

PROGRESS 2012-2 TRUST

Thursday, 18 February 2016

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	525bps	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	278,813,104.23	278,813,104.23	92.41%	84.84%	AAA / AAA
Class AB Notes	A\$	36,150,000.00	29,529,810.37	29,529,810.37	4.50%	8.99%	AAA / AAA
Class B1 Notes	A\$	20,050,000.00	15,835,510.31	15,835,510.31	2.50%	4.82%	AA-/n.r.
Class B2 Notes	A\$	1,600,000.00	1,263,681.63	1,263,681.63	0.20%	0.38%	AA-/n.r.
TOTAL		800,000,000.00	325,442,106.53	325,442,106.53	99.60%	99.03%	
Capital Units	A\$	3,200,000.00	3,200,000.00	3,200,000.00	0.40%	0.97%	
TOTAL		803,200,000.00	328,642,106.53	328,642,106.53	100.00%	100.00%	

Current Payment Date: Thursday, 18 February 2016

	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	0.3834	3.5950%	18-Feb-16	74,220	11.71	77.38	0.3757
Class AB Notes	0.8337	4.9450%	18-Feb-16	3,615	35.01	168.27	0.8169
Class B1 Notes	0.8091	6.2950%	18-Feb-16	2,005	43.26	193.14	0.7898
Class B2 Notes	0.8091	7.2950%	18-Feb-16	160	50.13	193.14	0.7898
TOTAL				79,840	140.11	631.92	

COLLATERAL INFORMATION

	At Issue	Jan - 16
Total pool size:	\$796,788,319.81	\$325,922,439.11
Total Number Of Loans (UnConsolidated):	4101	1955
Total number of loans (consolidating split loans):	2676	1314
Average loan size:	\$297,753.48	\$248,038.39
Maximum loan size:	\$750,000.00	\$731,000.00
Total property value:	\$1,365,675,328.00	\$663,653,478.00
Number of Properties:	2869	1396
Average property value:	\$476,010.92	\$475,396.47
Average current LVR:	60.02%	51.01%
Average Term to Maturity (months):	329.81	287.22
Maximum Remaining Term to Maturity (months):	358.62	315.98
Weighted Average Seasoning (months):	20.67	62.63
Weighted Average Current LVR:	65.89%	61.36%
Weighted Average Term to Maturity (months):	334.8	293.54
% of pool with loans > \$500,000:	20.28%	14.67%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	91.35%	89.50%
% Fixed Rate Loans(Value):	22.57%	12.33%
% Interest Only loans (Value):	45.49%	34.61%
Weighted Average Mortgage Interest:	6.27%	4.94%
Investment Loans:	26.03%	27.36%

Outstanding Balance Distribution	\$ % at Issue	Jan - 16
≤ \$0	0.00%	-0.02%
> \$0 and ≤ \$100,000	1.74%	2.60%
> \$100,000 and ≤ \$150,000	3.34%	4.83%
> \$150,000 and ≤ \$200,000	7.20%	9.45%
> \$200,000 and ≤ \$250,000	10.10%	12.38%
> \$250,000 and ≤ \$300,000	13.13%	15.47%
> \$300,000 and ≤ \$350,000	14.13%	13.47%
> \$350,000 and ≤ \$400,000	11.23%	12.74%
> \$400,000 and ≤ \$450,000	10.46%	7.67%
> \$450,000 and ≤ \$500,000	8.38%	6.74%
> \$500,000 and ≤ \$550,000	5.87%	4.67%
> \$550,000 and ≤ \$600,000	5.06%	3.52%
> \$600,000 and ≤ \$650,000	4.08%	2.88%
> \$650,000 and ≤ \$700,000	2.73%	2.28%
> \$700,000 and ≤ \$750,000	2.54%	1.32%
Total	100.00%	100.00%

