

PROGRESS 2012-1 TRUST

Thursday, 11 August 2016

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	169,749,151.24	169,749,151.24	92.50%	84.93%	AAA / AAA
Class AB Notes	A\$	31,280,000.00	19,282,354.95	19,282,354.95	4.80%	9.65%	AAA / AAA
Class B1 Notes	A\$	14,340,000.00	8,278,415.43	8,278,415.43	2.20%	4.14%	AA-/n.r.
Class B2 Notes	A\$	1,630,000.00	940,991.42	940,991.42	0.25%	0.47%	AA-/n.r.
TOTAL		650,000,000.00	198,250,913.04	198,250,913.04	99.75%	99.18%	
Capital Units	A\$	1,630,000.00	1,630,000.00	1,630,000.00	0.25%	0.82%	
TOTAL		651,630,000.00	199,880,913.04	199,880,913.04	100.00%	100.00%	-

Current Payment Date: Thursday, 11 August 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	0.2883	3.4217%	11-Aug-16	60,275	8.38	66.76	0.2816
Class AB Notes	0.6311	4.7217%	11-Aug-16	3,128	25.31	146.13	0.6164
Class B1 Notes	0.5934	6.1217%	11-Aug-16	1,434	30.85	161.04	0.5773
Class B2 Notes	0.5934	7.3717%	11-Aug-16	163	37.15	161.04	0.5773
TOTAL				64,837	101.69	534.97	

COLLATERAL INFORMATION

	<u>At Issue</u>	<u>Jul - 16</u>
Total pool size:	\$645,129,623.00	\$197,898,403.92
Total Number Of Loans (UnConsolidated):	4054	1515
Total number of loans (consolidating split loans):	2424	964
Average loan size:	\$266,143.00	\$205,288.80
Maximum loan size:	\$750,000.00	\$709,934.62
Total property value:	\$1,186,909,227.00	\$460,941,134.00
Number of Properties:	2575	1017
Average property value:	\$460,936.00	\$453,236.12
Average current LVR:	57.00%	45.42%
Average Term to Maturity (months):	289	238.90
Maximum Remaining Term to Maturity (months):	350	298.45
Weighted Average Seasoning (months):	42	90.35
Weighted Average Current LVR:	64.10%	59.63%
Weighted Average Term to Maturity (months):	303	258.25
% of pool with loans > \$500,000:	13.00%	8.20%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	95.00%	95.00%
% Fixed Rate Loans(Value):	17.30%	11.71%
% Interest Only loans (Value):	48.90%	26.53%
Weighted Average Coupon:	6.80%	4.73%
Investment Loans:	28.00%	29.17%

Outstanding Balance Distribution

	<u>\$ % at Issue</u>	<u>Jul - 16</u>
≤ \$0	0.00%	-0.09%
> \$0 and ≤ \$100,000	3.88%	4.58%
> \$100,000 and ≤ \$150,000	9.12%	7.03%
> \$150,000 and ≤ \$200,000	13.65%	13.88%
> \$200,000 and ≤ \$250,000	18.26%	14.59%
> \$250,000 and ≤ \$300,000	13.09%	15.31%
> \$300,000 and ≤ \$350,000	13.64%	11.89%
> \$350,000 and ≤ \$400,000	9.35%	10.40%
> \$400,000 and ≤ \$450,000	5.95%	8.95%
> \$450,000 and ≤ \$500,000	4.45%	5.27%
> \$500,000 and ≤ \$550,000	3.48%	1.85%
> \$550,000 and ≤ \$600,000	2.43%	3.50%
> \$600,000 and ≤ \$650,000	1.78%	2.50%
> \$650,000 and ≤ \$700,000	0.90%	0.00%
> \$700,000 and ≤ \$750,000	0.00%	0.36%
Total	100.00%	100.00%

