

PROGRESS 2012-2 TRUST

Wednesday, 18 February 2015 - 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	374,000,075.81	374,000,075.81	92.41%	85.98%	AAA / AAA
Class AB Notes	A\$	36,150,000.00	36,150,000.00	36,150,000.00	4.50%	8.31%	AAA / AAA
Class B1 Notes	A\$	20,050,000.00	20,050,000.00	20,050,000.00	2.50%	4.61%	AA-/n.r.
Class B2 Notes	A\$	1,600,000.00	1,600,000.00	1,600,000.00	0.20%	0.37%	AA-/n.r.
TOTAL		800,000,000.00	431,800,075.81	431,800,075.81	99.60%	99.26%	
Capital Units	A\$	3,200,000.00	3,200,000.00	3,200,000.00	0.40%	0.74%	
TOTAL		803,200,000.00	435,000,075.81	435,000,075.81	100.00%	100.01%	-

Current Payment Date: Wednesday, 18 February 2015

	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	0.5152	4.1850%	18-Feb-15	74,220	17.72	112.78	0.5039
Class AB Notes	1.0000	5.5350%	18-Feb-15	3,615	45.49	-	1.0000
Class B1 Notes	1.0000	6.8850%	18-Feb-15	2,005	56.59	-	1.0000
Class B2 Notes	1.0000	undisclosed	18-Feb-15	160	undisclosed	-	1.0000
TOTAL				79,840	119.80	112.78	

COLLATERAL INFORMATION

	At Issue	Jan - 15
Total pool size:	\$796,788,319.81	\$430,418,108.71
Total Number Of Loans (UnConsolidated):	4101	2450
Total number of loans (consolidating split loans):	2676	1624
Average loan Size:	\$297,753.48	\$265,035.78
Maximum loan size:	\$750,000.00	\$737,078.53
Total property value:	\$1,365,675,328.00	\$824,726,217.00
Number of Properties:	2869	1729
Average property value:	\$476,010.92	\$476,996.08
Average current LVR:	60.02%	54.08%
Average Term to Maturity (months):	329.81	299.79
Maximum Remaining Term to Maturity (months):	358.62	327.95
Weighted Average Seasoning (months):	20.67	50.35
Weighted Average Current LVR:	65.89%	62.98%
Weighted Average Term to Maturity (months):	334.8	305.89
% of pool with loans > \$500,000:	20.28%	16.68%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	91.35%	89.33%
% Fixed Rate Loans(Value):	22.57%	13.73%
% Interst Only loans (Value):	45.49%	42.50%
Weighted Average Coupon:	6.27%	5.21%
Investment Loans:	26.03%	28.86%

Outstanding Balance Distribution

	\$ % at Issue	Jan - 15
> \$0 and ≤ \$100,000	1.74%	2.13%
> \$100,000 and ≤ \$150,000	3.34%	4.31%
> \$150,000 and ≤ \$200,000	7.20%	8.48%
> \$200,000 and ≤ \$250,000	10.10%	10.82%
> \$250,000 and ≤ \$300,000	13.13%	14.81%
> \$300,000 and ≤ \$350,000	14.13%	14.83%
> \$350,000 and ≤ \$400,000	11.23%	12.08%
> \$400,000 and ≤ \$450,000	10.46%	8.59%
> \$450,000 and ≤ \$500,000	8.38%	7.27%
> \$500,000 and ≤ \$550,000	5.87%	5.99%
> \$550,000 and ≤ \$600,000	5.06%	3.19%
> \$600,000 and ≤ \$650,000	4.08%	3.31%
> \$650,000 and ≤ \$700,000	2.73%	2.51%
> \$700,000 and ≤ \$750,000	2.54%	1.67%
Total	100.00%	100.00%

