

# PROGRESS 2012-2 TRUST

Wednesday, 18 September 2019

<b>Transaction Name:</b>	Progress 2012-2 Trust
<b>Trustee:</b>	Perpetual Trustee Company Limited
<b>Security Trustee:</b>	P.T. Limited
<b>Originator:</b>	AMP Bank Limited
<b>Servicer &amp; Custodian:</b>	AMP Bank Limited
<b>Issue Date:</b>	Thursday, 30th August 2012
<b>Maturity Date:</b>	Saturday, 18th June 2044
<b>Payment Date:</b>	The 18th day of each month
<b>Business Day for Payments:</b>	Sydney & Melbourne
<b>Determination Date &amp; Ex-Interest Date:</b>	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	290bps	Actual/365
Class B1 Notes	1 M BBSW	425bps	Actual/365
Class B2 Notes	1 M BBSW	525bps	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\$	742,200,000.00	116,499,333.78	116,499,333.78	92.41%	84.49%	AAA / AAA
Class AB Notes	A\$	36,150,000.00	12,670,731.29	12,670,731.29	4.50%	9.19%	AAA / AAA
Class B1 Notes	A\$	20,050,000.00	5,102,824.53	5,102,824.53	2.50%	3.70%	AA+ Watch Neg / N.R.
Class B2 Notes	A\$	1,600,000.00	407,207.93	407,207.93	0.20%	0.30%	AA+ Watch Neg / N.R.
<b>TOTAL</b>		<b>800,000,000.00</b>	<b>134,680,097.53</b>	<b>134,680,097.53</b>	<b>99.60%</b>	<b>97.68%</b>	
Capital Units	A\$	3,200,000.00	3,200,000.00	3,200,000.00	0.40%	2.32%	
<b>TOTAL</b>		<b>803,200,000.00</b>	<b>137,880,097.53</b>	<b>137,880,097.53</b>	<b>100.00%</b>	<b>100.00%</b>	

Current Payment Date: Wednesday, 18 September 2019

	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	0.1614	2.5900%	18-Sep-19	74,220	3.43	43.86	0.1570
Class AB Notes	0.3603	3.9400%	18-Sep-19	3,615	11.67	97.95	0.3505
Class B1 Notes	0.2657	5.2900%	18-Sep-19	2,005	11.55	112.43	0.2545
Class B2 Notes	0.2657	6.2900%	18-Sep-19	160	13.74	112.43	0.2545
<b>TOTAL</b>				<b>79,840</b>	<b>40.40</b>	<b>366.66</b>	

## COLLATERAL INFORMATION

	At Issue	Aug - 19
Total pool size:	\$796,788,319.81	\$140,624,862.80
Total Number Of Loans (UnConsolidated):	4101	1041
Total number of loans (consolidating split loans):	2676	707
Average loan size:	\$297,753.48	\$198,903.62
Maximum loan size:	\$750,000.00	\$729,046.01
Total property value:	\$1,365,675,328.00	\$360,969,054.00
Number of Properties:	2869	749
Average property value:	\$476,010.92	\$481,934.65
Average current LVR:	60.02%	40.74%
Average Term to Maturity (months):	329.81	244.74
Maximum Remaining Term to Maturity (months):	358.62	273.96
Weighted Average Seasoning (months):	20.67	104.62
Weighted Average Current LVR:	65.89%	55.53%
Weighted Average Term to Maturity (months):	334.80	251.85
% of pool with loans > \$500,000:	20.28%	10.64%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	91.35%	99.73%
% Fixed Rate Loans(Value):	22.57%	5.52%
% Interest Only loans (Value):	45.49%	13.61%
Weighted Average Mortgage Interest:	6.27%	4.27%
Investment Loans:	26.03%	25.75%

## Outstanding Balance Distribution

	\$ % at Issue	Aug - 19
≤ \$0	0.00%	-0.07%
> \$0 and ≤ \$100,000	1.74%	4.58%
> \$100,000 and ≤ \$150,000	3.34%	5.96%
> \$150,000 and ≤ \$200,000	7.20%	11.22%
> \$200,000 and ≤ \$250,000	10.10%	15.09%
> \$250,000 and ≤ \$300,000	13.13%	16.91%
> \$300,000 and ≤ \$350,000	14.13%	12.46%
> \$350,000 and ≤ \$400,000	11.23%	11.93%
> \$400,000 and ≤ \$450,000	10.46%	7.23%
> \$450,000 and ≤ \$500,000	8.38%	4.06%
> \$500,000 and ≤ \$550,000	5.87%	3.69%
> \$550,000 and ≤ \$600,000	5.06%	3.69%
> \$600,000 and ≤ \$650,000	4.08%	2.23%
> \$650,000 and ≤ \$700,000	2.73%	0.00%
> \$700,000 and ≤ \$750,000	2.54%	1.03%
> \$750,000 and ≤ \$800,000	0.00%	0.00%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

