

# PROGRESS 2012-2 TRUST

**Tuesday, 18 December 2012 - Payment Date**

<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	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	699,590,112.83	699,590,112.83	92.41%	91.98%	AAA / AAA
Class AB Notes	A\$	36,150,000.00	36,150,000.00	36,150,000.00	4.50%	4.75%	AAA / AAA
Class B1 Notes	A\$	20,050,000.00	20,050,000.00	20,050,000.00	2.50%	2.64%	AA-/n.r.
Class B2 Notes	A\$	1,600,000.00	1,600,000.00	1,600,000.00	0.20%	0.21%	AA-/n.r.
<b>TOTAL</b>		<b>800,000,000.00</b>	<b>757,390,112.83</b>	<b>757,390,112.83</b>	<b>99.60%</b>	<b>99.58%</b>	
Capital Units	A\$	3,200,000.00	3,200,000.00	3,200,000.00	0.40%	0.42%	
<b>TOTAL</b>		<b>803,200,000.00</b>	<b>760,590,112.83</b>	<b>760,590,112.83</b>	<b>100.00%</b>	<b>100.00%</b>	-

Current Payment Date: Tuesday, 18 December 2012

	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	0.9601	4.8400%	18-Dec-12	74,220	36.92	174.89	0.9426
Class AB Notes	1.0000	6.1900%	18-Dec-12	3,615	49.18	-	1.0000
Class B1 Notes	1.0000	7.5400%	18-Dec-12	2,005	59.91	-	1.0000
Class B2 Notes	1.0000	undisclosed	18-Dec-12	160	undisclosed	-	1.0000
<b>TOTAL</b>				<b>79,840</b>	<b>146.01</b>	<b>174.89</b>	

## COLLATERAL INFORMATION

	<u>At Issue</u>	<u>Nov - 12</u>
Total pool size:	\$796,788,319.81	\$751,678,808.67
Total Number Of Loans (UnConsolidated):	4101	3911
Total number of loans (consolidating split loans):	2676	2552
Average loan Size:	\$297,753.48	\$294,544.99
Maximum loan size:	\$750,000.00	\$750,000.00
Total property value:	\$1,365,675,328.00	\$1,297,866,068.00
Number of Properties:	2869	2734
Average property value:	\$476,010.92	\$474,713.27
Average current LVR:	60.02%	59.61%
Average Term to Maturity (months):	329.81	325.69
Maximum Remaining Term to Maturity (months):	358.62	354.54
Weighted Average Seasoning (months):	20.67	24.74
Weighted Average Current LVR:	65.89%	65.69%
Weighted Average Term to Maturity (months):	334.8	330.75
% of pool with loans > \$500,000:	20.28%	20.23%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	91.35%	91.44%
% Fixed Rate Loans(Value):	22.57%	22.48%
% Interest Only loans (Value):	45.49%	45.83%
Weighted Average Coupon:	6.27%	6.14%
Investment Loans:	26.03%	26.25%

## Outstanding Balance Distribution

	<u>\$ % at Issue</u>	<u>Nov - 12</u>
≤ \$0	0.00%	0.00%
> \$0 and ≤ \$100,000	1.74%	1.73%
> \$100,000 and ≤ \$150,000	3.34%	3.53%
> \$150,000 and ≤ \$200,000	7.20%	7.06%
> \$200,000 and ≤ \$250,000	10.10%	10.56%
> \$250,000 and ≤ \$300,000	13.13%	13.55%
> \$300,000 and ≤ \$350,000	14.13%	13.67%
> \$350,000 and ≤ \$400,000	11.23%	11.33%
> \$400,000 and ≤ \$450,000	10.46%	10.42%
> \$450,000 and ≤ \$500,000	8.38%	7.90%
> \$500,000 and ≤ \$550,000	5.87%	6.49%
> \$550,000 and ≤ \$600,000	5.06%	4.73%
> \$600,000 and ≤ \$650,000	4.08%	4.07%
> \$650,000 and ≤ \$700,000	2.73%	2.25%
> \$700,000 and ≤ \$750,000	2.54%	2.69%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<u>Outstanding Balance LVR Distribution</u>	<u>\$ % at Issue</u>	<u>Nov - 12</u>
≤ 0%	0.00%	0.00%
> 0% and ≤ 25%	2.56%	2.47%
> 25% and ≤ 30%	1.60%	1.76%
> 30% and ≤ 35%	1.57%	1.68%
> 35% and ≤ 40%	2.59%	2.38%
> 40% and ≤ 45%	3.66%	3.94%
> 45% and ≤ 50%	4.61%	4.33%
> 50% and ≤ 55%	5.34%	5.17%
> 55% and ≤ 60%	7.17%	7.48%
> 60% and ≤ 65%	7.91%	7.94%
> 65% and ≤ 70%	12.65%	12.91%
> 70% and ≤ 75%	11.52%	12.10%
> 75% and ≤ 80%	33.21%	31.93%
> 80% and ≤ 85%	1.59%	2.13%
> 85% and ≤ 90%	3.30%	3.21%
> 90% and ≤ 95%	0.73%	0.55%
> 100%	0.00%	0.00%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<u>Mortgage Insurance</u>	<u>\$ % at Issue</u>	<u>Nov - 12</u>
Genworth	5.88%	6.01%
QBE	94.12%	93.98%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<u>Seasoning Analysis</u>	<u>\$ % at Issue</u>	<u>Nov - 12</u>
≤ 3 mths	1.26%	0.00%
> 3 mths and ≤ 6 mths	3.39%	0.06%
> 6 mths and ≤ 9 mths	11.61%	3.50%
> 9 mths and ≤ 12 mths	12.45%	7.82%
> 12 mths and ≤ 15 mths	13.30%	12.66%
> 15 mths and ≤ 18 mths	11.71%	13.44%
> 18 mths and ≤ 21 mths	11.06%	11.03%
> 21 mths and ≤ 24 mths	4.86%	12.59%
> 24 mths and ≤ 36 mths	20.04%	20.26%
> 36 mths and ≤ 48 mths	6.84%	14.26%
> 48 mths and ≤ 60 mths	2.48%	2.84%
> 60 mths and ≤ 72 mths	0.27%	0.74%
> 72 mths and ≤ 84 mths	0.05%	0.11%
> 84 mths and ≤ 96 mths	0.07%	0.12%
> 96 mths and ≤ 108 mths	0.02%	0.00%
> 108 mths and ≤ 120 mths	0.06%	0.00%
> 120 mths	0.52%	0.59%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<u>Geographic Distribution</u>	<u>\$ % at Issue</u>	<u>Nov - 12</u>
ACT - Metro	2.13%	2.14%
Total ACT	2.13%	2.14%
NSW - Inner city	0.17%	0.18%
NSW - Metro	25.57%	25.58%
NSW - Non metro	8.78%	8.56%
Total NSW	34.51%	34.32%
NT - Metro	0.39%	0.36%
NT - Non metro	0.12%	0.13%
Total NT	0.52%	0.49%
QLD - Inner city	0.05%	0.06%
QLD - Metro	10.46%	10.54%
QLD - Non metro	8.90%	9.02%
Total QLD	19.41%	19.62%
SA - Inner city	0.04%	0.04%
SA - Metro	6.19%	6.11%
SA - Non metro	0.65%	0.68%
Total SA	6.88%	6.83%
TAS - Inner city	0.05%	0.05%
TAS - Metro	0.44%	0.45%
TAS - Non metro	0.52%	0.54%
Total TAS	1.00%	1.05%
VIC - Inner city	0.33%	0.30%
VIC - Metro	19.69%	19.73%
VIC - Non metro	2.18%	2.12%
Total VIC	22.21%	22.15%
WA - Inner city	0.33%	0.34%
WA - Metro	12.04%	12.13%
WA - Non metro	0.97%	0.93%
Total WA	13.34%	13.41%
Total Inner City	0.98%	0.97%
Total Metro	76.91%	77.04%
Total Non Metro	22.11%	21.99%
<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-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%

<u>MORTGAGE SAFETY NET</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Sep-12	3.00	430,654
Oct-12	3.00	430,645
Nov-12	3.00	234,790

**MORTGAGE IN POSSESSION**

<b>No of Accounts</b>	<b>Amount (\$)</b>
NIL	NIL

**MORTGAGE INSURANCE**

	<b>No. of claims</b>	<b>Gross claim (A\$)</b>	<b>Gross payment (A\$)</b>	<b>LMI net loss</b>
2012	-	-	-	-
Total	-	-	-	-

**EXCESS SPREAD**

	<b>Excess Spread (A\$)</b>	<b>Excess Spread % p.a</b>	<b>Opening Bond Balance</b>
Sep-12	-	0.00%	\$ 800,000,000
Oct-12	-	0.00%	\$ 784,889,534
Nov-12	-	0.00%	\$ 770,370,513
Total	-	-	-

**ANNUALISED CPR**

	<b>CPR % p.a</b>
Sep-12	10.98%
Oct-12	17.68%
Nov-12	15.82%

**RESERVES**

	<b>Available</b>	<b>Drawn</b>
Principal Draw	n/a	2,774,086.54
Liquidity Reserve Account	6,162,964.11	-
Overcollateralisation	3,200,000.00	-

**SUPPORTING RATINGS**

<b>Role</b>	<b>Party</b>	<b>Current Rating S&amp;P /</b>	<b>Rating Trigger S&amp;P /</b>
		<b>Fitch</b>	<b>Fitch</b>
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**

<b>Servicer:</b>	AMP Bank Limited
<b>Servicer Ranking or Rating:</b>	A / A2
<b>Servicer Rating:</b>	N/A
<b>Servicer Experience:</b>	Progress 2005-1 Trust 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
<b>Back-Up Servicer:</b>	Perpetual Trustee (Cold)