

PROGRESS 2012-1 TRUST

Monday, 12 October 2020

Transaction Name:	Progress 2012-1 Trust
Trustee:	Perpetual Trustee Company Limited
Security Trustee:	P.T. Limited
Originator:	AMP Bank Limited
Servicer & Custodian:	AMP Bank Limited
Issue Date:	Tuesday, 29th May 2012
Maturity Date:	Friday, 11th December 2043
Payment Date:	The 11th day of each month
Business Day for Payments:	Sydney & Melbourne
Determination Date & Ex-Interest Date:	Three Business Days before each Payment Date.

	<u>Base</u>	<u>Margin</u>	<u>Interest Calculation</u>
Class A Notes	1 M BBSW	155bps	Actual/365
Class AB Notes	1 M BBSW	285bps	Actual/365
Class B1 Notes	1 M BBSW	425bps	Actual/365
Class B2 Notes	1 M BBSW	550bps	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\$	602,750,000.00	63,855,273.47	63,855,273.47	92.50%	84.74%	AAA / AAA
Class AB Notes	A\$	31,280,000.00	7,358,277.18	7,358,277.18	4.80%	9.76%	AAA / AAA
Class B1 Notes	A\$	14,340,000.00	2,253,999.25	2,253,999.25	2.20%	2.99%	AA+ / N.R.
Class B2 Notes	A\$	1,630,000.00	256,207.34	256,207.34	0.25%	0.34%	AA+ / N.R.
TOTAL		650,000,000.00	73,723,757.24	73,723,757.24	99.75%	97.84%	
Capital Units	A\$	1,630,000.00	1,630,000.00	1,630,000.00	0.25%	2.16%	
TOTAL		651,630,000.00	75,353,757.24	75,353,757.24	100.00%	100.00%	-

Current Payment Date: Monday, 12 October 2020

	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	0.1074	1.6435%	12-Oct-20	60,275	1.50	14.63	0.1059
Class AB Notes	0.2385	2.9435%	12-Oct-20	3,128	5.96	32.50	0.2352
Class B1 Notes	0.1608	4.3435%	12-Oct-20	1,434	5.93	35.81	0.1572
Class B2 Notes	0.1608	5.5935%	12-Oct-20	163	7.64	35.81	0.1572
TOTAL				64,837	21.03	118.76	

COLLATERAL INFORMATION

	<u>At Issue</u>	<u>Sep - 20</u>
Total pool size:	\$645,129,623.00	\$74,617,603.54
Total Number Of Loans (UnConsolidated):	4054	732
Total number of loans (consolidating split loans):	2424	487
Average loan Size:	\$266,143.00	\$153,218.90
Maximum loan size:	\$750,000.00	\$640,000.00
Total property value:	\$1,186,909,227.00	\$243,616,140.63
Number of Properties:	2575	509
Average property value:	\$460,936.00	\$478,617.17
Average current LVR:	57.00%	33.59%
Average Term to Maturity (months):	289	189.00
Maximum Remaining Term to Maturity (months):	350	248.42
Weighted Average Seasoning (months):	42	137.41
Weighted Average Current LVR:	64.10%	53.88%
Weighted Average Term to Maturity (months):	303	214.79
% of pool with loans > \$500,000:	13.00%	8.41%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	95.00%	108.89%
% Fixed Rate Loans(Value):	17.30%	5.76%
% Interst Only loans (Value):	48.90%	9.03%
Weighted Average Coupon:	6.80%	3.62%
Investment Loans:	28.00%	35.85%

<u>Outstanding Balance Distribution</u>	<u>\$ % at Issue</u>	<u>Sep - 20</u>
≤ \$0	0.00%	-0.47%
> \$0 and ≤ \$100,000	3.88%	7.50%
> \$100,000 and ≤ \$150,000	9.12%	11.17%
> \$150,000 and ≤ \$200,000	13.65%	12.70%
> \$200,000 and ≤ \$250,000	18.26%	15.76%
> \$250,000 and ≤ \$300,000	13.09%	16.54%
> \$300,000 and ≤ \$350,000	13.64%	12.52%
> \$350,000 and ≤ \$400,000	9.35%	9.00%
> \$400,000 and ≤ \$450,000	5.95%	5.62%
> \$450,000 and ≤ \$500,000	4.45%	1.24%
> \$500,000 and ≤ \$550,000	3.48%	3.56%
> \$550,000 and ≤ \$600,000	2.43%	1.55%
> \$600,000 and ≤ \$650,000	1.78%	3.31%
> \$650,000 and ≤ \$700,000	0.90%	0.00%
> \$700,000 and ≤ \$750,000	0.00%	0.00%
Total	100.00%	100.00%