Outstanding Balance LVR Distribution	\$ % at Issue	Jan - 16
≤ 0%	0.00%	-0.02%
> 0% and ≤ 25%	0.00%	4.35%
> 25% and ≤ 30%	2.56%	2.16%
> 30% and ≤ 35%	1.60%	3.26%
> 35% and ≤ 40%	1.57%	3.60%
> 40% and ≤ 45%	2.59%	5.36%
> 45% and ≤ 50%	3.66%	5.18%
> 50% and ≤ 55%	4.61%	6.35%
> 55% and ≤ 60%	5.34%	8.26%
> 60% and ≤ 65%	7.17%	9.35%
> 65% and ≤ 70%	7.91%	12.39%
> 70% and ≤ 75%	12.65%	15.49%
> 75% and ≤ 80%	11.52%	19.76%
> 80% and ≤ 85%	33.21%	2.98%
> 85% and ≤ 90%	1.59%	1.55%
> 90% and ≤ 95%	3.30%	0.00%
> 95% and ≤ 100%	0.73%	0.00%
> 100%	0.00%	0.00%
Total	100.00%	100.00%

Mortgage Insurance	\$ % at Issue	Jan - 16
Genworth	5.88%	5.70%
QBE	94.12%	94.04%
Uninsured	0.00%	0.19%
Total	100.00%	99.94%

Seasoning Analysis	\$ % at Issue	Jan - 16
≤ 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%	4.38%
> 48 mths and ≤ 60 mths	2.48%	50.01%
> 60 mths and ≤ 72 mths	0.27%	23.80%
> 72 mths and ≤ 84 mths	0.05%	16.63%
> 84 mths and ≤ 96 mths	0.07%	3.42%
> 96 mths and ≤ 108 mths	0.02%	0.94%
> 108 mths and ≤ 120 mths	0.06%	0.10%
> 120 mths	0.52%	0.71%
Total	100.00%	100.00%

Geographic Distribution	\$ % at Issue	Jan - 16
ACT - Metro	2.13%	1.68%
Total ACT	2.13%	1.68%
NSW - Inner city	0.17%	0.25%
NSW - Metro	25.57%	23.43%
NSW - Non metro	8.78%	7.61%
Total NSW	34.51%	31.30%
NT - Metro	0.39%	0.43%
NT - Non metro	0.12%	0.07%
Total NT	0.52%	0.50%
QLD - Inner city	0.05%	0.13%
QLD - Metro	10.46%	11.72%
QLD - Non metro	8.90%	9.20%
Total QLD	19.41%	21.05%
SA - Inner city	0.04%	0.00%
SA - Metro	6.19%	6.05%
SA - Non metro	0.65%	0.83%
Total SA	6.88%	6.88%
TAS - Inner city	0.05%	0.00%
TAS - Metro	0.44%	0.55%
TAS - Non metro	0.52%	0.60%
Total TAS	1.00%	1.15%
VIC - Inner city	0.33%	0.28%
VIC - Metro	19.69%	20.89%
VIC - Non metro	2.18%	2.15%
Total VIC	22.21%	23.33%
WA - Inner city	0.33%	0.66%
WA - Metro	12.04%	11.84%
WA - Non metro	0.97%	1.47%
Total WA	13.34%	13.97%
Total Inner City	0.98%	1.32%
Total Metro	76.91%	76.58%
Total Non Metro	22.11%	21.94%
Secured by Term Deposit	0.00%	0.15%
Total	100.00%	100.00%

ARREARS \$ % (scheduled balance basis)	31-60	61-90	90+	Total
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%
Feb-15	0.34%	0.05%	0.73%	1.12%
Mar-15	0.32%	0.05%	0.77%	1.14%
Apr-15	0.24%	0.03%	0.76%	1.04%
May-15	0.09%	0.00%	0.78%	0.88%
Jun-15	0.02%	0.10%	0.81%	0.92%
Jul-15	0.07%	0.00%	0.83%	0.90%
Aug-15	0.51%	0.03%	0.78%	1.32%
Sep-15	0.40%	0.14%	0.71%	1.25%
Oct-15	0.15%	0.07%	0.57%	0.79%
Nov-15	0.96%	0.10%	0.58%	1.65%
Dec-15	0.54%	0.10%	0.50%	1.14%
Jan-16	0.69%	0.34%	0.49%	1.52%

