PROGRESS 2012-1 TRUST

Monday, 13 July 2020

Transaction Name: Trustee:

Progress 2012-1 Trust Perpetual Trustee Company Limited

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

	<u>Base</u>	Margin	Interest Calculation
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

		Current Invested			Current		
	Currency	Initial Stated Amount	Amount	Current Stated Amount	Percentages at Issue	Percentages	Rating S&P/Fitch
Class A Notes	A\$	602,750,000.00	67,522,171.66	67,522,171.66	92.50%	84.74%	AAA / AAA
Class AB Notes	A\$	31,280,000.00	7,780,827.30	7,780,827.30	4.80%	9.76%	AAA / AAA
Class B1 Notes	A\$	14,340,000.00	2,467,484.76	2,467,484.76	2.20%	3.10%	AA+ / N.R.
Class B2 Notes	A\$	1,630,000.00	280,473.78	280,473.78	0.25%	0.35%	AA+ / N.R.
TOTAL		650,000,000.00	78,050,957.50	78,050,957.50	99.75%	97.95%	
Capital Units	A\$	1,630,000.00	1,630,000.00	1,630,000.00	0.25%	2.05%	
TOTAL		651,630,000.00	79,680,957.50	79,680,957.50	100.00%	100.00%	-
Current Payment Date:		Monday, 13 July 2020					

·	Pre Payment Date Bond				Interest Payment (per	Principal Payment	Post Payment Date Bond
Factors	Coupon Rate	Coupon Rate Reset Date Initial Issued Notes (No.)		security)	(per security)	Factors	
Class A Notes	0.1120	1.6400%	13-Jul-20	60,275	1.61	-	0.1120
Class AB Notes	0.2487	2.9400%	13-Jul-20	3,128	6.41	-	0.2487
Class B1 Notes	0.1721	4.3400%	13-Jul-20	1,434	6.55	-	0.1721
Class B2 Notes	0.1721	5.5900%	13-Jul-20	163	8.43	-	0.1721
TOTAL				64.837	23.00	-	

