

PROGRESS 2012-1 TRUST

Tuesday, 11 February 2020

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

	<u>Currency</u>	<u>Initial Stated Amount</u>	<u>Current Invested Amount</u>	<u>Current Stated Amount</u>	<u>Percentages at Issue</u>	<u>Current Percentages</u>	<u>Rating S&P/Fitch</u>
Class A Notes	A\$	602,750,000.00	71,946,953.46	71,946,953.46	92.50%	84.74%	AAA / AAA
Class AB Notes	A\$	31,280,000.00	8,290,711.12	8,290,711.12	4.80%	9.76%	AAA / AAA
Class B1 Notes	A\$	14,340,000.00	2,725,093.98	2,725,093.98	2.20%	3.21%	AA+ / N.R.
Class B2 Notes	A\$	1,630,000.00	309,755.68	309,755.68	0.25%	0.36%	AA+ / N.R.
TOTAL		650,000,000.00	83,272,514.24	83,272,514.24	99.75%	98.08%	
Capital Units	A\$	1,630,000.00	1,630,000.00	1,630,000.00	0.25%	1.92%	
TOTAL		651,630,000.00	84,902,514.24	84,902,514.24	100.00%	100.00%	-

Current Payment Date: Tuesday, 11 February 2020

	<u>Pre Payment Date Bond Factors</u>	<u>Coupon Rate</u>	<u>Coupon Rate Reset Date</u>	<u>Initial Issued Notes (No.)</u>	<u>Interest Payment (per security)</u>	<u>Principal Payment (per security)</u>	<u>Post Payment Date Bond Factors</u>
Class A Notes	0.1222	2.4000%	11-Feb-20	60,275	2.33	28.66	0.1194
Class AB Notes	0.2714	3.7000%	11-Feb-20	3,128	7.98	63.64	0.2650
Class B1 Notes	0.1970	5.1000%	11-Feb-20	1,434	7.98	70.14	0.1900
Class B2 Notes	0.1970	6.3500%	11-Feb-20	163	9.94	70.14	0.1900
TOTAL				64,837	28.24	232.58	

COLLATERAL INFORMATION

	<u>At Issue</u>	<u>Jan - 20</u>
Total pool size:	\$645,129,623.00	\$84,069,789.79
Total Number Of Loans (UnConsolidated):	4054	813
Total number of loans (consolidating split loans):	2424	540
Average loan Size:	\$266,143.00	\$155,684.80
Maximum loan size:	\$750,000.00	\$653,328.89
Total property value:	\$1,186,909,227.00	\$269,037,683.63
Number of Properties:	2575	563
Average property value:	\$460,936.00	\$477,864.45
Average current LVR:	57.00%	34.32%
Average Term to Maturity (months):	289	194.47
Maximum Remaining Term to Maturity (months):	350	256.41
Weighted Average Seasoning (months):	42	130.05
Weighted Average Current LVR:	64.10%	54.85%
Weighted Average Term to Maturity (months):	303	222.58
% of pool with loans > \$500,000:	13.00%	8.35%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	95.00%	112.40%
% Fixed Rate Loans(Value):	17.30%	5.27%
% Interest Only loans (Value):	48.90%	14.73%
Weighted Average Coupon:	6.80%	4.20%
Investment Loans:	28.00%	34.72%

Outstanding Balance Distribution

	<u>\$ at Issue</u>	<u>Jan - 20</u>
≤ \$0	0.00%	-1.11%
> \$0 and ≤ \$100,000	3.88%	6.86%
> \$100,000 and ≤ \$150,000	9.12%	11.29%
> \$150,000 and ≤ \$200,000	13.65%	14.43%
> \$200,000 and ≤ \$250,000	18.26%	13.74%
> \$250,000 and ≤ \$300,000	13.09%	16.72%
> \$300,000 and ≤ \$350,000	13.64%	13.14%
> \$350,000 and ≤ \$400,000	9.35%	8.44%
> \$400,000 and ≤ \$450,000	5.95%	6.48%
> \$450,000 and ≤ \$500,000	4.45%	1.66%
> \$500,000 and ≤ \$550,000	3.48%	3.23%
> \$550,000 and ≤ \$600,000	2.43%	1.39%
> \$600,000 and ≤ \$650,000	1.78%	2.96%
> \$650,000 and ≤ \$700,000	0.90%	0.78%
> \$700,000 and ≤ \$750,000	0.00%	0.00%
Total	100.00%	100.00%

Outstanding Balance LVR Distribution	\$ % at Issue	Jan - 20
≤ 0%	0.00%	-1.11%
> 0% and ≤ 25%	3.98%	10.27%
> 25% and ≤ 30%	2.01%	4.45%
> 30% and ≤ 35%	2.61%	5.47%
> 35% and ≤ 40%	4.12%	6.71%
> 40% and ≤ 45%	3.51%	4.29%
> 45% and ≤ 50%	5.05%	7.23%
> 50% and ≤ 55%	5.46%	10.38%
> 55% and ≤ 60%	6.80%	5.34%
> 60% and ≤ 65%	7.58%	8.12%
> 65% and ≤ 70%	10.76%	13.34%
> 70% and ≤ 75%	11.67%	9.02%
> 75% and ≤ 80%	28.27%	12.44%
> 80% and ≤ 85%	2.05%	2.02%
> 85% and ≤ 90%	5.17%	1.64%
> 90% and ≤ 95%	0.95%	0.00%
> 95% and ≤ 100%	0.00%	0.00%
> 100%	0.00%	0.39%
Total	100.00%	100.00%

Mortgage Insurance	\$ % at Issue	Jan - 20
Genworth	27.40%	25.96%
QBE	72.60%	73.64%
Uninsured	0.00%	0.40%
Total	100.00%	100.00%

