PROGRESS 2012-2 TRUST

Tuesday, 18 February 2014 - Payment Date

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	undisclosed	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	513,329,113.59	513,329,113.59	92.41%	89.38%	AAA / AAA
Class AB Notes	A$	36,150,000.00	36,150,000.00	36,150,000.00	4.50%	6.29%	AAA / AAA
Class B1 Notes	A$	20,050,000.00	20,050,000.00	20,050,000.00	2.50%	3.49%	AA-/n.r.
Class B2 Notes	A$	1,600,000.00	1,600,000.00	1,600,000.00	0.20%	0.28%	AA-/n.r.
TOTAL		800,000,000.00	571,129,113.59	571,129,113.59	99.60%	99.44%	
Capital Units	A$	3,200,000.00	3,200,000.00	3,200,000.00	0.40%	0.56%	
TOTAL		803,200,000.00	574,329,113.59	574,329,113.59	100.00%	100.00%	-

Current Payment Date: Tuesday, 18 February 2014

	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	0.7092	4.1417%	18-Feb-14	74,220	23.34	176.10	0.6916
Class AB Notes	1.0000	5.4917%	18-Feb-14	3,615	43.63	-	1.0000
Class B1 Notes	1.0000	6.8417%	18-Feb-14	2,005	54.36	-	1.0000
Class B2 Notes	1.0000	undisclosed	18-Feb-14	160	undisclosed	-	1.0000
TOTAL				79,840	121.33	176.10	

COLLATERAL INFORMATION	At Issue	Jan - 14
Total pool size:	$796,788,319.81	$569,683,515.90
Total Number Of Loans (UnConsolidated):	4101	3086
Total number of loans (consolidating split loans):	2676	2041
Average loan Size:	$297,753.48	$279,119.80
Maximum loan size:	$750,000.00	$739,306.59
Total property value:	$1,365,675,328.00	$1,035,724,531.00
Number of Properties:	2869	2175
Average property value:	$476,010.92	$476,195.19
Average current LVR:	60.02%	56.73%
Average Term to Maturity (months):	329.81	311.79
Maximum Remaining Term to Maturity (months):	358.62	340.04
Weighted Average Seasoning (months):	20.67	38.25
Weighted Average Current LVR:	65.89%	64.71%
Weighted Average Term to Maturity (months):	334.8	317.64
% of pool with loans > $500,000:	20.28%	19.01%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	91.35%	90.61%
% Fixed Rate Loans(Value):	22.57%	20.05%
% Interst Only loans (Value):	45.49%	45.33%
Weighted Average Coupon:	6.27%	5.45%
Investment Loans:	26.03%	27.68%

Outstanding Balance Distribution	$ % at Issue	Jan - 14
> $0 and ≤ $100,000	1.74%	1.82%
> $100,000 and ≤ $150,000	3.34%	3.96%
> $150,000 and ≤ $200,000	7.20%	7.27%
> $200,000 and ≤ $250,000	10.10%	11.05%
> $250,000 and ≤ $300,000	13.13%	13.67%
> $300,000 and ≤ $350,000	14.13%	13.96%
> $350,000 and ≤ $400,000	11.23%	12.57%
> $400,000 and ≤ $450,000	10.46%	9.60%
> $450,000 and ≤ $500,000	8.38%	7.10%
> $500,000 and ≤ $550,000	5.87%	6.45%
> $550,000 and ≤ $600,000	5.06%	3.85%
> $600,000 and ≤ $650,000	4.08%	3.83%
> $650,000 and ≤ $700,000	2.73%	2.61%
> $700,000 and ≤ $750,000	2.54%	2.28%
Total	100.00%	100.00%

Outstanding Balance LVR Distribution	$ % at Issue	Jan - 14
≤ 0%	0.00%	0.01%
> 0% and ≤ 25%	2.56%	2.69%
> 25% and ≤ 30%	1.60%	1.86%
> 30% and ≤ 35%	1.57%	2.27%
> 35% and ≤ 40%	2.59%	2.65%
> 40% and ≤ 45%	3.66%	4.28%
> 45% and ≤ 50%	4.61%	4.23%
> 50% and ≤ 55%	5.34%	5.07%
> 55% and ≤ 60%	7.17%	8.10%
> 60% and ≤ 65%	7.91%	9.10%
> 65% and ≤ 70%	12.65%	11.68%
> 70% and ≤ 75%	11.52%	13.14%
> 75% and ≤ 80%	33.21%	28.83%
> 80% and ≤ 85%	1.59%	3.06%
> 85% and ≤ 90%	3.30%	2.93%
> 90% and ≤ 95%	0.73%	0.10%
> 100%	0.00%	0.00%
Total	100.00%	100.00%

Mortgage Insurance	$ % at Issue	Jan - 14
Genworth	5.88%	0.43%
QBE	94.12%	99.57%
Total	100.00%	100.00%

Seasoning Analysis	$ % at Issue	Jan - 14
≤ 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%	1.31%
> 21 mths and ≤ 24 mths	4.86%	3.80%
> 24 mths and ≤ 36 mths	20.04%	49.57%
> 36 mths and ≤ 48 mths	6.84%	24.54%
> 48 mths and ≤ 60 mths	2.48%	15.93%
> 60 mths and ≤ 72 mths	0.27%	2.96%
> 72 mths and ≤ 84 mths	0.05%	1.12%
> 84 mths and ≤ 96 mths	0.07%	0.19%
> 96 mths and ≤ 108 mths	0.02%	0.10%
> 108 mths and ≤ 120 mths	0.06%	0.00%
> 120 mths	0.52%	0.49%
Total	100.00%	100.00%