## Outstanding Balance LVR Distribution

	\$ % at Issue	Aug - 19
≤ 0%	0.00%	-0.07%
> 0% and ≤ 25%	0.00%	6.76%
> 25% and ≤ 30%	2.56%	4.31%
> 30% and ≤ 35%	1.60%	3.06%
> 35% and ≤ 40%	1.57%	4.34%
> 40% and ≤ 45%	2.59%	7.57%
> 45% and ≤ 50%	3.66%	8.80%
> 50% and ≤ 55%	4.61%	7.07%
> 55% and ≤ 60%	5.34%	9.47%
> 60% and ≤ 65%	7.17%	13.00%
> 65% and ≤ 70%	7.91%	12.53%
> 70% and ≤ 75%	12.65%	13.30%
> 75% and ≤ 80%	11.52%	8.81%
> 80% and ≤ 85%	33.21%	0.38%
> 85% and ≤ 90%	1.59%	0.39%
> 90% and ≤ 95%	3.30%	0.12%
> 95% and ≤ 100%	0.73%	0.15%
> 100%	0.00%	0.00%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<b>Mortgage Insurance</b>	<b>\$ % at Issue</b>	<b>Aug - 19</b>
Genworth	5.88%	6.03%
QBE	94.12%	92.93%
Uninsured	0.00%	1.04%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<b>Seasoning Analysis</b>	<b>\$ % at Issue</b>	<b>Aug - 19</b>
≤ 3 mths	1.26%	0.00%
> 3 mths and ≤ 6 mths	3.39%	0.00%
> 6 mths and ≤ 9 mths	11.61%	0.00%
> 9 mths and ≤ 12 mths	12.45%	0.00%
> 12 mths and ≤ 15 mths	13.30%	0.00%
> 15 mths and ≤ 18 mths	11.71%	0.00%
> 18 mths and ≤ 21 mths	11.06%	0.00%
> 21 mths and ≤ 24 mths	4.86%	0.00%
> 24 mths and ≤ 36 mths	20.04%	0.00%
> 36 mths and ≤ 48 mths	6.84%	0.00%
> 48 mths and ≤ 60 mths	2.48%	0.00%
> 60 mths and ≤ 72 mths	0.27%	0.00%
> 72 mths and ≤ 84 mths	0.05%	0.00%
> 84 mths and ≤ 96 mths	0.07%	29.67%
> 96 mths and ≤ 108 mths	0.02%	39.15%
> 108 mths and ≤ 120 mths	0.06%	20.67%
> 120 mths	0.52%	10.51%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<b>Geographic Distribution</b>	<b>\$ % at Issue</b>	<b>Aug - 19</b>
ACT - Metro	2.13%	2.08%
Total ACT	2.13%	2.08%
NSW - Inner city	0.17%	0.18%
NSW - Metro	25.57%	21.45%
NSW - Non metro	8.78%	10.10%
Total NSW	34.51%	31.73%
NT - Metro	0.39%	0.63%
NT - Non metro	0.12%	0.15%
Total NT	0.52%	0.78%
QLD - Inner city	0.05%	0.24%
QLD - Metro	10.46%	12.85%
QLD - Non metro	8.90%	8.72%
Total QLD	19.41%	21.81%
SA - Inner city	0.04%	0.00%
SA - Metro	6.19%	5.70%
SA - Non metro	0.65%	0.80%
Total SA	6.88%	6.50%
TAS - Inner city	0.05%	0.00%
TAS - Metro	0.44%	0.14%
TAS - Non metro	0.52%	0.92%
Total TAS	1.00%	1.06%
VIC - Inner city	0.33%	0.59%
VIC - Metro	19.69%	17.40%
VIC - Non metro	2.18%	1.23%
Total VIC	22.21%	19.22%
WA - Inner city	0.33%	0.19%
WA - Metro	12.04%	14.99%
WA - Non metro	0.97%	1.64%
Total WA	13.34%	16.82%
Total Inner City	0.98%	1.20%
Total Metro	76.91%	75.24%
Total Non Metro	22.11%	23.56%
<b>Secured by Term Deposit</b>	<b>0.00%</b>	<b>0.00%</b>
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<b>ARREARS \$ % (scheduled balance basis)</b>	<b>31-60</b>	<b>61-90</b>	<b>90+</b>	<b>Total</b>
Sep-18	0.32%	0.17%	0.15%	0.64%
Oct-18	0.00%	0.35%	0.02%	0.37%
Nov-18	0.26%	0.00%	0.15%	0.42%
Dec-18	0.34%	0.04%	0.14%	0.52%
Jan-19	0.53%	0.29%	0.00%	0.82%
Feb-19	0.72%	0.11%	0.18%	1.01%
Mar-19	0.66%	0.14%	0.18%	0.98%
Apr-19	0.27%	0.40%	0.44%	1.12%
May-19	0.00%	0.44%	0.67%	1.11%
Jun-19	0.21%	0.00%	1.12%	1.33%
Jul-19	0.15%	0.39%	1.34%	1.88%
Aug-19	0.31%	0.00%	1.32%	1.64%

