

# PROGRESS 2012-2 TRUST

Monday, 20 September 2021

<b>Transaction Name:</b>	Progress 2012-2 Trust
<b>Trustee:</b>	Perpetual Trustee Company Limited
<b>Security Trustee:</b>	P.T. Limited
<b>Originator:</b>	AMP Bank Limited
<b>Servicer &amp; Custodian:</b>	AMP Bank Limited
<b>Issue Date:</b>	Thursday, 30th August 2012
<b>Maturity Date:</b>	Saturday, 18th June 2044
<b>Payment Date:</b>	The 18th day of each month
<b>Business Day for Payments:</b>	Sydney & Melbourne
<b>Determination Date &amp; Ex-Interest Date:</b>	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	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
Class A Notes	A\$	742,200,000.00	76,313,197.90	76,313,197.90	92.41%	84.49%
Class AB Notes	A\$	36,150,000.00	8,299,996.16	8,299,996.16	4.50%	9.19%
Class B1 Notes	A\$	20,050,000.00	2,320,363.71	2,320,363.71	2.50%	2.57%
Class B2 Notes	A\$	1,600,000.00	185,166.19	185,166.19	0.20%	0.21%
<b>TOTAL</b>		<b>800,000,000.00</b>	<b>87,118,723.96</b>	<b>87,118,723.96</b>	<b>99.60%</b>	<b>96.46%</b>
Capital Units	A\$	3,200,000.00	3,200,000.00	3,200,000.00	0.40%	3.54%
<b>TOTAL</b>		<b>803,200,000.00</b>	<b>90,318,723.96</b>	<b>90,318,723.96</b>	<b>100.00%</b>	<b>100.00%</b>

Current Payment Date:		Monday, 20 September 2021					
	Pre Payment				Interest Payment (per	Principal Payment	
	Date Bond	Coupon Rate	Coupon Rate Reset Date	Initial Issued Notes (No.)	security)	(per security)	
	Factors						
Class A Notes	0.1051	1.5600%	20-Sep-21	74,220	1.48	23.11	
Class AB Notes	0.2348	2.9100%	20-Sep-21	3,615	6.18	51.59	
Class B1 Notes	0.1217	4.2600%	20-Sep-21	2,005	4.69	59.22	
Class B2 Notes	0.1217	5.2600%	20-Sep-21	160	5.79	59.22	
<b>TOTAL</b>				<b>79,840</b>	<b>18.13</b>	<b>193.14</b>	

<u>COLLATERAL INFORMATION</u>	<u>At Issue</u>	<u>Aug - 21</u>
Total pool size:	\$796,788,319.81	\$89,621,770.31
Total Number Of Loans (UnConsolidated):	4101	757
Total number of loans (consolidating split loans):	2676	527
Average loan Size:	\$297,753.48	\$170,060.29
Maximum loan size:	\$750,000.00	\$711,996.51
Total property value:	\$1,365,675,328.00	\$268,729,412.00
Number of Properties:	2869	552
Average property value:	\$476,010.92	\$486,828.64
Average current LVR:	60.02%	34.96%
Average Term to Maturity (months):	329.81	220.57
Maximum Remaining Term to Maturity (months):	358.62	248.91
Weighted Average Seasoning (months):	20.67	129.62
Weighted Average Current LVR:	65.89%	52.24%
Weighted Average Term to Maturity (months):	334.80	228.04
% of pool with loans > \$500,000:	20.28%	9.26%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	91.35%	100.03%
% Fixed Rate Loans(Value):	22.57%	7.59%
% Interest Only loans (Value):	45.49%	4.44%
Weighted Average Mortgage Interest:	6.27%	3.43%
Investment Loans:	26.03%	31.03%