Total number of loans (consolidating split loans): 2424 \$05 Average loan Size: \$750,000.0 \$156,448.73 Maximum loan size: \$750,000.0 \$640,000.00 Total property value: \$1,186,909,227.00 \$255,586,525.63 Number of Properties: 2575 \$5277 Average property value: \$460,936.00 \$484,983.92 Average property value: \$400,936.00 \$484,983.92 Average Term to Maturity (months): 289 192.66 Maximum Remaining Term to Maturity (months): 350 251.44 Weighted Average Evernet LVR: 64.10% 53.54% Weighted Average Evernet Maturity (months): 303 216.96 % of pool (amouth) Lobac Loans: 0.00% 0.00% % of pool (amouth) Lobac Loans: 0.00% 0.00% % of pool (amouth) Lobac Loans: 0.00% 0.00% % interst Chy loans (Value): 95.00% 110.39% % litters Chy loans (Value): 48.90% 9.92.92% Weighted Average Coupon: 6.80% 3.72% Investment Loans: 28.00% <th>COLLATERAL INFORMATION</th> <th><u>At Issue</u></th> <th><u>Jun - 20</u></th>	COLLATERAL INFORMATION	<u>At Issue</u>	<u>Jun - 20</u>
Total number of loans (consolidating split loans): 2424 5.05 Average loan Size: \$266,143.00 \$156,448.73 Maximum loan size: \$750,000.00 \$640,000.00 Total property value: \$1,186,909.227.00 \$255,586,525.63 Number of Properties: 2575 \$277 Average property value: \$400,936.00 \$484,983.92 Average Term to Maturity (months): 289 192.66 Maximum Remaining Term to Maturity (months): 350 251.44 Weighted Average Seasoning (months): 42 135.10 Weighted Average Eurrent LVR: 64.10% 53.54% Weighted Average Term to Maturity (months): 303 261.54% % of pool (amout) Loboc Loans: 0.00% 0.00% % of pool (amout) Loboc Loans: 0.00% 0.00% % of pool (amout) Loboc Loans: 0.00% 0.00% % interst Chy loans (Value): 48.90% 9.92% % linterst Chy loans (Value): 48.90% 9.92% Weighted Average Coupon: 6.80% 7.15% Loss of and ≤ \$150,000 3.88% <td>Total pool size:</td> <td>\$645,129,623.00</td> <td>\$79,006,610.91</td>	Total pool size:	\$645,129,623.00	\$79,006,610.91
Average loan Size: \$266,143.00 \$156,448.73 Maximum loan size: \$750,000.00 \$640,000.00 Total property value: \$1,186,909,227.00 \$255,586,525.63 Number of Properties: \$275 \$27 Average property value: \$460,936.00 \$484,983.92 Average current LVR: \$7,00% 33.96% Average Erem to Maturity (months): 289 192,66 Maximum Remaining Term to Maturity (months): 350 251,44 Weighted Average Seasoning (months): 42 135,10 Weighted Average Eurent tVR: 64,10% 53,54% Weighted Average Term to Maturity (months): 303 216,56 % of pool with loans > \$500,000: 13,00% 8.00% % of pool with loans > \$500,000: 13,00% 8.00% % of pool with loans > \$500,000: 13,00% 9.00% % fixed Rate Loans (Value): 9,00% 10,00% % linest of Diy loans (Value): 48,90% 9,92,3% Weighted Average Coupon: 6,80% 3,72% Investment Loans: 28,00% 3,36% <td>Total Number Of Loans (UnConsolidated):</td> <td>4054</td> <td>765</td>	Total Number Of Loans (UnConsolidated):	4054	765
Maximum loan size: \$750,000.00 \$640,000.00 Total property value: \$1,186,909,227.00 \$255,866,525.63 Xumber of Properties: 2575 527 Average property value: \$460,936.00 \$484,983.39 Average Term to Maturity (months): 289 192.66 Maximum Remaining Term to Maturity (months): 42 135.10 Weighted Average Seasoning (months): 42 135.10 Weighted Average Seasoning (months): 303 216.66 % of pool (wrth loans > \$500,000: 13.00% 53.34% Weighted Average Term to Maturity (months): 303 216.69 % of pool (mount) LoDoc Loans: 303 216.69 % of pool (mount) LoDoc Loans: 0.00% 0.00% % of pool (mount) LoDoc Loans: 0.00% 0.00% % interest Only loans (Value): 95.00% 110.39% % linters Only loans (Value): 48.90% 9.92% Weighted Average Coupon: 6.80% 1.715% vest and to sea	Total number of loans (consolidating split loans):	2424	505
Total property value: \$1,186,909,227.00 \$255,586,525.63 Number of Properties: \$460,936.00 \$484,983.92 Average property value: \$460,936.00 \$484,983.92 Average current LVR: \$7.00% 33.96% Average Term to Maturity (months): 289 192.66 Maximum Remaining Term to Maturity (months): 350 251.44 Weighted Average Seasoning (months): 42 135.10 Weighted Average Current LVR: 64.10% 53.54% Weighted Average Term to Maturity (months): 303 216.96 % of pool (amount) LoDoc Loans: 0.00% 0.00% % of pool (amount) LoDoc Loans: 0.00% 1.00% % Fixed Rate Loans(Value): 95.00% 110.39% % Interst Only loans (Value): 48.90% 9.92% Weighted Average Coupon: 6.80% 3.72% k Fixed Rate Loans(Value): 95.00 1.00% % Interst Only loans (Value): 48.90% 9.92% Weighted Average Coupon: 6.80% 3.72% lovestiment Loans: 28.00% 3.28% <td>Average loan Size:</td> <td>\$266,143.00</td> <td>\$156,448.73</td>	Average loan Size:	\$266,143.00	\$156,448.73
Number of Properties: \$2575 \$227 Average property value: \$460,936.00 \$484,983.92 Average current LVR: \$570.00% 33.96% Average Term to Maturity (months): 289 192.66 Maximum Remaining Term to Maturity (months): 350 251.44 Weighted Average Seasoning (months): 42 135.10 Weighted Average Term to Maturity (months): 303 216.96 % of pool with loans > \$500,000: 13.00% 8.00% % of pool with loans > \$500,000: 13.00% 8.00% % of pool drount) LoDoc Loans: 0.00% 0.00% % of pool drount) LoDoc Loans: 0.00% 0.00% % of pool drount) LoDoc Loans: 0.00% 10.00% % of pool drount) LoDoc Loans: 0.00% 11.03% % of pool drount) LoDoc Loans: 0.00% 11.03% % of pool drount) LoDoc Loans: 0.00% 11.03% % Fixed Rate Loans(Value): 95.00% 111.30% % Fixed Rate Loans(Value): 48.90% 9.22% Weighted Average Coupon: 6.80% 3.22% <td>Maximum loan size:</td> <td>\$750,000.00</td> <td>\$640,000.00</td>	Maximum loan size:	\$750,000.00	\$640,000.00
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> \$650,000 and ≤ \$700,000			
> \$700,000 and ≤ \$750,000 0.00% 0.00%			
Total 100.00% 100.00%		100.00%	