MORTGAGE SAFETY NET	No of Accounts	Amount (\$)
Aug-14	9	2,112,077
Sep-14	9	2,114,786
Oct-14	8	1,573,508
Nov-14	7	1,361,128
Dec-14	8	1,189,033
Jan-15	9	1,743,690
Feb-15	10	2,016,106
Mar-15	10	2,029,324
Apr-15	8	1,782,404
May-15	10	2,618,709
Jun-15	10	2,444,623
Jul-15	9	1,916,580
Aug-15	12	2,639,540
Sep-15	11	2,274,516
Oct-15	10	1,931,394
Nov-15	10	1,937,058
Dec-15	9	1,327,368
Jan-16	10	2,017,398

MORTGAGE IN POSSESSION		No of Accounts	Amount (\$)	
Nov-14		1	336,479.49	
Dec-14		1	338,455.87	
Jan-15		1	340,138.00	
Feb-15		2	459,118.58	
Mar-15		2	463,077.06	
Apr-15		2	465,227.12	
May-15		2	467,995.71	
Jun-15		2	475,806.65	
Jul-15		2	491,434.94	
Aug-15		2	494,756.61	
Sep-15		2	494,853.76	
Oct-15		1	307,577.85	
Nov-15		3	946,991.67	
Dec-15		2	641,511.87	
Jan-16		2	644,103.58	
MORTGAGE INSURANCE				
	No. of claims	Gross claim (A\$)	Gross payment (A\$)	LMI net loss
Total	-	-	-	-
EXCESS SPREAD				
	Excess Spread (A\$)	Excess Spread % p.a	Opening Bond Balance	
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	
Feb-15	210,964.10	0.59%	\$ 431,800,076	
Mar-15	204,421.14	0.58%	\$ 421,723,142	
Apr-15	396,414.97	1.16%	\$ 410,968,601	
May-15	84,765.95	0.25%	\$ 399,119,283	
Jun-15	279,675.98	0.86%	\$ 389,444,879	
Jul-15	249,601.28	0.79%	\$ 380,317,695	
Aug-15	194,135.48	0.63%	\$ 372,020,736	
Sep-15	140,410.38	0.47%	\$ 361,904,488	
Oct-15	164,306.44	0.56%	\$ 353,249,554	
Nov-15	273,348.41	0.95%	\$ 345,381,069	
Dec-15	131,344.34	0.46%	\$ 340,719,462	
Jan-16	92,787.35	0.34%	\$ 332,211,759	
Total	8,330,115.40			
ANNUALISED CPR				
	CPR % p.a			
Aug-14	20.20%			
Sep-14	19.38%			
Oct-14	21.67%			
Nov-14	16.56%			
Dec-14	30.97%			
Jan-15	18.68%			
Feb-15	22.80%			
Mar-15	24.94%			
Apr-15	27.93%			
May-15	23.77%			
Jun-15	23.20%			
Jul-15	21.48%			
Aug-15	26.45%			
Sep-15	23.45%			
Oct-15	21.90%			
Nov-15	13.16%			
Dec-15	24.41%			
Jan-16	20.07%			
RESERVES				
	Available	Drawn		
Principal Draw	n/a	-		
Liquidity Reserve Account	2,603,536.82	-		
Overcollateralisation	3,200,000.00			
SUPPORTING RATINGS				
Role	Party	Current Rating S&P /	Rating Trigger S&P /	
		Fitch	Fitch	
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	
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 2013-1 Trust			
	Progress 2014-1 Trust			
	Progress 2014-2 Trust			
	Progress Warehouse Trust No. 1			
Back-Up Servicer:	Perpetual Trustee (Cold)			