PROGRESS 2012-2 TRUST

Thursday, 18 May 2017

Transaction Name:	Progress 2012-2 Trust
Trustee:	Perpetual Trustee Company Limited
Security Trustee:	P.T. Limited
Originator:	AMP Bank Limited
Servicer & Custodian:	AMP Bank Limited
Issue Date:	Thursday, 30th August 2012
Maturity Date:	Saturday, 18th June 2044
Payment Date:	The 18th 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	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	198,080,323.07	198,080,323.07	92.41%	84.84%	AAA / AAA
Class AB Notes	A$	36,150,000.00	20,979,194.63	20,979,194.63	4.50%	8.99%	AAA / AAA
Class B1 Notes	A$	20,050,000.00	10,392,088.90	10,392,088.90	2.50%	4.45%	AA / N.R.
Class B2 Notes	A$	1,600,000.00	829,293.86	829,293.86	0.20%	0.36%	AA / N.R.
TOTAL		800,000,000.00	230,280,900.46	230,280,900.46	99.60%	98.63%	
Capital Units	A$	3,200,000.00	3,200,000.00	3,200,000.00	0.40%	1.37%	
TOTAL		803,200,000.00	233,480,900.46	233,480,900.46	100.00%	100.00%	

Current Payment Date: Thursday, 18 May 2017

	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	0.2708	3.1700%	18-May-17	74,220	7.06	39.35	0.2669
Class AB Notes	0.5889	4.5200%	18-May-17	3,615	21.88	85.56	0.5803
Class B1 Notes	0.5281	5.8700%	18-May-17	2,005	25.48	98.20	0.5183
Class B2 Notes	0.5281	6.8700%	18-May-17	160	29.82	98.20	0.5183
TOTAL				79,840	84.24	321.31	

COLLATERAL INFORMATION

	At Issue	Apr - 17
Total pool size:	$796,788,319.81	$231,505,882.53
Total Number Of Loans (UnConsolidated):	4101	1477
Total number of loans (consolidating split loans):	2676	1006
Average loan Size:	$297,753.48	$230,125.13
Maximum loan size:	$750,000.00	$729,250.83
Total property value:	$1,365,675,328.00	$505,555,012.00
Number of Properties:	2869	1066
Average property value:	$476,010.92	$474,254.23
Average current LVR:	60.02%	47.46%
Average Term to Maturity (months):	329.81	270.98
Maximum Remaining Term to Maturity (months):	358.62	300.99
Weighted Average Seasoning (months):	20.67	77.90
Weighted Average Current LVR:	65.89%	59.65%
Weighted Average Term to Maturity (months):	334.8	278.03
% of pool with loans > $500,000:	20.28%	14.32%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	91.35%	88.12%
% Fixed Rate Loans(Value):	22.57%	8.78%
% Interst Only loans (Value):	45.49%	17.22%
Weighted Average Mortgage Interest:	6.27%	4.63%
Investment Loans:	26.03%	26.85%

Outstanding Balance Distribution	$ % at Issue	Apr - 17
≤ $0	0.00%	-0.13%
> $0 and ≤ $100,000	1.74%	3.74%
> $100,000 and ≤ $150,000	3.34%	5.48%
> $150,000 and ≤ $200,000	7.20%	8.65%
> $200,000 and ≤ $250,000	10.10%	13.12%
> $250,000 and ≤ $300,000	13.13%	16.01%
> $300,000 and ≤ $350,000	14.13%	14.66%
> $350,000 and ≤ $400,000	11.23%	10.50%
> $400,000 and ≤ $450,000	10.46%	7.47%
> $450,000 and ≤ $500,000	8.38%	6.17%
> $500,000 and ≤ $550,000	5.87%	5.61%
> $550,000 and ≤ $600,000	5.06%	3.01%
> $600,000 and ≤ $650,000	4.08%	2.70%
> $650,000 and ≤ $700,000	2.73%	1.75%
> $700,000 and ≤ $750,000	2.54%	1.25%
Total	100.00%	100.00%

Outstanding Balance LVR Distribution	$ % at Issue	Apr - 17
≤ 0%	0.00%	-0.13%
> 0% and ≤ 25%	0.00%	4.53%
> 25% and ≤ 30%	2.56%	3.59%
> 30% and ≤ 35%	1.60%	3.50%
> 35% and ≤ 40%	1.57%	3.66%
> 40% and ≤ 45%	2.59%	6.01%
> 45% and ≤ 50%	3.66%	5.04%
> 50% and ≤ 55%	4.61%	8.04%
> 55% and ≤ 60%	5.34%	8.74%
> 60% and ≤ 65%	7.17%	9.22%
> 65% and ≤ 70%	7.91%	11.86%
> 70% and ≤ 75%	12.65%	13.65%
> 75% and ≤ 80%	11.52%	18.93%
> 80% and ≤ 85%	33.21%	2.94%
> 85% and ≤ 90%	1.59%	0.40%
> 90% and ≤ 95%	3.30%	0.00%
> 95% and ≤ 100%	0.73%	0.00%
> 100%	0.00%	0.00%
Total	100.00%	100.00%

Mortgage Insurance	$ % at Issue	Apr - 17
Genworth	5.88%	6.44%
QBE	94.12%	93.00%
Uninsured	0.00%	0.56%
Total	100.00%	100.00%

Seasoning Analysis	$ % at Issue	Apr - 17
≤ 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%	1.53%
> 60 mths and ≤ 72 mths	0.27%	41.48%
> 72 mths and ≤ 84 mths	0.05%	29.94%
> 84 mths and ≤ 96 mths	0.07%	19.84%
> 96 mths and ≤ 108 mths	0.02%	4.19%
> 108 mths and ≤ 120 mths	0.06%	2.02%
> 120 mths	0.52%	0.99%
Total	100.00%	100.00%

Geographic Distribution	$ % at Issue	Apr - 17
ACT - Metro	2.13%	1.95%
Total ACT	2.13%	1.95%
NSW - Inner city	0.17%	0.34%
NSW - Metro	25.57%	22.99%
NSW - Non metro	8.78%	7.99%
Total NSW	34.51%	31.32%
NT - Metro	0.39%	0.49%
NT - Non metro	0.12%	0.10%
Total NT	0.52%	0.59%
QLD - Inner city	0.05%	0.17%
QLD - Metro	10.46%	12.37%
QLD - Non metro	8.90%	9.56%
Total QLD	19.41%	22.10%
SA - Inner city	0.04%	0.00%
SA - Metro	6.19%	5.99%
SA - Non metro	0.65%	0.70%
Total SA	6.88%	6.70%
TAS - Inner city	0.05%	0.00%
TAS - Metro	0.44%	0.28%
TAS - Non metro	0.52%	0.69%
Total TAS	1.00%	0.97%
VIC - Inner city	0.33%	0.44%
VIC - Metro	19.69%	18.56%
VIC - Non metro	2.18%	1.63%
Total VIC	22.21%	20.63%
WA - Inner city	0.33%	0.74%
WA - Metro	12.04%	13.60%
WA - Non metro	0.97%	1.40%
Total WA	13.34%	15.74%
Total Inner City	0.98%	1.69%
Total Metro	76.91%	76.23%
Total Non Metro	22.11%	22.08%
Secured by Term Deposit	0.00%	0.00%
Total	100.00%	100.00%

ARREARS $ % (scheduled balance basis)	31-60	61-90	90+	Total
Oct-15	0.15%	0.07%	0.57%	0.79%
Nov-15	0.96%	0.10%	0.58%	1.65%
Dec-15	0.54%	0.10%	0.50%	1.14%
Jan-16	0.69%	0.34%	0.49%	1.52%
Feb-16	0.35%	0.29%	0.61%	1.26%
Mar-16	0.45%	0.15%	0.40%	1.00%
Apr-16	0.54%	0.00%	0.46%	1.00%
May-16	0.39%	0.21%	0.23%	0.84%
Jun-16	0.15%	0.01%	0.45%	0.61%
Jul-16	0.29%	0.00%	0.46%	0.75%
Aug-16	0.48%	0.07%	0.28%	0.83%
Sep-16	0.26%	0.44%	0.13%	0.83%
Oct-16	0.33%	0.05%	0.47%	0.86%
Nov-16	0.51%	0.18%	0.49%	1.18%
Dec-16	0.83%	0.13%	0.70%	1.66%
Jan-17	0.77%	0.23%	0.72%	1.72%
Feb-17	0.56%	0.33%	0.98%	1.87%
Mar-17	0.60%	0.12%	1.08%	1.79%
Apr-17	0.90%	0.14%	0.92%	1.96%

MORTGAGE SAFETY NET	No of Accounts	Amount ($)
Oct-15	10	1,931,394
Nov-15	10	1,937,058
Dec-15	9	1,327,368
Jan-16	10	2,017,398
Feb-16	10	2,028,402
Mar-16	9	1,989,768
Apr-16	11	2,726,097
May-16	6	1,470,778
Jun-16	6	1,474,466
Jul-16	5	1,131,990
Aug-16	5	936,516
Sep-16	4	525,200
Oct-16	4	525,670
Nov-16	4	525,036
Dec-16	9	1,280,871
Jan-17	10	1,849,455
Feb-17	9	1,722,246
Mar-17	9	1,707,914
Apr-17	4	964,824

MORTGAGE IN POSSESSION	No of Accounts	Amount ($)
Oct-15	1	307,577.85
Nov-15	3	946,991.67
Dec-15	2	641,511.87
Jan-16	2	644,103.58
Feb-16	2	656,969.75
Mar-16	-	-
Apr-16	1	12,060.99
May-16	1	14,633.95
Jun-16	1	14,698.44
Jul-16	-	-
Aug-16	-	-
Sep-16	-	-
Oct-16	-	-
Nov-16	-	-
Dec-16	-	-
Jan-17	-	-
Feb-17	-	-
Mar-17	-	-
Apr-17	-	-

PRINCIPAL LOSS	No. of loans	LMI claim (A$)	LMI payment (A$)	Net loss
2016	3	186,209.59	169,344.21	16,865.38
Pending Claim	2	132,766.91		
Total	5	318,976.50	169,344.21	16,865.38

EXCESS SPREAD	Excess Spread (A$)	Excess Spread % p.a	Opening Bond Balance
Oct-15	164,306.44	0.56%	$ 353,249,554
Nov-15	273,348.41	0.95%	$ 345,381,069
Dec-15	131,344.34	0.46%	$ 340,719,462
Jan-16	92,787.35	0.34%	$ 332,211,759
Feb-16	322,819.47	1.19%	$ 325,442,107
Mar-16	105,284.96	0.40%	$ 317,518,352
Apr-16	118,423.47	0.46%	$ 306,645,703
May-16	163,371.05	0.65%	$ 299,943,528
Jun-16	254,181.74	1.04%	$ 293,743,536
Jul-16	48,317.77	0.20%	$ 287,746,928
Aug-16	220,206.83	0.94%	$ 280,494,484
Sep-16	176,193.93	0.78%	$ 272,516,542
Oct-16	115,219.07	0.51%	$ 269,042,783
Nov-16	149,950.03	0.68%	$ 264,527,039
Dec-16	122,978.10	0.58%	$ 256,476,014
Jan-17	101,875.44	0.49%	$ 249,907,859
Feb-17	199,884.94	0.98%	$ 245,214,943
Mar-17	83,622.43	0.42%	$ 238,832,131
Apr-17	57,580.96	0.30%	$ 233,723,075
Total	10,570,025.59		

ANNUALISED CPR	CPR % p.a
Oct-15	21.90%
Nov-15	13.16%
Dec-15	24.41%
Jan-16	20.07%
Feb-16	23.83%
Mar-16	33.10%
Apr-16	21.23%
May-16	20.79%
Jun-16	20.41%
Jul-16	24.90%
Aug-16	27.78%
Sep-16	12.64%
Oct-16	16.79%
Nov-16	29.49%
Dec-16	25.05%
Jan-17	18.54%
Feb-17	25.38%
Mar-17	21.04%
Apr-17	14.42%

RESERVES	Available	Drawn
Principal Draw	n/a	-
Liquidity Reserve Account	1,842,247.17	-
Overcollateralisation	3,200,000.00	

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
Back-Up Servicer:	Perpetual Trustee (Cold)