

PROGRESS 2012-2 TRUST

Monday, 18 September 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 Dates:	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	180,705,234.85	180,705,234.85	92.41%	84.84%	AAA / AAA
Class AB Notes	A\$	36,150,000.00	19,138,954.51	19,138,954.51	4.50%	8.99%	AAA / AAA
Class B1 Notes	A\$	20,050,000.00	9,220,570.64	9,220,570.64	2.50%	4.33%	AA / N.R.
Class B2 Notes	A\$	1,600,000.00	735,806.12	735,806.12	0.20%	0.35%	AA / N.R.
TOTAL		800,000,000.00	209,800,566.12	209,800,566.12	99.60%	98.50%	
Capital Units	A\$	3,200,000.00	3,200,000.00	3,200,000.00	0.40%	1.50%	
TOTAL		803,200,000.00	213,000,566.12	213,000,566.12	100.00%	100.00%	

Current Payment Date: Monday, 18 September 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	0.2498	3.1450%	18-Sep-17	74,220	6.67	62.95	0.2435
Class AB Notes	0.5431	4.4950%	18-Sep-17	3,615	20.73	136.88	0.5294
Class B1 Notes	0.4756	5.8450%	18-Sep-17	2,005	23.61	157.11	0.4599
Class B2 Notes	0.4756	6.8450%	18-Sep-17	160	27.65	157.11	0.4599
TOTAL				79,840	78.66	514.06	

COLLATERAL INFORMATION

	At Issue	Aug - 17
Total pool size:	\$796,788,319.81	\$211,322,157.77
Total Number Of Loans (UnConsolidated):	4101	1387
Total number of loans (consolidating split loans):	2676	946
Average loan Size:	\$297,753.48	\$223,384.94
Maximum loan size:	\$750,000.00	\$741,531.71
Total property value:	\$1,365,675,328.00	\$474,589,524.00
Number of Properties:	2869	1001
Average property value:	\$476,010.92	\$474,115.41
Average current LVR:	60.02%	46.18%
Average Term to Maturity (months):	329.81	266.78
Maximum Remaining Term to Maturity (months):	358.62	296.94
Weighted Average Seasoning (months):	20.67	81.89
Weighted Average Current LVR:	65.89%	59.01%
Weighted Average Term to Maturity (months):	334.80	274.11
% of pool with loans > \$500,000:	20.28%	13.09%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	91.35%	92.16%
% Fixed Rate Loans(Value):	22.57%	9.28%
% Interest Only loans (Value):	45.49%	17.12%
Weighted Average Mortgage Interest:	6.27%	4.68%
Investment Loans:	26.03%	27.17%
Outstanding Balance Distribution	\$ % at Issue	Aug - 17
≤ \$0	0.00%	-0.06%
> \$0 and ≤ \$100,000	1.74%	4.08%
> \$100,000 and ≤ \$150,000	3.34%	6.08%
> \$150,000 and ≤ \$200,000	7.20%	8.55%
> \$200,000 and ≤ \$250,000	10.10%	13.54%
> \$250,000 and ≤ \$300,000	13.13%	16.16%
> \$300,000 and ≤ \$350,000	14.13%	13.90%
> \$350,000 and ≤ \$400,000	11.23%	10.43%
> \$400,000 and ≤ \$450,000	10.46%	7.97%
> \$450,000 and ≤ \$500,000	8.38%	6.25%
> \$500,000 and ≤ \$550,000	5.87%	4.18%
> \$550,000 and ≤ \$600,000	5.06%	3.56%
> \$600,000 and ≤ \$650,000	4.08%	2.07%
> \$650,000 and ≤ \$700,000	2.73%	1.89%
> \$700,000 and ≤ \$750,000	2.54%	1.38%
Total	100.00%	100.00%