Outstanding Balance LVR Distribution		\$ % at Issue		<u>Jun - 20</u>
0%		0.00%		-0.44%
• 0% and ≤ 25%		3.98%		10.66%
> 25% and ≤ 30%		2.01%		5.86%
> 30% and ≤ 35%		2.61%		4.47%
> 35% and ≤ 40% > 40% and ≤ 45%		4.12% 3.51%		4.87% 7.26%
> 45% and ≤ 50%		5.05%		6.46%
> 50% and ≤ 55%		5.46%		9.62%
> 55% and ≤ 60%		6.80%		6.93%
> 60% and ≤ 65%		7.58%		10.74%
> 65% and ≤ 70%		10.76%		10.67%
> 70% and ≤ 75%		11.67%		6.69%
> 75% and ≤ 80%		28.27%		12.34%
> 80% and ≤ 85%		2.05%		2.15%
> 85% and ≤ 90%		5.17%		1.31%
> 90% and ≤ 95%		0.95%		0.00%
> 95% and ≤ 100%		0.00%		0.00%
> 100%		0.00%		0.41%
Total		100.00%		100.00%
Mortgage Insurance		\$ % at Issue		Jun - 20
Genworth		27.40%		25.09%
QBE		72.60%		74.07%
Uninsured		0.00%		0.84%
Total		100.00%		100.00%
Seasoning Analysis		¢ 0/ a4 lanna		t
Seasoning Analysis > 6 mths and ≤ 9 mths		\$ % at Issue 1.29%		<u>Jun - 20</u> 0.00%
> 6 mtns and ≤ 9 mtns > 9 mths and ≤ 12 mths		1.29% 8.97%		0.00%
> 12 mths and ≤ 15 mths		15.19%		0.00%
> 12 mtns and ≤ 15 mtns > 15 mths and ≤ 18 mths		8.18%		0.00%
> 15 mtns and ≤ 18 mtns > 18 mths and ≤ 21 mths		8.18% 6.89%		0.00%
> 18 mths and ≤ 21 mths > 21 mths and ≤ 24 mths		22.57%		0.00%
> 21 mths and ≤ 24 mths > 24 mths and ≤ 36 mths		8.20%		0.00%
> 24 mtns and ≤ 36 mtns > 36 mths and ≤ 48 mths		8.20% 7.89%		0.00%
> 36 mtns and ≤ 48 mtns > 48 mths and ≤ 60 mths		4.98%		0.00%
> 48 mins and ≤ 60 mins > 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%		34.75%
> 120 mths		0.00%		65.25%
Total		100.00%		100.00%
December 1 Distribution		A 0/ -1 1		
Geographic Distribution ACT - Metro		\$ % at Issue 1.97%		<u>Jun - 20</u> 2.01%
Fotal ACT		1.97%		2.01%
i dan ne		1.37,0		2.0270
NSW - Inner city		0.07%		0.00%
NSW - Metro		29.48%		28.19%
NSW - Non metro		10.42%		9.42%
Total NSW		39.98%		37.61%
101111011		33.30%		3710270
NT - Metro		0.55%		0.67%
NT - Non metro		0.16%		0.20%
Total NT		0.72%		0.87%
		· · · ·		
QLD - Inner city		0.00%		0.00%
QLD - Metro		8.49%		6.69%
QLD - Non metro		7.14%		11.20%
Fotal QLD		15.63%		17.89%
SA - Inner city		0.00%		0.00%
SA - Metro		7.18%		9.86%
SA - Non metro		0.89%		0.68%
Total SA		8.07%		10.54%
TAS - Inner city		0.03%		0.21%
TAS - Metro		0.56%		0.13%
TAS - Non metro		0.46%		0.19%
Total TAS		1.05%		0.54%
/IC - Inner city		0.37%		0.34%
/IC - Metro		19.45%		16.74%
VIC - Non metro		2.11%		1.64%