Seasoning Analysis	\$ % at Issue	Jan - 20
> 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%	9.60%
> 108 mths and ≤ 120 mths	4.45%	38.29%
> 120 mths	0.00%	52.11%
Total	100.00%	100.00%

Geographic Distribution	\$ % at Issue	Jan - 20
ACT - Metro	1.97%	2.44%
Total ACT	1.97%	2.44%
NSW - Inner city	0.07%	0.00%
NSW - Metro	29.48%	27.39%
NSW - Non metro	10.42%	8.38%
Total NSW	39.98%	35.76%
NT - Metro	0.55%	0.66%
NT - Non metro	0.16%	0.21%
Total NT	0.72%	0.87%
QLD - Inner city	0.00%	0.00%
QLD - Metro	8.49%	7.03%
QLD - Non metro	7.14%	10.65%
Total QLD	15.63%	17.68%
SA - Inner city	0.00%	0.00%
SA - Metro	7.18%	9.61%
SA - Non metro	0.89%	0.78%
Total SA	8.07%	10.40%
TAS - Inner city	0.03%	0.20%
TAS - Metro	0.56%	0.12%
TAS - Non metro	0.46%	0.18%
Total TAS	1.05%	0.50%
VIC - Inner city	0.37%	0.34%
VIC - Metro	19.45%	17.62%
VIC - Non metro	2.11%	1.63%
Total VIC	21.93%	19.59%
WA - Inner city	0.15%	0.48%
WA - Metro	9.01%	8.71%
WA - Non metro	1.50%	3.56%
Total WA	10.66%	12.76%
Total Inner City	0.63%	1.03%
Total Metro	76.69%	73.58%
Total Non Metro	22.68%	25.39%
Secured by Term Deposit	0.00%	0.00%
Total	100.00%	100.00%

ARREARS \$ % (scheduled balance basis)	31-60	61-90	90+	Total
Feb-19	0.04%	0.10%	0.34%	0.47%
Mar-19	0.00%	0.00%	0.44%	0.44%
Apr-19	0.34%	0.00%	0.35%	0.70%
May-19	0.17%	0.32%	0.37%	0.85%
Jun-19	0.25%	0.49%	0.38%	1.12%
Jul-19	0.00%	0.50%	0.64%	1.15%
Aug-19	0.38%	0.18%	0.66%	1.22%
Sep-19	0.21%	0.00%	0.45%	0.66%
Oct-19	0.26%	0.00%	0.68%	0.94%
Nov-19	0.00%	0.26%	0.54%	0.81%
Dec-19	0.00%	0.00%	0.79%	0.79%
Jan-20	0.28%	0.00%	0.81%	1.10%

<u>MORTGAGE SAFETY NET</u>	No of Accounts	Amount (\$)
Feb-19	4	858,458
Mar-19	3	487,040
Apr-19	2	378,848
May-19	3	757,753
Jun-19	4	895,232
Jul-19	4	897,486
Aug-19	3	574,782
Sep-19	3	384,322
Oct-19	8	1,227,008
Nov-19	8	1,274,644
Dec-19	8	1,258,778
Jan-20	6	714,194

<u>MORTGAGE IN POSSESSION</u>	No of Accounts	Amount (\$)
Feb-19	-	-
Mar-19	-	-
Apr-19	-	-
May-19	-	-
Jun-19	-	-
Jul-19	-	-
Aug-19	-	-
Sep-19	-	-
Oct-19	-	-
Nov-19	-	-
Dec-19	-	-
Jan-20	-	-

<u>PRINCIPAL LOSS</u>	Gross Loss	LMI claim (A\$)	LMI payment (A\$)	Net loss
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>	No. of loans	Amount (A\$)
2014	1	96,657.54
Total	1	96,657.54

<u>EXCESS SPREAD</u>	Excess Spread (A\$)	Excess Spread % p.a	Opening Bond Balance
Feb-19	75,172.04	0.82%	\$ 110,669,494
Mar-19	8,289.44	0.09%	\$ 109,367,118
Apr-19	56,252.92	0.62%	\$ 108,021,751
May-19	45,667.33	0.52%	\$ 105,854,039
Jun-19	21,822.40	0.26%	\$ 102,216,573
Jul-19	76,220.82	0.91%	\$ 100,032,378
Aug-19	62,600.22	0.77%	\$ 97,971,705
Sep-19	66,569.25	0.84%	\$ 95,594,127
Oct-19	48,772.71	0.63%	\$ 92,516,041
Nov-19	39,121.60	0.52%	\$ 90,164,558
Dec-19	40,153.00	0.55%	\$ 87,612,863
Jan-20	56,121.34	0.79%	\$ 85,311,123
Total	10,896,299.39		

<u>ANNUALISED CPR</u>	CPR % p.a
Feb-19	10.82%
Mar-19	11.23%
Apr-19	17.07%
May-19	32.07%
Jun-19	20.43%
Jul-19	19.60%
Aug-19	23.01%
Sep-19	30.04%
Oct-19	24.01%
Nov-19	26.53%
Dec-19	24.67%
Jan-20	22.42%

<u>RESERVES</u>	Available	Drawn
Principal Draw	n/a	-
Liquidity Reserve Account	832,725.15	-
Overcollateralisation	1,630,000.00	

<u>SUPPORTING RATINGS</u>	Party	Current Rating S&P /	Rating Trigger S&P /
Fixed Rate Swap Provider	AMP Bank Limited	Fitch BBB+ /not rated	Fitch 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

<u>SERVICER</u>	
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 Progress 2016-1 Trust Progress 2017-1 Trust Progress 2017-2 Trust Perpetual Trustee (Cold)
Back-Up Servicer:	