

PROGRESS 2012-1 TRUST

Thursday, 11 October 2018

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	101,428,007.94	101,428,007.94	92.50%	84.93%	AAA / AAA
Class AB Notes	A\$	31,280,000.00	11,521,535.39	11,521,535.39	4.80%	9.65%	AAA / AAA
Class B1 Notes	A\$	14,340,000.00	4,357,407.24	4,357,407.24	2.20%	3.65%	AA / N.R.
Class B2 Notes	A\$	1,630,000.00	495,297.33	495,297.33	0.25%	0.41%	AA / N.R.
TOTAL		650,000,000.00	117,802,247.90	117,802,247.90	99.75%	98.64%	
Capital Units	A\$	1,630,000.00	1,630,000.00	1,630,000.00	0.25%	1.36%	
TOTAL		651,630,000.00	119,432,247.90	119,432,247.90	100.00%	100.00%	-

Current Payment Date: Thursday, 11 October 2018

	<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	0.1716	3.3993%	11-Oct-18	60,275	4.79	33.32	0.1683
Class AB Notes	0.3756	4.6993%	11-Oct-18	3,128	14.51	72.94	0.3683
Class B1 Notes	0.3119	6.0993%	11-Oct-18	1,434	15.64	80.39	0.3039
Class B2 Notes	0.3119	7.3493%	11-Oct-18	163	18.84	80.39	0.3039
TOTAL				64,837	53.78	267.04	

COLLATERAL INFORMATION

At Issue

Sep - 18

Total pool size:	\$645,129,623.00	\$118,010,378.22
Total Number Of Loans (UnConsolidated):	4054	1030
Total number of loans (consolidating split loans):	2424	678
Average loan Size:	\$266,143.00	\$174,056.61
Maximum loan size:	\$750,000.00	\$674,861.53
Total property value:	\$1,186,909,227.00	\$329,506,407.63
Number of Properties:	2575	712
Average property value:	\$460,936.00	\$462,789.90
Average current LVR:	57.00%	38.37%
Average Term to Maturity (months):	289	212.86
Maximum Remaining Term to Maturity (months):	350	272.45
Weighted Average Seasoning (months):	42	114.12
Weighted Average Current LVR:	64.10%	56.41%
Weighted Average Term to Maturity (months):	303	236.57
% of pool with loans > \$500,000:	13.00%	6.48%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	95.00%	90.00%
% Fixed Rate Loans(Value):	17.30%	7.91%
% Interst Only loans (Value):	48.90%	21.29%
Weighted Average Coupon:	6.80%	4.75%
Investment Loans:	28.00%	30.39%

Outstanding Balance Distribution

\$ % at Issue

Sep - 18

≤ \$0	0.00%	-0.28%
> \$0 and ≤ \$100,000	3.88%	5.95%
> \$100,000 and ≤ \$150,000	9.12%	9.80%
> \$150,000 and ≤ \$200,000	13.65%	14.81%
> \$200,000 and ≤ \$250,000	18.26%	13.55%
> \$250,000 and ≤ \$300,000	13.09%	14.89%
> \$300,000 and ≤ \$350,000	13.64%	12.46%
> \$350,000 and ≤ \$400,000	9.35%	11.40%
> \$400,000 and ≤ \$450,000	5.95%	5.79%
> \$450,000 and ≤ \$500,000	4.45%	5.13%
> \$500,000 and ≤ \$550,000	3.48%	0.88%
> \$550,000 and ≤ \$600,000	2.43%	2.91%
> \$600,000 and ≤ \$650,000	1.78%	2.11%
> \$650,000 and ≤ \$700,000	0.90%	0.57%
> \$700,000 and ≤ \$750,000	0.00%	0.00%
Total	100.00%	100.00%

<u>Outstanding Balance LVR Distribution</u>	<u>\$ % at Issue</u>	<u>Sep - 18</u>
≤ 0%	0.00%	-0.28%
> 0% and ≤ 25%	3.98%	9.91%
> 25% and ≤ 30%	2.01%	3.04%
> 30% and ≤ 35%	2.61%	5.76%
> 35% and ≤ 40%	4.12%	5.42%
> 40% and ≤ 45%	3.51%	4.75%
> 45% and ≤ 50%	5.05%	5.47%
> 50% and ≤ 55%	5.46%	7.48%
> 55% and ≤ 60%	6.80%	7.91%
> 60% and ≤ 65%	7.58%	9.36%
> 65% and ≤ 70%	10.76%	9.99%
> 70% and ≤ 75%	11.67%	10.19%
> 75% and ≤ 80%	28.27%	14.03%
> 80% and ≤ 85%	2.05%	4.11%
> 85% and ≤ 90%	5.17%	2.86%
> 90% and ≤ 95%	0.95%	0.00%
> 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>Sep - 18</u>
Genworth	27.40%	26.30%
QBE	72.60%	73.02%
Uninsured	0.00%	0.68%
Total	100.00%	100.00%

<u>Seasoning Analysis</u>	<u>\$ % at Issue</u>	<u>Sep - 18</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%	0.00%
> 72 mths and ≤ 84 mths	2.61%	0.00%
> 84 mths and ≤ 96 mths	3.98%	27.72%
> 96 mths and ≤ 108 mths	1.32%	31.77%
> 108 mths and ≤ 120 mths	4.45%	14.31%
> 120 mths	0.00%	26.20%
Total	100.00%	100.00%