Geographic Distribution	$ % at Issue	Jan - 14
ACT - Metro	2.13%	2.20%
Total ACT	2.13%	2.20%
NSW - Inner city	0.17%	0.15%
NSW - Metro	25.57%	25.48%
NSW - Non metro	8.78%	8.23%
Total NSW	34.51%	33.86%
NT - Metro	0.39%	0.31%
NT - Non metro	0.12%	0.17%
Total NT	0.52%	0.47%
QLD - Inner city	0.05%	0.07%
QLD - Metro	10.46%	9.73%
QLD - Non metro	8.90%	9.54%
Total QLD	19.41%	19.34%
SA - Inner city	0.04%	0.05%
SA - Metro	6.19%	6.45%
SA - Non metro	0.65%	0.81%
Total SA	6.88%	7.31%
TAS - Inner city	0.05%	0.00%
TAS - Metro	0.44%	0.52%
TAS - Non metro	0.52%	0.63%
Total TAS	1.00%	1.15%
VIC - Inner city	0.33%	0.24%
VIC - Metro	19.69%	20.08%
VIC - Non metro	2.18%	1.97%
Total VIC	22.21%	22.29%
WA - Inner city	0.33%	0.41%
WA - Metro	12.04%	11.79%
WA - Non metro	0.97%	1.18%
Total WA	13.34%	13.38%
Total Inner City	0.98%	0.93%
Total Metro	76.91%	76.56%
Total Non Metro	22.11%	22.52%
Total	100.00%	100.00%

ARREARS $ % (scheduled balance basis)	31-60	61-90	90+	Total
Sep-12	0.00%	0.00%	0.00%	0.00%
Oct-12	0.14%	0.04%	0.00%	0.18%
Nov-12	0.02%	0.09%	0.00%	0.11%
Dec-12	0.00%	0.21%	0.02%	0.24%
Jan-13	0.00%	0.07%	0.26%	0.33%
Feb-13	0.00%	0.13%	0.04%	0.18%
Mar-13	0.00%	0.20%	0.04%	0.24%
Apr-13	0.00%	0.35%	0.05%	0.40%
May-13	0.00%	0.37%	0.17%	0.54%
Jun-13	0.00%	0.31%	0.09%	0.40%
Jul-13	0.00%	0.12%	0.16%	0.28%
Aug-13	0.00%	0.31%	0.16%	0.47%
Sep-13	0.00%	0.16%	0.11%	0.27%
Oct-13	0.00%	0.39%	0.10%	0.49%
Nov-13	0.32%	0.00%	0.14%	0.46%
Dec-13	0.25%	0.00%	0.22%	0.47%
Jan-14	0.20%	0.09%	0.22%	0.51%

MORTGAGE SAFETY NET	No of Accounts	Amount ($)
Sep-12	3	430,654
Oct-12	3	430,645
Nov-12	3	234,790
Dec-12	3	235,733
Jan-13	3	260,042
Feb-13	3	261,042
Mar-13	11	1,928,883
Apr-13	15	3,110,590
May-13	17	3,691,822
Jun-13	13	3,112,413
Jul-13	12	2,811,779
Aug-13	10	2,469,689
Sep-13	7	1,822,447
Oct-13	5	853,182
Nov-13	3	308,950
Dec-13	5	575,802
Jan-14	8	1,369,311

MORTGAGE IN POSSESSION	No of Accounts	Amount ($)
Jul-13	1.00	272,859.96
Aug-13	1.00	279,813.54

MORTGAGE INSURANCE	No. of claims	Gross claim (A$)	Gross payment (A$)	LMI net loss
2012	-	-	-	-
Total	-	-	-	-

EXCESS SPREAD	Excess Spread (A$)	Excess Spread % p.a	Opening Bond Balance
Sep-12	-	0.00%	$ 800,000,000
Oct-12		0.00%	$ 784,889,534
Nov-12		0.00%	$ 770,370,513
Dec-12		0.00%	$ 757,390,113
Jan-13		0.00%	$ 740,208,823
Feb-13		0.00%	$ 731,518,353
Mar-13		0.00%	$ 717,679,594
Apr-13		0.00%	$ 704,840,887
May-13		0.00%	$ 692,021,312
Jun-13		0.00%	$ 675,874,350
Jul-13	276,983.84	0.50%	$ 665,065,275
Aug-13	423,120.76	0.78%	$ 651,967,678
Sep-13	505,557.27	0.95%	$ 636,698,307
Oct-13	255,741.20	0.49%	$ 625,841,125
Nov-13	284,338.27	0.56%	$ 611,241,991
Dec-13	283,499.48	0.57%	$ 599,453,383
Jan-14	476,132.92	0.98%	$ 584,199,137
Total	2,505,373.74		

ANNUALISED CPR	CPR % p.a
Sep-12	10.98%
Oct-12	17.68%
Nov-12	15.82%
Dec-12	22.07%
Jan-13	10.74%
Feb-13	17.90%
Mar-13	18.07%
Apr-13	17.19%
May-13	22.39%
Jun-13	15.44%
Jul-13	19.17%
Aug-13	23.10%
Sep-13	16.82%
Oct-13	23.03%
Nov-13	19.06%
Dec-13	24.99%
Jan-14	22.05%

RESERVES	Available	Drawn
Principal Draw	n/a	-
Liquidity Reserve Account	4,673,594.34	-
Overcollateralisation	3,200,000.00	

SUPPORTING RATINGS

Role	Party	Current Rating S&P / Fitch	Rating Trigger S&P / Fitch
Fixed Rate Swap Provider	AMP Bank Limited	A-1/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 Warehouse Trust No .1
	Progress 2013-1 Trust
Back-Up Servicer:	Perpetual Trustee (Cold)