<u>Outstanding Balance LVR Distribution</u>	<u>\$ % at Issue</u>	<u>Jul - 16</u>
≤ 0%	0.00%	-0.09%
> 0% and ≤ 25%	3.98%	6.63%
> 25% and ≤ 30%	2.01%	2.83%
> 30% and ≤ 35%	2.61%	4.80%
> 35% and ≤ 40%	4.12%	4.32%
> 40% and ≤ 45%	3.51%	5.62%
> 45% and ≤ 50%	5.05%	6.89%
> 50% and ≤ 55%	5.46%	5.17%
> 55% and ≤ 60%	6.80%	6.72%
> 60% and ≤ 65%	7.58%	8.28%
> 65% and ≤ 70%	10.76%	10.36%
> 70% and ≤ 75%	11.67%	12.38%
> 75% and ≤ 80%	28.27%	18.38%
> 80% and ≤ 85%	2.05%	1.63%
> 85% and ≤ 90%	5.17%	5.77%
> 90% and ≤ 95%	0.95%	0.30%
> 95% and ≤ 100%	0.00%	0.00%
> 100%	0.00%	0.00%
Total	100.00%	100.00%

<u>Mortgage Insurance</u>	<u>\$ % at Issue</u>	<u>Jul - 16</u>
Genworth	27.40%	26.95%
QBE	72.60%	72.78%
Uninsured	0.00%	0.27%
Total	100.00%	100.00%

<u>Seasoning Analysis</u>	<u>\$ % at Issue</u>	<u>Jul - 16</u>
> 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%	33.79%
> 72 mths and ≤ 84 mths	2.61%	28.72%
> 84 mths and ≤ 96 mths	3.98%	8.84%
> 96 mths and ≤ 108 mths	1.32%	9.87%
> 108 mths and ≤ 120 mths	4.45%	5.41%
> 120 mths	0.00%	13.37%
Total	100.00%	100.00%

<u>Geographic Distribution</u>	<u>\$ % at Issue</u>	<u>Jul - 16</u>
ACT - Metro	1.97%	1.91%
Total ACT	1.97%	1.91%
NSW - Inner city	0.07%	0.00%
NSW - Metro	29.48%	25.83%
NSW - Non metro	10.42%	10.48%
Total NSW	39.98%	36.31%
NT - Metro	0.55%	0.34%
NT - Non metro	0.16%	0.10%
Total NT	0.72%	0.44%
QLD - Inner city	0.00%	0.00%
QLD - Metro	8.49%	10.05%
QLD - Non metro	7.14%	9.40%
Total QLD	15.63%	19.45%
SA - Inner city	0.00%	0.03%
SA - Metro	7.18%	8.01%
SA - Non metro	0.89%	0.98%
Total SA	8.07%	9.01%
TAS - Inner city	0.03%	0.10%
TAS - Metro	0.56%	0.36%
TAS - Non metro	0.46%	0.58%
Total TAS	1.05%	1.04%
VIC - Inner city	0.37%	0.78%
VIC - Metro	19.45%	18.43%
VIC - Non metro	2.11%	1.70%
Total VIC	21.93%	20.92%
WA - Inner city	0.15%	0.31%
WA - Metro	9.01%	8.14%
WA - Non metro	1.50%	2.46%
Total WA	10.66%	10.91%
Total Inner City	0.63%	1.21%
Total Metro	76.69%	73.08%
Total Non Metro	22.68%	25.71%
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>
Jan-15	0.13%	0.16%	0.83%	1.13%
Feb-15	0.41%	0.27%	0.75%	1.42%
Mar-15	0.48%	0.27%	0.87%	1.61%
Apr-15	0.50%	0.16%	0.88%	1.54%
May-15	0.10%	0.16%	0.71%	0.97%
Jun-15	0.16%	0.10%	0.80%	1.07%
Jul-15	0.13%	0.17%	0.57%	0.87%
Aug-15	0.35%	0.09%	0.30%	0.74%
Sep-15	0.00%	0.25%	0.15%	0.40%
Oct-15	0.16%	0.08%	0.41%	0.65%
Nov-15	0.40%	0.00%	0.50%	0.91%
Dec-15	0.14%	0.08%	0.41%	0.63%
Jan-16	0.22%	0.05%	0.44%	0.72%
Feb-16	0.09%	0.07%	0.48%	0.64%
Mar-16	0.17%	0.00%	0.53%	0.70%
Apr-16	0.35%	0.10%	0.55%	1.00%
May-16	0.38%	0.08%	0.57%	1.03%
Jun-16	0.21%	0.00%	0.29%	0.51%
Jul-16	0.27%	0.22%	0.30%	0.79%