<b>MORTGAGE SAFETY NET</b>	<b>No of Accounts</b>	<b>Amount (\$)</b>
Sep-18	2	221,651
Oct-18	1	29,314
Nov-18	1	29,187
Dec-18	1	76
Jan-19	-	-
Feb-19	1	268,430
Mar-19	1	269,325
Apr-19	1	270,018
May-19	2	620,055
Jun-19	1	258,577
Jul-19	3	1,175,631
Aug-19	2	768,273

<b>MORTGAGE IN POSSESSION</b>	<b>No of Accounts</b>	<b>Amount (\$)</b>
Sep-18	-	-
Oct-18	-	-
Nov-18	-	-
Dec-18	-	-
Jan-19	-	-
Feb-19	-	-
Mar-19	-	-
Apr-19	-	-
May-19	1	204,560
Jun-19	1	206,767
Jul-19	1	209,430
Aug-19	1	210,319

PRINCIPAL LOSS	Gross Loss	LMI claim (A\$)	LMI payment (A\$)	Net loss
2015	70,081	70,081	56,903	13,178
2016	116,129	116,127	112,441	3,686
2017	132,767	132,767	131,269	1,498
2018	629,024	629,024	504,503	124,521
<b>Total</b>	<b>948,001</b>	<b>947,999</b>	<b>805,116</b>	<b>142,883</b>

EXCESS SPREAD	Excess Spread (A\$)	Excess Spread % p.a	Opening Bond Balance
Sep-18	12,024.77	0.09%	\$ 164,888,025
Oct-18	103,916.94	0.77%	\$ 161,887,728
Nov-18	129,431.20	0.97%	\$ 159,928,571
Dec-18	65,160.20	0.50%	\$ 156,481,703
Jan-19	90,325.10	0.71%	\$ 153,213,097
Feb-19	129,917.23	1.03%	\$ 151,223,910
Mar-19	-	0.00%	\$ 148,805,634
Apr-19	66,242.19	0.00%	\$ 146,257,031
May-19	38,345.01	0.55%	\$ 145,426,770
Jun-19	121,047.71	0.32%	\$ 143,195,044
Jul-19	97,279.43	1.03%	\$ 141,342,693
Aug-19		0.84%	\$ 138,533,132
<b>Total</b>	<b>13,156,126.70</b>		

ANNUALISED CPR	CPR % p.a
Sep-18	17.63%
Oct-18	11.38%
Nov-18	20.84%
Dec-18	20.18%
Jan-19	12.25%
Feb-19	15.33%
Mar-19	16.51%
Apr-19	4.42%
May-19	14.46%
Jun-19	12.12%
Jul-19	19.02%
Aug-19	26.30%

RESERVES	Available	Drawn
Principal Draw	n/a	-
Liquidity Reserve Account	1,077,440.75	-
Overcollateralisation	3,200,000.00	

SUPPORTING RATINGS	Party	Current Rating S&P /	Rating Trigger S&P /
Role		Fitch	Fitch
Fixed Rate Swap Provider	AMP Bank Limited	BBB+	A-1+/F1
Liquidity Reserve Account Holder	MUFG Bank, Ltd	A, A-1/A, F1	BBB+ OR A-2/A & F1
Bank Account Provider	Westpac	A-1+/F1+	A-1+/F1

SERVICER	AMP Bank Limited
Servicer:	AMP Bank Limited
Servicer Ranking or Rating:	A-
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 Perpetual Trustee (Cold)
Back-Up Servicer:	Perpetual Trustee (Cold)