

PROGRESS 2012-1 TRUST

Tuesday, 11 December 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.

	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	98,068,558.98	98,068,558.98	92.50%	84.93%	AAA / AAA
Class AB Notes	A\$	31,280,000.00	11,139,924.72	11,139,924.72	4.80%	9.65%	AAA / AAA
Class B1 Notes	A\$	14,340,000.00	4,164,605.62	4,164,605.62	2.20%	3.61%	AA / N.R.
Class B2 Notes	A\$	1,630,000.00	473,381.92	473,381.92	0.25%	0.41%	AA / N.R.
TOTAL		650,000,000.00	113,846,471.24	113,846,471.24	99.75%	98.59%	
Capital Units	A\$	1,630,000.00	1,630,000.00	1,630,000.00	0.25%	1.41%	
TOTAL		651,630,000.00	115,476,471.24	115,476,471.24	100.00%	100.00%	-

Current Payment Date: Tuesday, 11 December 2018

	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	0.1651	3.4200%	11-Dec-18	60,275	4.49	24.42	0.1627
Class AB Notes	0.3615	4.7200%	11-Dec-18	3,128	13.56	53.45	0.3561
Class B1 Notes	0.2963	6.1200%	11-Dec-18	1,434	14.41	58.91	0.2904
Class B2 Notes	0.2963	7.3700%	11-Dec-18	163	17.35	58.91	0.2904
TOTAL				64,837	49.80	195.69	

COLLATERAL INFORMATION

	At Issue	Nov - 18
Total pool size:	\$645,129,623.00	\$114,094,159.36
Total Number Of Loans (UnConsolidated):	4054	1000
Total number of loans (consolidating split loans):	2424	662
Average loan Size:	\$266,143.00	\$172,347.67
Maximum loan size:	\$750,000.00	\$675,904.84
Total property value:	\$1,186,909,227.00	\$322,090,407.63
Number of Properties:	2575	694
Average property value:	\$460,936.00	\$464,107.22
Average current LVR:	57.00%	38.00%
Average Term to Maturity (months):	289	210.21
Maximum Remaining Term to Maturity (months):	350	270.44
Weighted Average Seasoning (months):	42	116.28
Weighted Average Current LVR:	64.10%	56.18%
Weighted Average Term to Maturity (months):	303	234.66
% of pool with loans > \$500,000:	13.00%	7.13%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	95.00%	90.00%
% Fixed Rate Loans(Value):	17.30%	7.41%
% Interst Only loans (Value):	48.90%	20.46%
Weighted Average Coupon:	6.80%	4.76%
Investment Loans:	28.00%	30.65%

Outstanding Balance Distribution

	\$ % at Issue	Nov - 18
≤ \$0	0.00%	-0.33%
> \$0 and ≤ \$100,000	3.88%	5.77%
> \$100,000 and ≤ \$150,000	9.12%	10.13%
> \$150,000 and ≤ \$200,000	13.65%	14.55%
> \$200,000 and ≤ \$250,000	18.26%	14.39%
> \$250,000 and ≤ \$300,000	13.09%	14.49%
> \$300,000 and ≤ \$350,000	13.64%	12.95%
> \$350,000 and ≤ \$400,000	9.35%	10.82%
> \$400,000 and ≤ \$450,000	5.95%	5.22%
> \$450,000 and ≤ \$500,000	4.45%	4.87%
> \$500,000 and ≤ \$550,000	3.48%	1.36%
> \$550,000 and ≤ \$600,000	2.43%	2.99%
> \$600,000 and ≤ \$650,000	1.78%	2.19%
> \$650,000 and ≤ \$700,000	0.90%	0.59%
> \$700,000 and ≤ \$750,000	0.00%	0.00%
Total	100.00%	100.00%

