$600,000	2.43%	0.89%
> \$600,000 and ≤ \$650,000	1.78%	3.63%
> \$650,000 and ≤ \$700,000	0.90%	0.00%
> \$700,000 and ≤ \$750,000	0.00%	0.00%
Total	100.00%	100.00%

Outstanding Balance LVR Distribution	\$ % at Issue	Feb - 21
≤ 0%	0.00%	-0.55%
> 0% and ≤ 25%	3.98%	11.60%
> 25% and ≤ 30%	2.01%	4.90%
> 30% and ≤ 35%	2.61%	4.33%
> 35% and ≤ 40%	4.12%	5.43%
> 40% and ≤ 45%	3.51%	7.57%
> 45% and ≤ 50%	5.05%	6.87%
> 50% and ≤ 55%	5.46%	9.15%
> 55% and ≤ 60%	6.80%	8.44%
> 60% and ≤ 65%	7.58%	10.58%
> 65% and ≤ 70%	10.76%	8.87%
> 70% and ≤ 75%	11.67%	8.16%
> 75% and ≤ 80%	28.27%	11.12%
> 80% and ≤ 85%	2.05%	1.53%
> 85% and ≤ 90%	5.17%	1.53%
> 90% and ≤ 95%	0.95%	0.00%
> 95% and ≤ 100%	0.00%	0.00%
> 100%	0.00%	0.47%
Total	100.00%	100.00%

Mortgage Insurance	\$ % at Issue	Feb - 21
Genworth	27.40%	25.25%
QBE	72.60%	74.26%
Uninsured	0.00%	0.50%
Total	100.00%	100.00%

Seasoning Analysis	\$ % at Issue	Feb - 21
> 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%	1.36%
> 120 mths	0.00%	98.64%
Total	100.00%	100.00%

Geographic Distribution	\$ % at Issue	Feb - 21
ACT - Metro	1.97%	1.90%
Total ACT	1.97%	1.90%
NSW - Inner city	0.07%	0.00%
NSW - Metro	29.48%	27.08%
NSW - Non metro	10.42%	9.48%
Total NSW	39.98%	36.57%
NT - Metro	0.55%	0.73%
NT - Non metro	0.16%	0.16%
Total NT	0.72%	0.90%
QLD - Inner city	0.00%	0.00%
QLD - Metro	8.49%	6.31%
QLD - Non metro	7.14%	11.64%
Total QLD	15.63%	17.95%
SA - Inner city	0.00%	0.00%
SA - Metro	7.18%	10.11%
SA - Non metro	0.89%	0.76%
Total SA	8.07%	10.87%
TAS - Inner city	0.03%	0.25%
TAS - Metro	0.56%	0.03%
TAS - Non metro	0.46%	0.15%
Total TAS	1.05%	0.43%
VIC - Inner city	0.37%	0.37%
VIC - Metro	19.45%	16.94%
VIC - Non metro	2.11%	1.89%
Total VIC	21.93%	19.19%
WA - Inner city	0.15%	0.45%
WA - Metro	9.01%	8.50%
WA - Non metro	1.50%	3.24%
Total WA	10.66%	12.20%
Total Inner City	0.63%	1.07%
Total Metro	76.69%	71.60%
Total Non Metro	22.68%	27.33%
Secured by Term Deposit	0.00%	0.00%
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>
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%
Feb-21	0.40%	0.00%	0.00%	0.40%

<u>MORTGAGE SAFETY NET (incl. COVID-19)</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
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
Feb-21	1	183,365

<u>* Incl. COVID-19 HARDSHIP</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
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
Feb-21	-	-

<u>MORTGAGE IN POSSESSION</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Mar-20	-	-
Apr-20	-	-
May-20	-	-
Jun-20	-	-
Jul-20	-	-
Aug-20	-	-
Sep-20	-	-
Oct-20	-	-
Nov-20	-	-
Dec-20	-	-
Jan-21	-	-
Feb-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
Total	340,506	243,848	165,674	174,832

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

<u>EXCESS SPREAD</u>	<u>Excess Spread (A\$)</u>	<u>Excess Spread % p.a</u>	<u>Opening Bond Balance</u>
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
Feb-21	33,542.03	0.60%	67,157,724.23
Total	429,399.64		

ANNUALISED CPR

	<u>CPR % p.a</u>
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%
Feb-21	10.95%

RESERVES

	<u>Available</u>	<u>Drawn</u>
Principal Draw	n/a	-
Liquidity Reserve Account	662,777.23	-
Redraw Facility	335,788.62	-
Overcollateralisation	1,630,000.00	

SUPPORTING RATINGS

<u>Role</u>	<u>Party</u>	<u>Current Rating S&P /</u>	<u>Rating Trigger S&P /</u>
		<u>Fitch</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

Servicer:	AMP Bank Limited
Servicer Ranking or Rating:	BBB /not rated
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 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
Back-Up Servicer:	Perpetual Trustee (Cold)