<u>Outstanding Balance Distribution</u>	<u>\$ % at Issue</u>	<u>Aug - 21</u>
≤ \$0	0.00%	-0.46%
> \$0 and ≤ \$100,000	1.74%	5.25%
> \$100,000 and ≤ \$150,000	3.34%	8.52%
> \$150,000 and ≤ \$200,000	7.20%	13.02%
> \$200,000 and ≤ \$250,000	10.10%	16.94%
> \$250,000 and ≤ \$300,000	13.13%	17.68%
> \$300,000 and ≤ \$350,000	14.13%	11.67%
> \$350,000 and ≤ \$400,000	11.23%	9.03%
> \$400,000 and ≤ \$450,000	10.46%	3.31%
> \$450,000 and ≤ \$500,000	8.38%	5.76%
> \$500,000 and ≤ \$550,000	5.87%	5.83%
> \$550,000 and ≤ \$600,000	5.06%	1.27%
> \$600,000 and ≤ \$650,000	4.08%	1.36%
> \$650,000 and ≤ \$700,000	2.73%	0.00%
> \$700,000 and ≤ \$750,000	2.54%	0.79%
> \$750,000 and ≤ \$800,000	0.00%	0.00%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<u>Outstanding Balance LVR Distribution</u>	<u>\$ % at Issue</u>	<u>Aug - 21</u>
≤ 0%	0.00%	-0.46%
> 0% and ≤ 25%	0.00%	8.81%
> 25% and ≤ 30%	2.56%	3.00%
> 30% and ≤ 35%	1.60%	2.60%
> 35% and ≤ 40%	1.57%	6.75%
> 40% and ≤ 45%	2.59%	8.57%
> 45% and ≤ 50%	3.66%	9.00%
> 50% and ≤ 55%	4.61%	13.80%
> 55% and ≤ 60%	5.34%	14.43%
> 60% and ≤ 65%	7.17%	9.64%
> 65% and ≤ 70%	7.91%	11.44%
> 70% and ≤ 75%	12.65%	7.64%
> 75% and ≤ 80%	11.52%	4.22%
> 80% and ≤ 85%	33.21%	0.19%
> 85% and ≤ 90%	1.59%	0.00%
> 90% and ≤ 95%	3.30%	0.00%
> 95% and ≤ 100%	0.73%	0.00%
> 100%	0.00%	0.35%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<u>Mortgage Insurance</u>	<u>\$ % at Issue</u>	<u>Aug - 21</u>
Genworth	5.88%	6.21%
QBE	94.12%	92.88%
Uninsured	0.00%	0.91%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<u>Seasoning Analysis</u>	<u>\$ % at Issue</u>	<u>Aug - 21</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%	0.00%
> 72 mths and ≤ 84 mths	0.05%	0.00%
> 84 mths and ≤ 96 mths	0.07%	0.00%
> 96 mths and ≤ 108 mths	0.02%	0.00%
> 108 mths and ≤ 120 mths	0.06%	25.08%
> 120 mths	0.52%	74.92%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<u>Geographic Distribution</u>	<u>\$ % at Issue</u>	<u>Aug - 21</u>
ACT - Metro	2.13%	2.06%
Total ACT	2.13%	2.06%
NSW - Inner city	0.17%	0.22%
NSW - Metro	25.57%	21.77%
NSW - Non metro	8.78%	12.13%
Total NSW	34.51%	34.11%
NT - Metro	0.39%	0.91%
NT - Non metro	0.12%	0.11%
Total NT	0.52%	1.01%
QLD - Inner city	0.05%	0.40%
QLD - Metro	10.46%	9.51%
QLD - Non metro	8.90%	7.78%
Total QLD	19.41%	17.68%
SA - Inner city	0.04%	0.00%
SA - Metro	6.19%	5.90%
SA - Non metro	0.65%	0.97%
Total SA	6.88%	6.87%
TAS - Inner city	0.05%	0.00%
TAS - Metro	0.44%	0.16%
TAS - Non metro	0.52%	0.78%
Total TAS	1.00%	0.93%
VIC - Inner city	0.33%	0.84%
VIC - Metro	19.69%	15.72%
VIC - Non metro	2.18%	0.86%
Total VIC	22.21%	17.41%
WA - Inner city	0.33%	0.29%
WA - Metro	12.04%	17.51%
WA - Non metro	0.97%	1.97%
Total WA	13.34%	19.78%
Total Inner City	0.98%	1.75%
Total Metro	76.91%	73.52%
Total Non Metro	22.11%	24.59%
Secured by Term Deposit	0.00%	0.14%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<u>ARREARS \$ % (scheduled balance basis)</u>	<u>31-60</u>	<u>61-90</u>	<u>90+</u>	<u>Total</u>
Sep-20	0.05%	0.00%	0.85%	0.89%
Oct-20	0.37%	0.00%	0.67%	1.03%
Nov-20	0.00%	0.33%	0.35%	0.68%
Dec-20	0.00%	0.00%	0.70%	0.70%
Jan-21	0.32%	0.00%	0.71%	1.03%
Feb-21	0.39%	0.00%	0.72%	1.11%
Mar-21	0.53%	0.19%	0.73%	1.44%
Apr-21	0.21%	0.54%	0.95%	1.70%
May-21	0.76%	0.00%	1.16%	1.91%
Jun-21	0.00%	0.59%	0.38%	0.97%
Jul-21	0.74%	0.37%	0.39%	1.50%
Aug-21	0.68%	0.27%	0.57%	1.53%