Outstanding Balance LVR Distribution	\$ % at Issue	Sep - 20
≤ 0%	0.00%	-0.47%
> 0% and ≤ 25%	3.98%	10.83%
> 25% and ≤ 30%	2.01%	4.89%
> 30% and ≤ 35%	2.61%	3.58%
> 35% and ≤ 40%	4.12%	6.25%
> 40% and ≤ 45%	3.51%	7.33%
> 45% and ≤ 50%	5.05%	4.58%
> 50% and ≤ 55%	5.46%	10.28%
> 55% and ≤ 60%	6.80%	8.39%
> 60% and ≤ 65%	7.58%	9.73%
> 65% and ≤ 70%	10.76%	10.23%
> 70% and ≤ 75%	11.67%	8.68%
> 75% and ≤ 80%	28.27%	11.63%
> 80% and ≤ 85%	2.05%	2.27%
> 85% and ≤ 90%	5.17%	1.39%
> 90% and ≤ 95%	0.95%	0.00%
> 95% and ≤ 100%	0.00%	0.00%
> 100%	0.00%	0.43%
Total	100.00%	100.00%

Mortgage Insurance	\$ % at Issue	Sep - 20
Genworth	27.40%	25.35%
QBE	72.60%	74.22%
Uninsured	0.00%	0.43%
Total	100.00%	100.00%

Seasoning Analysis	\$ % at Issue	Sep - 20
> 6 mths and ≤ 9 mths	1.29%	0.00%
> 9 mths and ≤ 12 mths	8.97%	0.00%
> 12 mths and ≤ 15 mths	15.19%	0.00%
> 15 mths and ≤ 18 mths	8.18%	0.00%
> 18 mths and ≤ 21 mths	6.89%	0.00%
> 21 mths and ≤ 24 mths	22.57%	0.00%
> 24 mths and ≤ 36 mths	8.20%	0.00%
> 36 mths and ≤ 48 mths	7.89%	0.00%
> 48 mths and ≤ 60 mths	4.98%	0.00%
> 60 mths and ≤ 72 mths	3.49%	0.00%
> 72 mths and ≤ 84 mths	2.61%	0.00%
> 84 mths and ≤ 96 mths	3.98%	0.00%
> 96 mths and ≤ 108 mths	1.32%	0.00%
> 108 mths and ≤ 120 mths	4.45%	28.22%
> 120 mths	0.00%	71.78%
Total	100.00%	100.00%

Geographic Distribution	\$ % at Issue	Sep - 20
ACT - Metro	1.97%	2.11%
Total ACT	1.97%	2.11%
NSW - Inner city	0.07%	0.00%
NSW - Metro	29.48%	27.45%
NSW - Non metro	10.42%	9.43%
Total NSW	39.98%	36.88%
NT - Metro	0.55%	0.69%
NT - Non metro	0.16%	0.20%
Total NT	0.72%	0.89%
QLD - Inner city	0.00%	0.00%
QLD - Metro	8.49%	6.89%
QLD - Non metro	7.14%	11.51%
Total QLD	15.63%	18.40%
SA - Inner city	0.00%	0.00%
SA - Metro	7.18%	9.84%
SA - Non metro	0.89%	0.70%
Total SA	8.07%	10.54%
TAS - Inner city	0.03%	0.23%
TAS - Metro	0.56%	0.07%
TAS - Non metro	0.46%	0.19%
Total TAS	1.05%	0.49%
VIC - Inner city	0.37%	0.35%
VIC - Metro	19.45%	16.65%
VIC - Non metro	2.11%	1.69%
Total VIC	21.93%	18.68%
WA - Inner city	0.15%	0.47%
WA - Metro	9.01%	8.56%
WA - Non metro	1.50%	2.97%
Total WA	10.66%	12.01%
Total Inner City	0.63%	1.06%
Total Metro	76.69%	72.26%
Total Non Metro	22.68%	26.69%
Secured by Term Deposit	0.00%	0.00%
Total	100.00%	100.00%