Outstanding Balance LVR Distribution

	\$ % at Issue	Jan - 15
> 0% and ≤ 25%	0.00%	3.47%
> 25% and ≤ 30%	2.56%	2.18%
> 30% and ≤ 35%	1.60%	2.57%
> 35% and ≤ 40%	1.57%	3.36%
> 40% and ≤ 45%	2.59%	4.40%
> 45% and ≤ 50%	3.66%	3.92%
> 50% and ≤ 55%	4.61%	7.27%
> 55% and ≤ 60%	5.34%	7.18%
> 60% and ≤ 65%	7.17%	9.98%
> 65% and ≤ 70%	7.91%	11.41%
> 70% and ≤ 75%	12.65%	14.78%
> 75% and ≤ 80%	11.52%	23.54%
> 80% and ≤ 85%	33.21%	3.63%
> 85% and ≤ 90%	1.59%	2.30%
> 90% and ≤ 95%	3.30%	0.00%
> 95% and ≤ 100%	0.73%	0.00%
> 100%	0.00%	0.00%
Total	100.00%	100.00%

<u>Mortgage Insurance</u>	<u>\$ % at Issue</u>	<u>Jan - 15</u>
Genworth	5.88%	6.67%
QBE	94.12%	93.33%
Total	100.00%	100.00%

<u>Seasoning Analysis</u>	<u>\$ % at Issue</u>	<u>Jan - 15</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%	5.23%
> 36 mths and ≤ 48 mths	6.84%	49.65%
> 48 mths and ≤ 60 mths	2.48%	23.83%
> 60 mths and ≤ 72 mths	0.27%	16.36%
> 72 mths and ≤ 84 mths	0.05%	3.05%
> 84 mths and ≤ 96 mths	0.07%	1.05%
> 96 mths and ≤ 108 mths	0.02%	0.17%
> 108 mths and ≤ 120 mths	0.06%	0.12%
> 120 mths	0.52%	0.53%
Total	100.00%	100.00%

<u>Geographic Distribution</u>	<u>\$ % at Issue</u>	<u>Jan - 15</u>
ACT - Metro	2.13%	2.18%
Total ACT	2.13%	2.18%
NSW - Inner city	0.17%	0.20%
NSW - Metro	25.57%	24.79%
NSW - Non metro	8.78%	7.68%
Total NSW	34.51%	32.67%
NT - Metro	0.39%	0.33%
NT - Non metro	0.12%	0.11%
Total NT	0.52%	0.44%
QLD - Inner city	0.05%	0.10%
QLD - Metro	10.46%	11.60%
QLD - Non metro	8.90%	9.30%
Total QLD	19.41%	20.99%
SA - Inner city	0.04%	0.01%
SA - Metro	6.19%	5.95%
SA - Non metro	0.65%	0.75%
Total SA	6.88%	6.71%
TAS - Inner city	0.05%	0.00%
TAS - Metro	0.44%	0.69%
TAS - Non metro	0.52%	0.75%
Total TAS	1.00%	1.44%
VIC - Inner city	0.33%	0.31%
VIC - Metro	19.69%	20.67%
VIC - Non metro	2.18%	1.83%
Total VIC	22.21%	22.81%
WA - Inner city	0.33%	0.53%
WA - Metro	12.04%	11.10%
WA - Non metro	0.97%	1.13%
Total WA	13.34%	12.76%
Total Inner City	0.98%	1.14%
Total Metro	76.91%	77.30%
Total Non Metro	22.11%	21.56%
Total	100.00%	100.00%