Outstanding Balance LVR Distribution	\$ % at Issue	Nov - 18
≤ 0%	0.00%	-0.33%
> 0% and ≤ 25%	3.98%	10.02%
> 25% and ≤ 30%	2.01%	3.91%
> 30% and ≤ 35%	2.61%	4.97%
> 35% and ≤ 40%	4.12%	6.04%
> 40% and ≤ 45%	3.51%	4.43%
> 45% and ≤ 50%	5.05%	6.05%
> 50% and ≤ 55%	5.46%	6.77%
> 55% and ≤ 60%	6.80%	7.75%
> 60% and ≤ 65%	7.58%	9.46%
> 65% and ≤ 70%	10.76%	10.02%
> 70% and ≤ 75%	11.67%	10.83%
> 75% and ≤ 80%	28.27%	13.90%
> 80% and ≤ 85%	2.05%	3.73%
> 85% and ≤ 90%	5.17%	2.43%
> 90% and ≤ 95%	0.95%	0.00%
> 95% and ≤ 100%	0.00%	0.00%
> 100%	0.00%	0.00%
Total	100.00%	100.00%
Mortgage Insurance		
	\$ % at Issue	Nov - 18
Genworth	27.40%	25.99%
QBE	72.60%	73.30%
Uninsured	0.00%	0.71%
Total	100.00%	100.00%
Seasoning Analysis		
	\$ % at Issue	Nov - 18
> 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%	21.99%
> 96 mths and ≤ 108 mths	1.32%	32.05%
> 108 mths and ≤ 120 mths	4.45%	18.49%
> 120 mths	0.00%	27.47%
Total	100.00%	100.00%
Geographic Distribution		
	\$ % at Issue	Nov - 18
ACT - Metro	1.97%	1.97%
Total ACT	1.97%	1.97%
NSW - Inner city	0.07%	0.00%
NSW - Metro	29.48%	25.00%
NSW - Non metro	10.42%	9.31%
Total NSW	39.98%	34.31%
NT - Metro	0.55%	0.55%
NT - Non metro	0.16%	0.18%
Total NT	0.72%	0.72%
QLD - Inner city	0.00%	0.00%
QLD - Metro	8.49%	8.59%
QLD - Non metro	7.14%	10.34%
Total QLD	15.63%	18.93%
SA - Inner city	0.00%	0.00%
SA - Metro	7.18%	8.74%
SA - Non metro	0.89%	0.83%
Total SA	8.07%	9.58%
TAS - Inner city	0.03%	0.16%
TAS - Metro	0.56%	0.25%
TAS - Non metro	0.46%	0.50%
Total TAS	1.05%	0.90%
VIC - Inner city	0.37%	1.05%
VIC - Metro	19.45%	19.17%
VIC - Non metro	2.11%	1.34%
Total VIC	21.93%	21.56%
WA - Inner city	0.15%	0.38%
WA - Metro	9.01%	8.30%
WA - Non metro	1.50%	3.35%
Total WA	10.66%	12.04%
Total Inner City	0.63%	1.59%
Total Metro	76.69%	72.55%
Total Non Metro	22.68%	25.86%
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
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-18	0.00%	0.00%	0.97%	0.97%
Oct-18	0.00%	0.00%	0.83%	0.83%
Nov-18	0.00%	0.00%	0.57%	0.57%

<u>MORTGAGE SAFETY NET</u>	No of Accounts	Amount (\$)
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
Oct-18	4	848,491
Nov-18	3	537,240

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

<u>PRINCIPAL LOSS</u>	Gross Loss	LMI claim (A\$)	LMI payment (A\$)	Net loss
2016	-	-	-	-
2018	243,847.96	243,847.96	-	-
Total	243,847.96	243,847.96	-	-

<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
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
Oct-18	68,390.38	0.70%	\$ 117,802,248
Nov-18	92,383.16	0.96%	\$ 115,579,631
Total	10,392,550.61		

<u>ANNUALISED CPR</u>	CPR % p.a
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%
Oct-18	18.19%
Nov-17	14.27%

RESERVES

	Available	Drawn
Principal Draw	n/a	-
Liquidity Reserve Account	1,138,464.72	-
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
Back-Up Servicer:	Perpetual Trustee (Cold)