

PROGRESS 2012-2 TRUST

Tuesday, 18 December 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	135,470,624.15	135,470,624.15	92.41%	84.84%	AAA / AAA
Class AB Notes	A\$	36,150,000.00	14,348,040.95	14,348,040.95	4.50%	8.99%	AAA / AAA
Class B1 Notes	A\$	20,050,000.00	6,170,619.37	6,170,619.37	2.50%	3.86%	AA / N.R.
Class B2 Notes	A\$	1,600,000.00	492,418.49	492,418.49	0.20%	0.31%	AA / N.R.
TOTAL		800,000,000.00	156,481,702.96	156,481,702.96	99.60%	98.00%	
Capital Units	A\$	3,200,000.00	3,200,000.00	3,200,000.00	0.40%	2.00%	
TOTAL		803,200,000.00	159,681,702.96	159,681,702.96	100.00%	100.00%	

Current Payment Date:	Tuesday, 18 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	0.1865	3.4150%	18-Dec-18	74,220	5.06	39.40	0.1825
Class AB Notes	0.4055	4.7650%	18-Dec-18	3,615	15.35	85.67	0.3969
Class B1 Notes	0.3176	6.1150%	18-Dec-18	2,005	15.43	98.34	0.3078
Class B2 Notes	0.3176	7.1150%	18-Dec-18	160	17.95	98.34	0.3078
TOTAL				79,840	53.79	321.75	