<u>ARREARS \$ % (scheduled balance basis)</u>	<u>31-60</u>	<u>61-90</u>	<u>90+</u>	<u>Total</u>
Jul-13	0.12%	0.16%	0.23%	0.51%
Aug-13	0.31%	0.16%	0.18%	0.65%
Sep-13	0.16%	0.11%	0.22%	0.50%
Oct-13	0.39%	0.10%	0.10%	0.59%
Nov-13	0.32%	0.00%	0.14%	0.23%
Dec-13	0.25%	0.00%	0.22%	0.49%
Jan-14	0.20%	0.09%	0.22%	0.51%
Feb-14	0.18%	0.08%	0.28%	0.54%
Mar-14	0.15%	0.18%	0.31%	0.64%
Apr-14	0.30%	0.09%	0.44%	0.83%
May-14	0.30%	0.08%	0.55%	0.94%
Jun-14	0.20%	0.00%	0.61%	0.81%
Jul-14	0.16%	0.08%	0.44%	0.67%
Aug-14	0.19%	0.10%	0.39%	0.68%
Sep-14	0.14%	0.06%	0.53%	0.73%
Oct-14	0.24%	0.07%	0.44%	0.75%
Nov-14	0.05%	0.02%	0.60%	0.67%
Dec-14	0.26%	0.00%	0.72%	0.98%
Jan-15	0.38%	0.20%	0.57%	1.15%

<u>MORTGAGE SAFETY NET</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
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
Feb-14	7	1,008,271
Mar-14	9	1,430,292
Apr-14	8	1,389,645
May-14	8	1,385,944
Jun-14	7	1,500,774
Jul-14	7	1,638,069
Aug-14	9	2,112,077
Sep-14	9	2,114,786
Oct-14	8	1,573,508
Nov-14	7	1,381,128
Dec-14	8	1,189,033
Jan-15	9	1,743,690

<u>MORTGAGE IN POSSESSION</u>		<u>No of Accounts</u>	<u>Amount (\$)</u>	
Jul-13		1	272,859.96	
Aug-13		1	279,813.54	
Nov-14		1	336,479.49	
Dec-14		1	338,455.87	
		1	340,138.00	
<u>MORTGAGE INSURANCE</u>		<u>No. of claims</u>	<u>Gross claim (A\$)</u>	<u>Gross payment (A\$)</u>
Total		-	-	-
<u>EXCESS SPREAD</u>		<u>Excess Spread (A\$)</u>	<u>Excess Spread % p.a</u>	<u>Opening Bond Balance</u>
Nov-13		284,338.27	0.56%	\$ 611,241,991
Dec-13		283,499.48	0.59%	\$ 599,453,383
Jan-14		476,132.92	0.98%	\$ 584,199,137
Feb-14		504,551.88	1.06%	\$ 571,129,114
Mar-14		-	0.00%	\$ 557,985,910
Apr-14		450,177.33	0.99%	\$ 546,913,446
May-14		215,697.92	0.48%	\$ 534,572,744
Jun-14		435,205.75	1.00%	\$ 519,966,558
Jul-14		215,683.82	0.51%	\$ 508,880,236
Aug-14		172,518.07	0.42%	\$ 492,558,022
Sep-14		304,413.41	0.76%	\$ 482,439,658
Oct-14		355,478.32	0.90%	\$ 472,976,850
Nov-14		114,927.01	0.30%	\$ 462,590,644
Dec-14		353,517.80	0.93%	\$ 454,814,448
Jan-15		280,394.51	0.76%	\$ 440,170,616
Total		5,907,939.56		
<u>ANNUALISED CPR</u>		<u>CPR % p.a</u>		
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%		
Feb-14		22.68%		
Mar-14		19.89%		
Apr-14		21.99%		
May-14		26.67%		
Jun-14		21.01%		
Jul-14		30.85%		
Aug-14		20.20%		
Sep-14		19.38%		
Oct-14		21.67%		
Nov-14		16.56%		
Dec-14		30.97%		
Jan-15		18.68%		
<u>RESERVES</u>		<u>Available</u>	<u>Drawn</u>	
Principal Draw		n/a	-	
Liquidity Reserve Account		3,521,364.93	-	
Overcollateralisation		3,200,000.00		
<u>SUPPORTING RATINGS</u>				
<u>Role</u>	<u>Party</u>	<u>Current Rating S&P /</u>	<u>Rating Trigger S&P /</u>	
		<u>Fitch</u>	<u>Fitch</u>	
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	
<u>SERVICER</u>				
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			
Back-Up Servicer:	Perpetual Trustee (Cold)			