	\$ % at Issue	Aug - 17
Outstanding Balance LVR Distribution		
≤ 0%	0.00%	-0.06%
> 0% and ≤ 25%	0.00%	5.60%
> 25% and ≤ 30%	2.56%	2.80%
> 30% and ≤ 35%	1.60%	3.31%
> 35% and ≤ 40%	1.57%	3.85%
> 40% and ≤ 45%	2.59%	6.37%
> 45% and ≤ 50%	3.66%	5.93%
> 50% and ≤ 55%	4.61%	8.43%
> 55% and ≤ 60%	5.34%	7.58%
> 60% and ≤ 65%	7.17%	9.56%
> 65% and ≤ 70%	7.91%	12.61%
> 70% and ≤ 75%	12.65%	11.80%
> 75% and ≤ 80%	11.52%	19.02%
> 80% and ≤ 85%	33.21%	2.75%
> 85% and ≤ 90%	1.59%	0.26%
> 90% and ≤ 95%	3.30%	0.18%
> 95% and ≤ 100%	0.73%	0.00%
> 100%	0.00%	0.00%
Total	100.00%	100.00%

<u>Mortgage Insurance</u>	<u>\$ % at Issue</u>	<u>Aug - 17</u>
Genworth	5.88%	6.20%
QBE	94.12%	93.05%
Uninsured	0.00%	0.75%
Total	100.00%	100.00%

<u>Seasoning Analysis</u>	<u>\$ % at Issue</u>	<u>Aug - 17</u>
≤ 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%	24.98%
> 72 mths and ≤ 84 mths	0.05%	41.08%
> 84 mths and ≤ 96 mths	0.07%	20.32%
> 96 mths and ≤ 108 mths	0.02%	10.10%
> 108 mths and ≤ 120 mths	0.06%	2.50%
> 120 mths	0.52%	1.03%
Total	100.00%	100.00%

<u>Geographic Distribution</u>	<u>\$ % at Issue</u>	<u>Aug - 17</u>
ACT - Metro	2.13%	1.90%
Total ACT	2.13%	1.90%
NSW - Inner city	0.17%	0.37%
NSW - Metro	25.57%	22.63%
NSW - Non metro	8.78%	8.24%
Total NSW	34.51%	31.24%
NT - Metro	0.39%	0.53%
NT - Non metro	0.12%	0.11%
Total NT	0.52%	0.64%
QLD - Inner city	0.05%	0.19%
QLD - Metro	10.46%	12.31%
QLD - Non metro	8.90%	9.43%
Total QLD	19.41%	21.92%
SA - Inner city	0.04%	0.00%
SA - Metro	6.19%	6.32%
SA - Non metro	0.65%	0.67%
Total SA	6.88%	7.00%
TAS - Inner city	0.05%	0.00%
TAS - Metro	0.44%	0.28%
TAS - Non metro	0.52%	0.77%
Total TAS	1.00%	1.05%
VIC - Inner city	0.33%	0.42%
VIC - Metro	19.69%	18.44%
VIC - Non metro	2.18%	1.65%
Total VIC	22.21%	20.51%
WA - Inner city	0.33%	0.80%
WA - Metro	12.04%	13.41%
WA - Non metro	0.97%	1.54%
Total WA	13.34%	15.75%
Total Inner City	0.98%	1.77%
Total Metro	76.91%	75.82%
Total Non Metro	22.11%	22.40%
Secured by Term Deposit	0.00%	0.00%
Total	100.00%	100.00%

<u>ARREARS \$ % (scheduled balance basis)</u>	<u>31-60</u>	<u>61-90</u>	<u>90+</u>	<u>Total</u>
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%
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%

<u>MORTGAGE SAFETY NET</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
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
May-17	3	401,812
Jun-17	3	403,242
Jul-17	1	40,494
Aug-17	2	286,590

MORTGAGE IN POSSESSION		No of Accounts	Amount (\$)	
Mar-16		-		-
Apr-16		1		12,061
May-16		1		14,634
Jun-16		1		14,698
Jul-16		-		-
Aug-16		-		-
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
PRINCIPAL LOSS				
	No. of loans	LMI claim (A\$)	LMI payment (A\$)	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 (A\$)	Excess Spread % p.a	Opening Bond Balance	
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	
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	
Total	11,093,585.05			
ANNUALISED CPR				
	CPR % p.a			
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%			
May-17	31.74%			
Jun-17	17.15%			
Jul-17	15.26%			
Aug-17	24.88%			
RESERVES				
	Available	Drawn		
Principal Draw	n/a	-		
Liquidity Reserve Account	1,678,404.50	-		
Overcollateralisation	3,200,000.00			
SUPPORTING RATINGS				
Role	Party	Current Rating S&P /	Rating Trigger S&P /	
		Fitch	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)			