COLLATERAL INFORMATION

	At Issue	Nov - 18
Total pool size:	\$796,788,319.81	\$157,825,314.83
Total Number Of Loans (UnConsolidated):	4101	1134
Total number of loans (consolidating split loans):	2676	769
Average loan Size:	\$297,753.48	\$205,234.48
Maximum loan size:	\$750,000.00	\$729,046.01
Total property value:	\$1,365,675,328.00	\$391,149,406.00
Number of Properties:	2869	814
Average property value:	\$476,010.92	\$480,527.53
Average current LVR:	60.02%	41.98%
Average Term to Maturity (months):	329.81	252.31
Maximum Remaining Term to Maturity (months):	358.62	281.95
Weighted Average Seasoning (months):	20.67	96.64
Weighted Average Current LVR:	65.89%	56.15%
Weighted Average Term to Maturity (months):	334.80	259.67
% of pool with loans > \$500,000:	20.28%	11.37%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	91.35%	85.70%
% Fixed Rate Loans(Value):	22.57%	5.17%
% Interest Only loans (Value):	45.49%	14.92%
Weighted Average Mortgage Interest:	6.27%	4.68%
Investment Loans:	26.03%	26.40%
Outstanding Balance Distribution	\$ % at Issue	Nov - 18
≤ \$0	0.00%	-0.05%
> \$0 and ≤ \$100,000	1.74%	4.53%
> \$100,000 and ≤ \$150,000	3.34%	6.00%
> \$150,000 and ≤ \$200,000	7.20%	9.70%
> \$200,000 and ≤ \$250,000	10.10%	16.03%
> \$250,000 and ≤ \$300,000	13.13%	15.52%
> \$300,000 and ≤ \$350,000	14.13%	13.67%
> \$350,000 and ≤ \$400,000	11.23%	12.53%
> \$400,000 and ≤ \$450,000	10.46%	7.07%
> \$450,000 and ≤ \$500,000	8.38%	3.63%
> \$500,000 and ≤ \$550,000	5.87%	4.67%
> \$550,000 and ≤ \$600,000	5.06%	2.59%
> \$600,000 and ≤ \$650,000	4.08%	2.36%
> \$650,000 and ≤ \$700,000	2.73%	0.84%
> \$700,000 and ≤ \$750,000	2.54%	0.92%
> \$750,000 and ≤ \$800,000	0.00%	0.00%
Total	100.00%	100.00%
Outstanding Balance LVR Distribution	\$ % at Issue	Nov - 18
≤ 0%	0.00%	-0.05%
> 0% and ≤ 25%	0.00%	7.21%
> 25% and ≤ 30%	2.56%	3.72%
> 30% and ≤ 35%	1.60%	3.56%
> 35% and ≤ 40%	1.57%	4.04%
> 40% and ≤ 45%	2.59%	6.44%
> 45% and ≤ 50%	3.66%	8.59%
> 50% and ≤ 55%	4.61%	6.68%
> 55% and ≤ 60%	5.34%	10.43%
> 60% and ≤ 65%	7.17%	11.06%
> 65% and ≤ 70%	7.91%	12.54%
> 70% and ≤ 75%	12.65%	12.35%
> 75% and ≤ 80%	11.52%	11.83%
> 80% and ≤ 85%	33.21%	1.26%
> 85% and ≤ 90%	1.59%	0.35%
> 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		Nov - 18
Genworth		5.88%		6.41%
QBE		94.12%		92.52%
Uninsured		0.00%		1.07%
Total		100.00%		100.00%
Seasoning Analysis		\$ % at Issue		Nov - 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%		12.91%
> 84 mths and ≤ 96 mths		0.07%		47.84%
> 96 mths and ≤ 108 mths		0.02%		20.90%
> 108 mths and ≤ 120 mths		0.06%		14.54%
> 120 mths		0.52%		3.82%
Total		100.00%		100.00%
Geographic Distribution		\$ % at Issue		Nov - 18
ACT - Metro		2.13%		2.04%
Total ACT		2.13%		2.04%
NSW - Inner city		0.17%		0.46%
NSW - Metro		25.57%		22.67%
NSW - Non metro		8.78%		9.48%
Total NSW		34.51%		32.61%
NT - Metro		0.39%		0.63%
NT - Non metro		0.12%		0.14%
Total NT		0.52%		0.77%
QLD - Inner city		0.05%		0.23%
QLD - Metro		10.46%		12.65%
QLD - Non metro		8.90%		8.42%
Total QLD		19.41%		21.30%
SA - Inner city		0.04%		0.00%
SA - Metro		6.19%		5.45%
SA - Non metro		0.65%		0.74%
Total SA		6.88%		6.18%
TAS - Inner city		0.05%		0.00%
TAS - Metro		0.44%		0.20%
TAS - Non metro		0.52%		0.85%
Total TAS		1.00%		1.05%
VIC - Inner city		0.33%		0.54%
VIC - Metro		19.69%		17.79%
VIC - Non metro		2.18%		1.23%
Total VIC		22.21%		19.56%
WA - Inner city		0.33%		0.17%
WA - Metro		12.04%		14.84%
WA - Non metro		0.97%		1.48%
Total WA		13.34%		16.50%
Total Inner City		0.98%		1.40%
Total Metro		76.91%		76.26%
Total Non Metro		22.11%		22.34%
Secured by Term Deposit		0.00%		0.00%
Total		100.00%		100.00%
ARREARS \$ % (scheduled balance basis)	31-60	61-90	90+	Total
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%
Nov-18	0.26%	0.00%	0.15%	0.42%
MORTGAGE SAFETY NET	No of Accounts	Amount (\$)		
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		
Nov-18	1	29,187		

MORTGAGE IN POSSESSION		No of Accounts	Amount (\$)		
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		-	-		
Nov-18					
PRINCIPAL LOSS		Gross Loss	LMI claim (A\$)	LMI payment (A\$)	Net loss
2016		186,209.59	186,209.59	169,344.21	16,865.38
2017		132,766.91	132,766.91	131,268.91	1,498.00
2018		604,530.69	604,530.69		-
Total		923,507.19	923,507.19	300,613.12	18,363.38
EXCESS SPREAD		Excess Spread (A\$)	Excess Spread % p.a	Opening Bond Balance	
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		162,368.58	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
Nov-18		129,431.20	0.97%	\$	159,928,571
Total		12,547,778.59			
ANNUALISED CPR		CPR % p.a			
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%			
Nov-18		20.84%			
RESERVES		Available	Drawn		
Principal Draw		n/a	-		
Liquidity Reserve Account		1,251,853.59	-		
Overcollateralisation		3,200,000.00			
SUPPORTING RATINGS		Party	Current Rating S&P /	Rating Trigger S&P /	
Role					
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)			