

PROGRESS 2012-2 TRUST
Monday, 19 November 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	138,394,874.76	138,394,874.76	92.41%	84.84%	AAA / AAA
Class AB Notes	A\$	36,150,000.00	14,657,755.83	14,657,755.83	4.50%	8.99%	AAA / AAA
Class B1 Notes	A\$	20,050,000.00	6,367,787.46	6,367,787.46	2.50%	3.90%	AA / N.R.
Class B2 Notes	A\$	1,600,000.00	508,152.60	508,152.60	0.20%	0.31%	AA / N.R.
TOTAL		800,000,000.00	159,928,570.65	159,928,570.65	99.60%	98.04%	
Capital Units	A\$	3,200,000.00	3,200,000.00	3,200,000.00	0.40%	1.96%	
TOTAL		803,200,000.00	163,128,570.65	163,128,570.65	100.00%	100.00%	

Current Payment Date:	Monday, 19 November 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	0.1887	3.4000%	19-Nov-18	74,220	5.62	22.39	0.1865
Class AB Notes	0.4103	4.7500%	19-Nov-18	3,615	17.09	48.70	0.4055
Class B1 Notes	0.3232	6.1000%	19-Nov-18	2,005	17.28	55.89	0.3176
Class B2 Notes	0.3232	7.1000%	19-Nov-18	160	20.12	55.89	0.3176
TOTAL				79,840	60.11	182.88	

COLLATERAL INFORMATION	At Issue	Oct - 18
Total pool size:	\$796,788,319.81	\$161,244,607.58
Total Number Of Loans (UnConsolidated):	4101	1151
Total number of loans (consolidating split loans):	2676	781
Average loan Size:	\$297,753.48	\$206,459.16
Maximum loan size:	\$750,000.00	\$729,046.01
Total property value:	\$1,365,675,328.00	\$397,496,406.00
Number of Properties:	2869	826
Average property value:	\$476,010.92	\$481,230.52
Average current LVR:	60.02%	42.17%
Average Term to Maturity (months):	329.81	253.14
Maximum Remaining Term to Maturity (months):	358.62	282.94
Weighted Average Seasoning (months):	20.67	95.60
Weighted Average Current LVR:	65.89%	56.34%
Weighted Average Term to Maturity (months):	334.80	260.70
% of pool with loans > \$500,000:	20.28%	11.54%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	91.35%	85.72%
% Fixed Rate Loans(Value):	22.57%	5.56%
% Interest Only loans (Value):	45.49%	14.94%
Weighted Average Mortgage Interest:	6.27%	4.68%
Investment Loans:	26.03%	26.00%
Outstanding Balance Distribution	\$ % at Issue	Oct - 18
≤ \$0	0.00%	-0.05%
> \$0 and ≤ \$100,000	1.74%	4.39%
> \$100,000 and ≤ \$150,000	3.34%	5.83%
> \$150,000 and ≤ \$200,000	7.20%	10.10%
> \$200,000 and ≤ \$250,000	10.10%	15.13%
> \$250,000 and ≤ \$300,000	13.13%	15.45%
> \$300,000 and ≤ \$350,000	14.13%	13.97%
> \$350,000 and ≤ \$400,000	11.23%	12.52%
> \$400,000 and ≤ \$450,000	10.46%	5.82%
> \$450,000 and ≤ \$500,000	8.38%	5.28%
> \$500,000 and ≤ \$550,000	5.87%	4.58%
> \$550,000 and ≤ \$600,000	5.06%	2.91%
> \$600,000 and ≤ \$650,000	4.08%	2.33%
> \$650,000 and ≤ \$700,000	2.73%	0.82%
> \$700,000 and ≤ \$750,000	2.54%	0.90%
> \$750,000 and ≤ \$800,000	0.00%	0.00%
Total	100.00%	100.00%
Outstanding Balance LVR Distribution	\$ % at Issue	Oct - 18
≤ 0%	0.00%	-0.05%
> 0% and ≤ 25%	0.00%	6.72%
> 25% and ≤ 30%	2.56%	3.76%
> 30% and ≤ 35%	1.60%	3.66%
> 35% and ≤ 40%	1.57%	4.27%
> 40% and ≤ 45%	2.59%	6.21%
> 45% and ≤ 50%	3.66%	8.31%
> 50% and ≤ 55%	4.61%	6.79%
> 55% and ≤ 60%	5.34%	9.87%
> 60% and ≤ 65%	7.17%	11.63%
> 65% and ≤ 70%	7.91%	12.72%
> 70% and ≤ 75%	12.65%	12.32%
> 75% and ≤ 80%	11.52%	12.41%
> 80% and ≤ 85%	33.21%	1.04%
> 85% and ≤ 90%	1.59%	0.34%
> 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	Oct - 18
Genworth	5.88%	6.29%
QBE	94.12%	92.66%
Uninsured	0.00%	1.05%
Total	100.00%	100.00%

Seasoning Analysis	\$ % at Issue	Oct - 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%	16.89%
> 84 mths and ≤ 96 mths	0.07%	47.87%
> 96 mths and ≤ 108 mths	0.02%	18.67%
> 108 mths and ≤ 120 mths	0.06%	13.12%
> 120 mths	0.52%	3.46%
Total	100.00%	100.00%

Geographic Distribution	\$ % at Issue	Oct - 18
ACT - Metro	2.13%	2.00%
Total ACT	2.13%	2.00%
NSW - Inner city	0.17%	0.45%
NSW - Metro	25.57%	22.61%
NSW - Non metro	8.78%	9.31%
Total NSW	34.51%	32.38%
NT - Metro	0.39%	0.62%
NT - Non metro	0.12%	0.14%
Total NT	0.52%	0.76%
QLD - Inner city	0.05%	0.22%
QLD - Metro	10.46%	12.43%
QLD - Non metro	8.90%	9.22%
Total QLD	19.41%	21.87%
SA - Inner city	0.04%	0.00%
SA - Metro	6.19%	5.31%
SA - Non metro	0.65%	0.72%
Total SA	6.88%	6.03%
TAS - Inner city	0.05%	0.00%
TAS - Metro	0.44%	0.19%
TAS - Non metro	0.52%	0.92%
Total TAS	1.00%	1.11%
VIC - Inner city	0.33%	0.53%
VIC - Metro	19.69%	17.43%
VIC - Non metro	2.18%	1.46%
Total VIC	22.21%	19.42%
WA - Inner city	0.33%	0.37%
WA - Metro	12.04%	14.61%
WA - Non metro	0.97%	1.45%
Total WA	13.34%	16.43%
Total Inner City	0.98%	1.58%
Total Metro	76.91%	75.20%
Total Non Metro	22.11%	23.22%
Secured by Term Deposit	0.00%	0.00%
Total	100.00%	100.00%

ARREARS \$ % (scheduled balance basis)	31-60	61-90	90+	Total
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%
Aug-18	0.23%	0.12%	0.63%	0.98%
Sep-18	0.32%	0.17%	0.15%	0.64%
Oct-18	0.00%	0.35%	0.02%	0.37%

MORTGAGE SAFETY NET	No of Accounts	Amount (\$)
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
Aug-18	2	222,221
Sep-18	2	221,651
Oct-18	1	29,314

MORTGAGE IN POSSESSION		No of Accounts	Amount (\$)	
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	
Aug-18		1	801,439	
Sep-18		-	-	
Oct-18		-	-	
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
2018	1	604,530.69		-
Total	5	923,507.19	300,613.12	18,363.38
EXCESS SPREAD				
	Excess Spread (\$)	Excess Spread % p.a	Opening Bond Balance	
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	
Aug-18	144,385.92	1.03%	\$ 167,684,903	
Sep-18	12,024.77	0.09%	\$ 164,888,025	
Oct-18	103,916.94	0.77%	\$ 161,887,728	
Total	12,418,347.39			
ANNUALISED CPR				
	CPR % p.a			
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%			
Aug-18	16.15%			
Sep-18	17.63%			
Oct-18	11.38%			
RESERVES				
	Available	Drawn		
Principal Draw	n/a	-		
Liquidity Reserve Account	1,279,428.53	-		
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			
	Progress 2016-1 Trust			
	Progress 2017-1 Trust			
	Progress 2017-2 Trust			
Back-Up Servicer:	Perpetual Trustee (Cold)			