<u>MORTGAGE SAFETY NET (incl. COVID-19*)</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Sep-20	34	6,971,571
Oct-20	17	3,873,865
Nov-20	14	3,374,613
Dec-20	11	2,924,282
Jan-21	9	2,323,605
Feb-21	9	1,658,309
Mar-21	4	829,176
Apr-21	4	829,618
May-21	3	649,482
Jun-21	3	648,182
Jul-21	3	645,492
Aug-21	2	463,132

<u>* COVID19 HARDSHIP</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Sep-20	31	6,414,577
Oct-20	12	2,727,189
Nov-20	10	2,333,609
Dec-20	7	1,880,575
Jan-21	5	1,280,362
Feb-21	3	266,509
Mar-21	-	-
Apr-21	-	-
May-21	-	-
Jun-21	-	-
Jul-21	-	-
Aug-21	-	-

<u>MORTGAGE IN POSSESSION</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Sep-20	-	-
Oct-20	-	-
Nov-20	-	-
Dec-20	-	-
Jan-21	-	-
Feb-21	-	-
Mar-21	2	383,877
Apr-21	2	392,021
May-21	2	396,854
Jun-21	-	-
Jul-21	-	-
Aug-21	-	-

<u>PRINCIPAL LOSS</u>	<u>Gross Loss</u>	<u>LMI claim (A\$)</u>	<u>LMI payment (A\$)</u>	<u>Net loss</u>
2015	70,081	70,081	56,903	13,178
2016	116,129	116,127	112,441	3,686
2017	132,767	132,767	131,269	1,498
2018	629,024	629,024	504,503	124,521
2019	15,913	15,913	15,518	395
2020	67,769	67,769	0	52,569
2021	0	0	0	0
<b>Total</b>	<b>1,031,683</b>	<b>1,031,681</b>	<b>820,634</b>	<b>195,846</b>

<u>EXCESS SPREAD</u>	<u>Excess Spread (A\$)</u>	<u>Excess Spread % p.a</u>	<u>Opening Bond Balance</u>
Sep-20	17,322.21	0.19%	\$ 109,523,641
Oct-20	51,738.90	0.58%	\$ 106,471,206
Nov-20	77,315.52	0.88%	\$ 105,273,141
Dec-20	49,498.06	0.58%	\$ 103,126,590
Jan-21	31,360.98	0.37%	\$ 101,159,174
Feb-21	46,974.25	0.57%	\$ 98,838,676
Mar-21	68,175.75	0.84%	\$ 97,904,304
Apr-21	65,522.00	0.81%	\$ 96,849,054
May-21	47,274.18	0.60%	\$ 94,584,670
Jun-21	50,598.57	0.65%	\$ 93,101,133
Jul-21	42,608.89	0.56%	\$ 90,942,718
Aug-21	48,693.51	0.66%	\$ 89,148,332
<b>Total</b>	<b>597,082.82</b>		

<u>ANNUALISED CPR</u>	<u>CPR % p.a</u>
Sep-20	25.73%
Oct-20	9.47%
Nov-20	18.72%
Dec-20	17.40%
Jan-21	21.06%
Feb-21	7.41%
Mar-21	8.79%
Apr-21	21.37%
May-21	13.82%
Jun-21	21.11%
Jul-21	17.77%
Aug-21	20.63%

<u>RESERVES</u>	<u>Available</u>	<u>Drawn</u>
Principal Draw	n/a	-
Liquidity Reserve Account	696,949.76	-
Overcollateralisation	3,200,000.00	

<u>SUPPORTING RATINGS</u>	<u>Party</u>	<u>Current Rating S&amp;P /</u>	<u>Rating Trigger S&amp;P /</u>
Role		<u>Fitch</u>	<u>Fitch</u>
Fixed Rate Swap Provider	BNP Paribas	A+/A2	A-1+/F1
Liquidity Reserve Account Holder	MUFG Bank, Ltd	A, A-1/A, F1	BBB+ OR A-2/A & F1
Bank Account Provider	Westpac	A-1+/F1+	A-1+/F1

<u>SERVICER</u>	
Servicer:	AMP Bank Limited
Servicer Ranking or Rating:	BBB
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 Progress 2018-1 Trust Progress 2019-1 Trust Progress 2020-1 Trust Progress 2021-1 Trust
Back-Up Servicer:	Perpetual Trustee (Cold)