

PROGRESS 2012-2 TRUST

Friday, 18 September 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	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	309,747,027.34	309,747,027.34	92.41%	84.84%	AAA / AAA
Class AB Notes	A\$	36,150,000.00	32,806,101.44	32,806,101.44	4.50%	8.99%	AAA / AAA
Class B1 Notes	A\$	20,050,000.00	17,921,235.30	17,921,235.30	2.50%	4.91%	AA-/n.r.
Class B2 Notes	A\$	1,600,000.00	1,430,123.52	1,430,123.52	0.20%	0.39%	AA-/n.r.
TOTAL		800,000,000.00	361,904,487.61	361,904,487.61	99.60%	99.12%	
Capital Units	A\$	3,200,000.00	3,200,000.00	3,200,000.00	0.40%	0.88%	
TOTAL		803,200,000.00	365,104,487.61	365,104,487.61	100.00%	100.01%	-

Current Payment Date: Friday, 18 September 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	0.4289	3.5900%	18-Sep-15	74,220	13.08	115.63	0.4173
Class AB Notes	0.9326	4.9400%	18-Sep-15	3,615	39.13	251.45	0.9075
Class B1 Notes	0.9227	6.2900%	18-Sep-15	2,005	49.29	288.61	0.8938
Class B2 Notes	0.9227	7.2900%	18-Sep-15	160	57.13	288.61	0.8938
TOTAL				79,840	101.50	655.70	

COLLATERAL INFORMATION

	At Issue	Aug - 15
Total pool size:	\$796,788,319.81	\$362,208,601.34
Total Number Of Loans (UnConsolidated):	4101	2117
Total number of loans (consolidating split loans):	2676	1416
Average loan Size:	\$297,753.48	\$255,797.03
Maximum loan size:	\$750,000.00	\$731,000.00
Total property value:	\$1,365,675,328.00	\$715,586,916.00
Number of Properties:	2869	1508
Average property value:	\$476,010.92	\$474,527.13
Average current LVR:	60.02%	52.36%
Average Term to Maturity (months):	329.81	292.22
Maximum Remaining Term to Maturity (months):	358.62	321.01
Weighted Average Seasoning (months):	20.67	57.44
Weighted Average Current LVR:	65.89%	62.17%
Weighted Average Term to Maturity (months):	334.8	298.69
% of pool with loans > \$500,000:	20.28%	16.11%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	91.35%	89.70%
% Fixed Rate Loans(Value):	22.57%	10.83%
% Interest Only loans (Value):	45.49%	39.59%
Weighted Average Coupon:	6.27%	4.75%
Investment Loans:	26.03%	28.91%

Outstanding Balance Distribution

	\$ % at Issue	Aug - 15
> \$0 and ≤ \$100,000	1.74%	2.58%
> \$100,000 and ≤ \$150,000	3.34%	4.29%
> \$150,000 and ≤ \$200,000	7.20%	9.02%
> \$200,000 and ≤ \$250,000	10.10%	11.60%
> \$250,000 and ≤ \$300,000	13.13%	15.00%
> \$300,000 and ≤ \$350,000	14.13%	13.90%
> \$350,000 and ≤ \$400,000	11.23%	12.14%
> \$400,000 and ≤ \$450,000	10.46%	9.02%
> \$450,000 and ≤ \$500,000	8.38%	6.33%
> \$500,000 and ≤ \$550,000	5.87%	5.79%
> \$550,000 and ≤ \$600,000	5.06%	3.17%
> \$600,000 and ≤ \$650,000	4.08%	2.76%
> \$650,000 and ≤ \$700,000	2.73%	2.41%
> \$700,000 and ≤ \$750,000	2.54%	1.98%
Total	100.00%	100.00%

Outstanding Balance LVR Distribution

	\$ % at Issue	Aug - 15
> 0% and ≤ 25%	0.00%	3.91%
> 25% and ≤ 30%	2.56%	2.20%
> 30% and ≤ 35%	1.60%	2.97%
> 35% and ≤ 40%	1.57%	3.52%
> 40% and ≤ 45%	2.59%	4.56%
> 45% and ≤ 50%	3.66%	4.69%
> 50% and ≤ 55%	4.61%	6.30%
> 55% and ≤ 60%	5.34%	9.01%
> 60% and ≤ 65%	7.17%	9.09%
> 65% and ≤ 70%	7.91%	12.09%
> 70% and ≤ 75%	12.65%	15.20%
> 75% and ≤ 80%	11.52%	21.72%
> 80% and ≤ 85%	33.21%	3.32%
> 85% and ≤ 90%	1.59%	1.42%
> 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	Aug - 15
Genworth	5.88%	5.926%
QBE	94.12%	93.898%
Not insured	0.00%	0.176%
Total	100.00%	100.00%

Seasoning Analysis	\$ % at Issue	Aug - 15
≤ 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%	26.38%
> 48 mths and ≤ 60 mths	2.48%	42.11%
> 60 mths and ≤ 72 mths	0.27%	18.51%
> 72 mths and ≤ 84 mths	0.05%	9.65%
> 84 mths and ≤ 96 mths	0.07%	2.31%
> 96 mths and ≤ 108 mths	0.02%	0.31%
> 108 mths and ≤ 120 mths	0.06%	0.08%
> 120 mths	0.52%	0.65%
Total	100.00%	100.00%

Geographic Distribution	\$ % at Issue	Aug - 15
ACT - Metro	2.13%	1.97%
Total ACT	2.13%	1.97%
NSW - Inner city	0.17%	0.23%
NSW - Metro	25.57%	23.46%
NSW - Non metro	8.78%	7.90%
Total NSW	34.51%	31.59%
NT - Metro	0.39%	0.39%
NT - Non metro	0.12%	0.15%
Total NT	0.52%	0.54%
QLD - Inner city	0.05%	0.11%
QLD - Metro	10.46%	11.40%
QLD - Non metro	8.90%	9.49%
Total QLD	19.41%	21.01%
SA - Inner city	0.04%	0.00%
SA - Metro	6.19%	5.97%
SA - Non metro	0.65%	0.75%
Total SA	6.88%	6.72%
TAS - Inner city	0.05%	0.00%
TAS - Metro	0.44%	0.75%
TAS - Non metro	0.52%	0.63%
Total TAS	1.00%	1.38%
VIC - Inner city	0.33%	0.26%
VIC - Metro	19.69%	20.98%
VIC - Non metro	2.18%	2.22%
Total VIC	22.21%	23.46%
WA - Inner city	0.33%	0.59%
WA - Metro	12.04%	11.41%
WA - Non metro	0.97%	1.33%
Total WA	13.34%	13.34%
Total Inner City	0.98%	1.20%
Total Metro	76.91%	76.33%
Total Non Metro	22.11%	22.47%
Total	100.00%	100.00%

ARREARS \$ % (scheduled balance basis)	31-60	61-90	90+	Total
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%
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%

MORTGAGE SAFETY NET	No of Accounts	Amount (\$)
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
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

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		
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	
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
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
Total		7,549,918.48			
ANNUALISED CPR		CPR % p.a			
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%			
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%			
RESERVES		Available	Drawn		
Principal Draw		n/a	-		
Liquidity Reserve Account		2,895,882.42	-		
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)				