Total VIC		21.93%		18.73%
NA - Inner city		0.15%		0.50%
WA - Metro		9.01%		8.53%
		1.50%		2.79%
WA - Non metro		10.66%		11.81%
WA - Non metro				
WA - Non metro Total WA				
WA - Non metro Total WA Fotal Inner City		0.63%		1.05%
WA - Non metro Total WA Fotal Inner City Fotal Metro		76.69%		72.82%
WA - Non metro Total WA Total Inner City Total Metro Total Non Metro		76.69% 22.68%		72.82% 26.12%
WA - Non metro Total WA Total Inner City Total Metro Total Non Metro Secured by Term Deposit		76.69% 22.68% 0.00%		72.82% 26.12% 0.00%
WA - Non metro Total WA Total Inner City Total Metro Total Non Metro		76.69% 22.68%		72.82% 26.12%
WA - Non metro Total WA Fotal Inner City Total Metro Total Non Metro Secured by Term Deposit Total	31-60	76.69% 22.68% 0.00% 100.00%	90+	72.82% 26.12% 0.00% 100.00%
WA - Non metro Total WA Total Inner City Total Metro Total Non Metro Secured by Term Deposit Total ARREARS \$ % (scheduled balance basis)	31-60 0.00%	76.69% 22.68% 0.00% 100.00%	90+ 0.64%	72.82% 26.12% 0.00% 100.00%
WA - Non metro Total WA Total Inner City Total Metro Total Non Metro Secured by Term Deposit Total ARREARS \$ % (scheduled balance basis) ul-19	0.00%	76.69% 22.68% 0.00% 100.00% 61-90 0.50%	0.64%	72.82% 26.12% 0.00% 100.00% Total 1.15%
WA - Non metro Total WA Total Inner City Total Metro Total Mon Metro Secured by Term Deposit Total ARREARS \$ % (scheduled balance basis) Jul-19 Aug-19	0.00% 0.38%	76.69% 22.68% 0.00% 100.00% 61-90 0.50% 0.18%	0.64% 0.66%	72.82% 26.12% 0.00% 100.00% Total 1.15% 1.22%
WA - Non metro Total WA Total Inner City Total Metro Total Non Metro Secured by Term Deposit Total ARREARS \$ % (scheduled balance basis) Iul-19 Aug-19 Sep-19	0.00% 0.38% 0.21%	76.69% 22.68% 0.00% 100.00% 61-90 0.50% 0.18% 0.00%	0.64% 0.66% 0.45%	72.82% 26.12% 0.00% 100.00% Total 1.15% 1.22% 0.66%
WA - Non metro Total WA Total Inner City Total Metro Total Non Metro Secured by Term Deposit Total ARREARS \$ % (scheduled balance basis) Iul-19 Aug-19 Sep-19 Oct-19	0.00% 0.38% 0.21% 0.26%	76.69% 22.68% 0.00% 100.00% 61-90 0.50% 0.18% 0.00% 0.00%	0.64% 0.66% 0.45% 0.68%	72.82% 26.12% 0.00% 100.00% Total 1.15% 1.22% 0.66% 0.94%