<u>MORTGAGE SAFETY NET</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Jan-15	13	2,351,855
Feb-15	11	2,401,012
Mar-15	13	2,599,016
Apr-15	11	2,502,841
May-15	11	2,247,346
Jun-15	11	2,463,110
Jul-15	9	1,691,949
Aug-15	6	1,102,307
Sep-15	5	801,113
Oct-15	5	803,190
Nov-15	4	982,694
Dec-15	4	984,376
Jan-16	1	98,179
Feb-16	5	589,280
Mar-16	5	589,444
Apr-16	7	1,141,711
May-16	9	1,767,388
Jun-16	4	1,069,734
Jul-16	4	1,071,968

<u>MORTGAGE IN POSSESSION</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
	NIL	NIL

<u>MORTGAGE INSURANCE</u>	<u>No. of claims</u>	<u>Gross claim (A\$)</u>	<u>Gross payment (A\$)</u>	<u>LMI net loss</u>
2015				
Total	-	-	-	-

<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>
Jan-15	195,937.87	0.76%	\$ 310,750,830
Feb-15	141,814.00	0.56%	\$ 305,483,313
Mar-15	148,103.05	0.59%	\$ 298,697,310
Apr-15	278,820.37	1.15%	\$ 290,331,668
May-15	46,953.94	0.20%	\$ 285,578,236
Jun-15	205,082.55	0.88%	\$ 279,156,588
Jul-15	182,728.28	0.80%	\$ 275,349,335
Aug-15	151,606.29	0.68%	\$ 268,300,286
Sep-15	111,225.78	0.51%	\$ 261,294,496
Oct-15	111,459.92	0.52%	\$ 256,057,028
Nov-15	188,980.45	0.90%	\$ 250,906,208
Dec-15	77,565.63	0.38%	\$ 246,803,231
Jan-16	73,550.74	0.37%	\$ 240,909,134
Feb-16	222,597.32	1.13%	\$ 235,650,354
Mar-16	72,971.63	0.39%	\$ 226,137,041
Apr-16	88,692.99	0.49%	\$ 217,133,656
May-16	84,647.81	0.48%	\$ 212,731,151
Jun-16	194,796.90	1.13%	\$ 206,751,186
Jul-16	39,409.73	0.23%	\$ 202,989,105
Total	8,175,368.74		

<u>ANNUALISED CPR</u>	<u>CPR % p.a</u>
Jan-15	16.56%
Feb-15	21.77%
Mar-15	27.26%
Apr-15	16.17%
May-15	22.17%
Jun-15	13.36%
Jul-15	25.07%
Aug-15	25.53%
Sep-15	19.71%
Oct-15	19.99%
Nov-15	16.14%
Dec-15	23.47%
Jan-16	21.53%
Feb-16	37.50%
Mar-16	37.06%
Apr-16	20.17%
May-16	27.43%
Jun-16	18.05%
Jul-16	23.01%

<u>RESERVES</u>	<u>Available</u>	<u>Drawn</u>
Principal Draw	n/a	-
Liquidity Reserve Account	1,982,509.13	-
Overcollateralisation	1,630,000.00	

<u>SUPPORTING RATINGS</u>	<u>Party</u>	<u>Current Rating S&P /</u>	<u>Rating Trigger S&P /</u>
Fixed Rate Swap Provider	AMP Bank Limited	Fitch A+ /not rated	Fitch A-1/F1
Liquidity Reserve Account Holder	Commonwealth Bank	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:

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 2014-1 Trust

Progress 2014-2 Trust

Progress Warehouse Trust No .1

Perpetual Trustee (Cold)

Back-Up Servicer: