

PROGRESS 2012-2 TRUST

Monday, 20 August 2018

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	144,975,185.60	144,975,185.60	92.41%	84.84%	AAA / AAA
Class AB Notes	A\$	36,150,000.00	15,354,693.41	15,354,693.41	4.50%	8.99%	AAA / AAA
Class B1 Notes	A\$	20,050,000.00	6,811,466.03	6,811,466.03	2.50%	3.99%	AA / N.R.
Class B2 Notes	A\$	1,600,000.00	543,558.38	543,558.38	0.20%	0.32%	AA / N.R.
TOTAL		800,000,000.00	167,684,903.42	167,684,903.42	99.60%	98.13%	
Capital Units	A\$	3,200,000.00	3,200,000.00	3,200,000.00	0.40%	1.87%	
TOTAL		803,200,000.00	170,884,903.42	170,884,903.42	100.00%	100.00%	

Current Payment Date: Monday, 20 August 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	0.2011	3.4800%	20-Aug-18	74,220	6.33	58.05	0.1953
Class AB Notes	0.4374	4.8300%	20-Aug-18	3,615	19.10	126.23	0.4247
Class B1 Notes	0.3542	6.1800%	20-Aug-18	2,005	19.79	144.89	0.3397
Class B2 Notes	0.3542	7.1800%	20-Aug-18	160	22.99	144.89	0.3397
TOTAL				79,840	68.21	474.05	

COLLATERAL INFORMATION

	At Issue	Jul - 18
Total pool size:	\$796,788,319.81	\$169,543,420.37
Total Number Of Loans (UnConsolidated):	4101	1191
Total number of loans (consolidating split loans):	2676	809
Average loan Size:	\$297,753.48	\$209,571.60
Maximum loan size:	\$750,000.00	\$795,454.77
Total property value:	\$1,365,675,328.00	\$408,978,237.00
Number of Properties:	2869	857
Average property value:	\$476,010.92	\$477,220.81
Average current LVR:	60.02%	43.16%
Average Term to Maturity (months):	329.81	256.27
Maximum Remaining Term to Maturity (months):	358.62	285.96
Weighted Average Seasoning (months):	20.67	92.52
Weighted Average Current LVR:	65.89%	58.32%
Weighted Average Term to Maturity (months):	334.80	263.66
% of pool with loans > \$500,000:	20.28%	12.43%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	91.35%	353.54%
% Fixed Rate Loans(Value):	22.57%	6.22%
% Interest Only loans (Value):	45.49%	16.16%
Weighted Average Mortgage Interest:	6.27%	4.71%
Investment Loans:	26.03%	26.93%

Outstanding Balance Distribution	\$ % at Issue	Jul - 18
≤ \$0	0.00%	-0.04%
> \$0 and ≤ \$100,000	1.74%	4.18%
> \$100,000 and ≤ \$150,000	3.34%	6.09%
> \$150,000 and ≤ \$200,000	7.20%	9.42%
> \$200,000 and ≤ \$250,000	10.10%	15.04%
> \$250,000 and ≤ \$300,000	13.13%	15.67%
> \$300,000 and ≤ \$350,000	14.13%	13.46%
> \$350,000 and ≤ \$400,000	11.23%	11.46%
> \$400,000 and ≤ \$450,000	10.46%	7.25%
> \$450,000 and ≤ \$500,000	8.38%	5.02%
> \$500,000 and ≤ \$550,000	5.87%	4.64%
> \$550,000 and ≤ \$600,000	5.06%	2.72%
> \$600,000 and ≤ \$650,000	4.08%	2.97%
> \$650,000 and ≤ \$700,000	2.73%	0.79%
> \$700,000 and ≤ \$750,000	2.54%	0.85%
> \$750,000 and ≤ \$800,000	0.00%	0.47%
Total	100.00%	100.00%

Outstanding Balance LVR Distribution	\$ % at Issue	Jul - 18
≤ 0%	0.00%	-0.04%
> 0% and ≤ 25%	0.00%	6.83%
> 25% and ≤ 30%	2.56%	3.20%
> 30% and ≤ 35%	1.60%	3.56%
> 35% and ≤ 40%	1.57%	3.63%
> 40% and ≤ 45%	2.59%	7.07%
> 45% and ≤ 50%	3.66%	6.38%
> 50% and ≤ 55%	4.61%	7.98%
> 55% and ≤ 60%	5.34%	9.58%
> 60% and ≤ 65%	7.17%	11.38%
> 65% and ≤ 70%	7.91%	12.16%
> 70% and ≤ 75%	12.65%	12.01%
> 75% and ≤ 80%	11.52%	13.45%
> 80% and ≤ 85%	33.21%	2.02%
> 85% and ≤ 90%	1.59%	0.32%
> 90% and ≤ 95%	3.30%	0.00%
> 95% and ≤ 100%	0.73%	0.00%
> 100%	0.00%	0.47%
Total	100.00%	100.00%

Mortgage Insurance	\$ % at Issue	Jul - 18		
Genworth	5.88%	6.54%		
QBE	94.12%	92.70%		
Uninsured	0.00%	0.76%		
Total	100.00%	100.00%		
Seasoning Analysis	\$ % at Issue	Jul - 18		
≤ 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%	29.46%		
> 84 mths and ≤ 96 mths	0.07%	39.93%		
> 96 mths and ≤ 108 mths	0.02%	19.45%		
> 108 mths and ≤ 120 mths	0.06%	8.03%		
> 120 mths	0.52%	3.13%		
Total	100.00%	100.00%		
Geographic Distribution	\$ % at Issue	Jul - 18		
ACT - Metro	2.13%	1.92%		
Total ACT	2.13%	1.92%		
NSW - Inner city	0.17%	0.44%		
NSW - Metro	25.57%	22.44%		
NSW - Non metro	8.78%	8.87%		
Total NSW	34.51%	31.75%		
NT - Metro	0.39%	0.63%		
NT - Non metro	0.12%	0.13%		
Total NT	0.52%	0.77%		
QLD - Inner city	0.05%	0.22%		
QLD - Metro	10.46%	12.13%		
QLD - Non metro	8.90%	9.02%		
Total QLD	19.41%	21.37%		
SA - Inner city	0.04%	0.00%		
SA - Metro	6.19%	6.24%		
SA - Non metro	0.65%	0.70%		
Total SA	6.88%	6.94%		
TAS - Inner city	0.05%	0.00%		
TAS - Metro	0.44%	0.33%		
TAS - Non metro	0.52%	0.88%		
Total TAS	1.00%	1.21%		
VIC - Inner city	0.33%	0.51%		
VIC - Metro	19.69%	17.65%		
VIC - Non metro	2.18%	1.36%		
Total VIC	22.21%	19.52%		
WA - Inner city	0.33%	0.48%		
WA - Metro	12.04%	14.19%		
WA - Non metro	0.97%	1.86%		
Total WA	13.34%	16.52%		
Total Inner City	0.98%	1.64%		
Total Metro	76.91%	75.53%		
Total Non Metro	22.11%	22.83%		
Secured by Term Deposit	0.00%	0.00%		
Total	100.00%	100.00%		
ARREARS \$ % (scheduled balance basis)	31-60	61-90	90+	Total
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%
May-17	0.69%	0.27%	0.80%	1.76%
Jun-17	0.66%	0.00%	0.69%	1.35%
Jul-17	0.55%	0.08%	0.73%	1.36%
Aug-17	0.45%	0.22%	0.65%	1.32%
Sep-17	0.37%	0.23%	0.67%	1.27%
Oct-17	0.30%	0.24%	0.58%	1.12%
Nov-17	0.42%	0.13%	0.60%	1.15%
Dec-17	0.43%	0.13%	0.59%	1.15%
Jan-18	0.75%	0.14%	0.61%	1.50%
Feb-18	0.56%	0.44%	0.77%	1.78%
Mar-18	0.56%	0.12%	0.78%	1.46%
Apr-18	0.04%	0.32%	0.92%	1.28%
May-18	0.29%	0.04%	1.09%	1.42%
Jun-18	0.27%	0.30%	1.18%	1.75%
Jul-18	0.35%	0.13%	0.84%	1.32%
MORTGAGE SAFETY NET	No of Accounts	Amount (\$)		
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		
May-17	3	401,812		
Jun-17	3	403,242		
Jul-17	1	40,494		
Aug-17	2	286,590		
Sep-17	2	289,453		
Oct-17	2	290,683		
Nov-17	2	290,419		
Dec-17	1	249,029		
Jan-18	-	-		
Feb-18	-	-		
Mar-18	1	222,638		
Apr-18	4	881,113		
May-18	4	884,648		
Jun-18	4	663,004		
Jul-18	4	663,546		

MORTGAGE IN POSSESSION		No of Accounts	Amount (\$)	
Sep-16	-	-	-	
Oct-16	-	-	-	
Nov-16	-	-	-	
Dec-16	-	-	-	
Jan-17	-	-	-	
Feb-17	-	-	-	
Mar-17	-	-	-	
Apr-17	-	-	-	
May-17	1	367,703		
Jun-17	1	370,620		
Jul-17	1	380,926		
Aug-17	1	382,478		
Sep-17	2	1,132,040		
Oct-17	2	1,139,162		
Nov-17	2	1,153,443		
Dec-17	2	1,157,992		
Jan-18	2	1,167,689		
Feb-18	2	1,173,897		
Mar-18	1	774,402		
Apr-18	1	780,088		
May-18	1	785,258		
Jun-18	1	791,497		
Jul-18	1	795,455		
PRINCIPAL LOSS				
	No. of loans	LMI claim (\$)	LMI payment (\$)	Net loss
2016	3	186,209.59	169,344.21	16,865.38
2017	1	132,766.91	131,268.91	1,498.00
Total	4	318,976.50	300,613.12	18,363.38
EXCESS SPREAD				
	Excess Spread (\$)	Excess Spread % p.a	Opening Bond Balance	
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
May-17	143,796.85	0.75%	\$	230,280,900
Jun-17	161,298.90	0.87%	\$	222,592,380
Jul-17	78,295.04	0.43%	\$	218,710,910
Aug-17	140,168.67	0.78%	\$	215,307,584
Sep-17	70,240.03	0.40%	\$	209,800,566
Oct-17	104,586.67	0.61%	\$	205,054,438
Nov-17	187,360.33	1.12%	\$	200,322,744
Dec-17	17,234.23	0.10%	\$	197,387,560
Jan-18	128,290.04	0.80%	\$	193,403,010
Feb-18	173,167.42	1.10%	\$	188,547,876
Mar-18	1,392.24	0.01%	\$	185,491,571
Apr-18	162,568.58	1.07%	\$	182,055,994
May-18	84,308.52	0.56%	\$	179,838,513
Jun-18	68,351.20	0.47%	\$	176,386,046
Jul-18	66,935.45	0.46%	\$	172,763,343
Total	12,158,019.76			
ANNUALISED CPR				
	CPR % p.a			
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%			
May-17	31.74%			
Jun-17	17.15%			
Jul-17	15.26%			
Aug-17	24.88%			
Sep-17	22.12%			
Oct-17	22.54%			
Nov-17	14.26%			
Dec-17	19.76%			
Jan-18	24.36%			
Feb-18	15.78%			
Mar-18	18.06%			
Apr-18	11.59%			
May-18	18.69%			
Jun-18	19.96%			
Jul-18	28.06%			
RESERVES				
	Available	Drawn		
Principal Draw	n/a	-		
Liquidity Reserve Account	1,341,479.20	-		
Overcollateralisation	3,200,000.00			
SUPPORTING RATINGS				
Role	Party	Current Rating S&P /	Rating Trigger S&P /	
Fixed Rate Swap Provider	AMP Bank Limited	Fitch	Fitch	
Liquidity Reserve Account Holder	Commonwealth Bank	A /not rated	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)			