WA - Non metro Total WA Total Inner City Total Metro Total Non Metro Secured by Term Deposit Total ARREARS \$ % (scheduled balance basis) Iul-19 Aug-19 Sep-19 Dot-19 Nov-19	0.00% 0.38% 0.21% 0.26% 0.00%	76.69% 22.68% 0.00% 100.00% 61-90 0.50% 0.18% 0.00% 0.00% 0.26%	0.64% 0.66% 0.45% 0.68% 0.54%	72.82% 26.12% 0.00% 100.00% Total 1.15% 1.22% 0.66% 0.94% 0.81%
WA - Non metro Total WA Total Inner City Total Metro Total Non Metro Secured by Term Deposit Total ARREARS \$ % (scheduled balance basis) Iul-19 Jul-19 Jep-19 Jet-19 Jot-19 Joe-19 Joe-19 Joe-19 Joe-19 Joe-19	0.00% 0.38% 0.21% 0.26% 0.00% 0.00%	76.69% 22.68% 0.00% 100.00% 61-90 0.50% 0.18% 0.00% 0.26% 0.00%	0.64% 0.66% 0.45% 0.68% 0.54% 0.79%	72.82% 26.12% 0.00% 100.00% Total 1.15% 1.22% 0.66% 0.94% 0.81% 0.79%
WA - Non metro Total WA Total Inner City Total Metro Total Non Metro Secured by Term Deposit Total ARREARS \$ % (scheduled balance basis) Iul-19 Aug-19 Sep-19 Dot-19 Nov-19	0.00% 0.38% 0.21% 0.26% 0.00%	76.69% 22.68% 0.00% 100.00% 61-90 0.50% 0.18% 0.00% 0.00% 0.26%	0.64% 0.66% 0.45% 0.68% 0.54% 0.79% 0.81%	72.82% 26.12% 0.00% 100.00% Total 1.15% 1.22% 0.66% 0.94% 0.81%
WA - Non metro Total WA Total Inner City Total Metro Total Non Metro Secured by Term Deposit Total ARREARS \$ % (scheduled balance basis) ul-19 Aug-19 Sept-19 Sopt-19 Sopt-19 Nov-19 Dec-19 Ian-20 Feb-20	0.00% 0.38% 0.21% 0.26% 0.00% 0.00% 0.28% 0.00%	76.69% 22.68% 0.00% 100.00% 61-90 0.50% 0.18% 0.00% 0.00% 0.26% 0.00% 0.00% 0.00%	0.64% 0.66% 0.45% 0.68% 0.54% 0.79% 0.81% 0.59%	72.82% 26.12% 0.00% 100.00% Total 1.15% 1.22% 0.66% 0.94% 0.81% 0.79% 1.10% 0.59%
WA - Non metro Total WA Total Inner City Total Metro Total Non Metro Secured by Term Deposit Total ARREARS \$ % (scheduled balance basis) Iul-19 Aug-19 Sep-19 Dot-19 Nov-19 Dec-19 Jan-20	0.00% 0.38% 0.21% 0.26% 0.00% 0.00%	76.69% 22.68% 0.00% 100.00% 61-90 0.50% 0.18% 0.00% 0.00% 0.26% 0.00% 0.00% 0.00%	0.64% 0.66% 0.45% 0.68% 0.54% 0.79% 0.81%	72.82% 26.12% 0.00% 100.00% Total 1.15% 1.22% 0.66% 0.94% 0.81% 0.79% 1.10%
WA - Non metro Total WA Total Inner City Total Metro Total Non Metro Secured by Term Deposit Total ARREARS \$ % (scheduled balance basis) Iul-19 Usl-19 Usl	0.00% 0.38% 0.21% 0.26% 0.00% 0.00% 0.28% 0.00% 0.23%	76.69% 22.68% 0.00% 100.00% 61-90 0.50% 0.18% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00%	0.64% 0.66% 0.45% 0.68% 0.54% 0.79% 0.81% 0.59% 0.60%	72.82% 26.12% 0.00% 100.00% Total 1.15% 1.22% 0.66% 0.94% 0.81% 0.79% 1.10% 0.59% 0.83%