<u>Geographic Distribution</u>	<u>\$ % at Issue</u>	<u>Sep - 18</u>
ACT - Metro	1.97%	1.93%
Total ACT	1.97%	1.93%
NSW - Inner city	0.07%	0.00%
NSW - Metro	29.48%	25.04%
NSW - Non metro	10.42%	9.09%
Total NSW	39.98%	34.13%
NT - Metro	0.55%	0.51%
NT - Non metro	0.16%	0.17%
Total NT	0.72%	0.68%
QLD - Inner city	0.00%	0.00%
QLD - Metro	8.49%	8.53%
QLD - Non metro	7.14%	10.59%
Total QLD	15.63%	19.12%
SA - Inner city	0.00%	0.05%
SA - Metro	7.18%	8.77%
SA - Non metro	0.89%	0.82%
Total SA	8.07%	9.64%
TAS - Inner city	0.03%	0.15%
TAS - Metro	0.56%	0.24%
TAS - Non metro	0.46%	0.48%
Total TAS	1.05%	0.87%
VIC - Inner city	0.37%	1.03%
VIC - Metro	19.45%	19.13%
VIC - Non metro	2.11%	1.65%
Total VIC	21.93%	21.80%
WA - Inner city	0.15%	0.38%
WA - Metro	9.01%	8.18%
WA - Non metro	1.50%	3.26%
Total WA	10.66%	11.81%
Total Inner City	0.63%	1.60%
Total Metro	76.69%	72.34%
Total Non Metro	22.68%	26.06%
Secured by Term Deposit	0.00%	0.00%
Total	100.00%	100.00%

<u>ARREARS \$ % (scheduled balance basis)</u>	31-60	61-90	90+	Total
Oct-17	0.14%	0.00%	0.54%	0.67%
Nov-17	0.12%	0.13%	0.06%	0.31%
Dec-17	0.29%	0.00%	0.21%	0.50%
Jan-18	0.26%	0.00%	0.21%	0.47%
Feb-18	0.00%	0.26%	0.21%	0.48%
Mar-18	0.21%	0.13%	0.35%	0.69%
Apr-18	0.06%	0.15%	0.36%	0.57%
May-18	0.36%	0.00%	0.52%	0.88%
Jun-18	0.54%	0.00%	0.54%	1.07%
Jul-18	0.12%	0.40%	0.55%	1.06%
Aug-18	0.12%	0.26%	0.69%	1.07%
Sep	0.00%	0.00%	0.97%	0.97%

<u>MORTGAGE SAFETY NET</u>	No of Accounts	Amount (\$)
Oct-17	5	211,528
Nov-17	1	75,292
Dec-17	1	66,067
Jan-18	2	415,175
Feb-18	2	416,582
Mar-18	3	796,284
Apr-18	4	992,882
May-18	4	996,364
Jun-18	4	931,260
Jul-18	4	933,327
Aug-18	4	933,562
Sep-18	4	932,533

<u>MORTGAGE IN POSSESSION</u>	No of Accounts	Amount (\$)
Oct-17	1	680,085
Nov-17	-	-
Dec-17	-	-
Jan-18	-	-
Feb-18	-	-
Mar-18	-	-
Apr-18	-	-
May-18	-	-
Jun-18	-	-
Jul-18	-	-
Aug-18	-	-
Sep-18	-	-

<u>PRINCIPAL LOSS</u>	No. of loans	Pending LMI claim (A\$)	LMI payment (A\$)	Net loss
2016	-	-	-	-
2018	1	243,847.96	-	-
Total	-	243,848	-	-

<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
Oct-17	57,694.32	0.48%	\$ 145,117,510
Nov-17	124,713.37	1.05%	\$ 142,014,476
Dec-17	-	0.00%	\$ 139,564,129
Jan-18	73,193.90	0.65%	\$ 135,884,721
Feb-18	105,833.62	0.95%	\$ 134,148,219
Mar-18	20,935.57	0.19%	\$ 132,995,321
Apr-18	91,339.84	0.83%	\$ 131,602,530
May-18	42,215.51	0.39%	\$ 129,298,660
Jun-18	43,090.10	0.41%	\$ 126,746,531
Jul-18	67,033.84	0.65%	\$ 123,830,443
Aug-18	86,504.42	0.85%	\$ 121,614,037
Sep-18	43,741.85	0.44%	\$ 120,167,360
Total	10,231,777.07		

<u>ANNUALISED CPR</u>	CPR % p.a
Oct-17	20.89%
Nov-17	16.81%
Dec-17	25.49%
Jan-18	12.15%
Feb-18	7.65%
Mar-18	9.66%
Apr-18	16.98%
May-18	19.17%
Jun-18	22.27%
Jul-18	17.30%
Aug-18	11.09%
Sep-18	19.01%

RESERVES

	Available	Drawn
Principal Draw	n/a	-
Liquidity Reserve Account	1,178,022.49	-
Overcollateralisation	1,630,000.00	

SUPPORTING RATINGS

Role	Party	Current Rating S&P / Fitch	Rating Trigger S&P / Fitch
Fixed Rate Swap Provider	AMP Bank Limited	A /not rated	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 Progress 2016-1 Trust Progress 2017-1 Trust Progress 2017-2 Trust Perpetual Trustee (Cold)
Back-Up Servicer:	