ARREARS \$ % (scheduled balance basis)	31-60	61-90	90+	Total
Oct-19	0.26%	0.00%	0.68%	0.94%
Nov-19	0.00%	0.26%	0.54%	0.81%
Dec-19	0.00%	0.00%	0.79%	0.79%
Jan-20	0.28%	0.00%	0.81%	1.10%
Feb-20	0.00%	0.00%	0.59%	0.59%
Mar-20	0.23%	0.00%	0.60%	0.83%
Apr-20	0.17%	0.00%	0.37%	0.54%
May-20	0.53%	0.18%	0.38%	1.09%
Jun-20	0.29%	0.00%	0.56%	0.85%
Jul-20	0.09%	0.00%	0.58%	0.66%
Aug-20	0.00%	0.00%	0.58%	0.58%
Sep-20	0.00%	0.00%	0.59%	0.59%

MORTGAGE SAFETY NET (Incl. COVID-19)

	No of Accounts	Amount (\$)
Oct-19	8	1,227,008
Nov-19	8	1,274,644
Dec-19	8	1,258,778
Jan-20	6	714,194
Feb-20	5	518,041
Mar-20	4	325,954
Apr-20	35	6,674,402
May-20	40	7,701,120
Jun-20	40	7,648,636
Jul-20	40	7,617,866
Aug-20	40	7,630,956
Sep-20	37	7,088,599

*** Incl. COVID-19 HARDSHIP**

	No of Accounts	Amount (\$)
Apr-20	35	6,674,402
May-20	38	7,539,591
Jun-20	39	7,624,043
Jul-20	35	7,165,400
Aug-20	35	7,180,652
Sep-20	32	6,642,323

MORTGAGE IN POSSESSION

	No of Accounts	Amount (\$)
Oct-19	-	-
Nov-19	-	-
Dec-19	-	-
Jan-20	-	-
Feb-20	-	-
Mar-20	-	-
Apr-20	-	-
May-20	-	-
Jun-20	-	-
Jul-20	-	-
Aug-20	-	-
Sep-20	-	-

PRINCIPAL LOSS

	Gross Loss	LMI claim (A\$)	LMI payment (A\$)	Net loss
2014	96,658	-	-	96,658
2018	243,848	243,848	165,674	78,174
Total	340,506	243,848	165,674	174,832

BREACH OF REPS & WARRANTY

	No. of loans	Amount (A\$)
2014	1	96,657.54
Total	1	96,657.54

EXCESS SPREAD

	Excess Spread (A\$)	Excess Spread % p.a	Opening Bond Balance
Oct-19	48,772.71	0.63%	\$ 92,516,041
Nov-19	39,121.60	0.52%	\$ 90,164,558
Dec-19	40,153.00	0.55%	\$ 87,612,863
Jan-20	56,121.34	0.79%	\$ 85,311,123
Feb-20	43,088.28	0.62%	\$ 83,272,514
Mar-20	34,286.80	0.50%	\$ 82,106,057
Apr-20	71,858.26	1.06%	\$ 81,040,402
May-20	8,215.98	0.12%	\$ 80,327,410
Jun-20	15,158.79	0.23%	\$ 78,050,958
Jul-20	40,931.88	0.63%	\$ 78,050,958
Aug-20	48,237.45	0.76%	\$ 75,778,127
Sep-20	39,323.09	0.63%	\$ 74,764,726
Total	11,189,144.65		

ANNUALISED CPR

	CPR % p.a
Oct-19	24.01%
Nov-19	26.53%
Dec-19	24.67%
Jan-20	22.42%
Feb-20	12.62%
Mar-20	11.46%
Apr-20	6.81%
May-20	26.21%
Jun-20	-5.22%
Jul-20	27.94%
Aug-20	11.52%
Sep-20	12.04%

RESERVES

	<u>Available</u>	<u>Drawn</u>	
Principal Draw	n/a		-
Liquidity Reserve Account	737,237.57		-
Redraw Facility	373,823.63		-
Overcollateralisation	1,630,000.00		

SUPPORTING RATINGS

<u>Role</u>	<u>Party</u>	<u>Current Rating S&P / Fitch</u>	<u>Rating Trigger S&P / Fitch</u>
Fixed Rate Swap Provider	AMP Bank Limited	BBB+ /not rated	A-1/F1
Liquidity Reserve Account Holder	MUFG Bank, Ltd	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:	BBB+ /not rated
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)