MORTGAGE SAFETY NET (Incl. COVID-19)	No of Accounts	Amount (\$)		
Jul-19	4	897,486		
Aug-19	3	574,782		
Sep-19	3	384,322		
Oct-19 Nov-19	8	1,227,008 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		
* 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		
MORTGAGE IN POSSESSION	No of Accounts	Amount (\$)		
Jul-19	-	-		
Aug-19	-	-		
Sep-19	-	-		
Oct-19	-	-		
Nov-19	-	-		
Dec-19	-	-		
Jan-20	-	-		
Feb-20	-	-		
Mar-20 Apr-20	-	-		
May-20	-			
Jun-20	-			
PRINCIPAL LOSS				
PRINCIPAL LOSS	Gross Loss	LMI claim (A\$)	LMI payment (A\$)	Net loss
2014 2018	96,658 243,848	243,848	165,674	96,658 78,174
Total	340,506	243,848	165,674	174,832
	340,300	243,040	103,074	174,032
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	
Jul-19	76,220.82	0.91%	\$ 100,032,378	
Aug-19	62,600.22	0.77%	\$ 97,971,705	
Sep-19	66,569.25	0.84%		
Oct-19 Nov-19	48,772.71	0.63%		
Dec-19	39,121.60	0.52%		
Jan-20	40,153.00 56,121.34	0.55% 0.79%		
Feb-20	43,088.28	0.62%		
Mar-20	34,286.80	0.50%		
Apr-20	71,858.26	1.06%		
May-20	8,215.98	0.12%		
Jun-20	15,158.69	0.23%		
Total	11,189,144.65	5.2570		
ANALIALISED CDD	CDD 9/			
ANNUALISED CPR Jul-19	<u>CPR % p.a</u> 19.60%			

ANNUALISED CPR	CPR % p.a
Jul-19	19.60%
Aug-19	23.01%
Sep-19	30.04%
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%

RESERVES Principal Draw Available n/a 781,581.93 284,092.48 1,630,000.00 Liquidity Reserve Account Redraw Facility Overcollateralisation 106,162.31

SUPPORTING RATINGS Role

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

SERVICER
Servicer:
Servicer Ranking or Rating:
Servicer Rating:
Servicer Experience: AMP Bank Limited A / A2 N/A

N/A Progress 2005-2 Trust Progress 2006-1 Trust Progress 2007-1G Trust Progress 2008-1R Trust Progress 2009-1 Trust Progress 2009-1 Trust
Progress 2011-1 Trust
Progress 2011-1 Trust
Progress 2012-1 Trust
Progress 2012-1 Trust
Progress 2013-1 Trust
Progress 2013-1 Trust
Progress 2014-1 Trust
Progress 2014-1 Trust
Progress Warehouse Trust No .1
Progress Warehouse Trust No .1
Progress 2016-1 Trust
Progress 2017-1 Trust Progress 2017-1 Trust Progress 2017-2 Trust Perpetual Trustee (Cold)

Back-Up Servicer: