

PROGRESS 2012-1 TRUST

Monday, 11 February 2013 - Payment Date

Transaction Name: Progress 2012-1 Trust
Trustee: Perpetual Trustee Company Limited
Security Trustee: P.T. Limited
Originator: AMP Bank Limited
Servicer & Custodian: AMP Bank Limited
Issue Date: Tuesday, 29th May 2012
Maturity Date: Friday, 11th December 2043
Payment Date: The 11th day of each month
Business Day for Payments: Sydney & Melbourne
Determination Date & Ex-Interest Date: 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	285bps	Actual/365
Class B1 Notes	1 M BBSW	425bps	Actual/365
Class B2 Notes	1 M BBSW	undisclosed	Actual/365

	<u>Currency</u>	<u>Initial Stated Amount</u>	<u>Current Invested Amount</u>	<u>Current Stated Amount</u>	<u>Percentages at Issue</u>	<u>Current Percentages</u>	<u>Rating S&P/Fitch</u>
Class A Notes	A\$	602,750,000.00	496,046,896.88	496,046,896.88	92.50%	91.03%	AAA / AAA
Class AB Notes	A\$	31,280,000.00	31,280,000.00	31,280,000.00	4.80%	5.74%	AAA / AAA
Class B1 Notes	A\$	14,340,000.00	14,340,000.00	14,340,000.00	2.20%	2.63%	AA-/n.r.
Class B2 Notes	A\$	1,630,000.00	1,630,000.00	1,630,000.00	0.25%	0.30%	AA-/n.r.
TOTAL		650,000,000.00	543,296,896.88	543,296,896.88	99.75%	99.70%	
Capital Units	A\$	1,630,000.00	1,630,000.00	1,630,000.00	0.25%	0.30%	
TOTAL		651,630,000.00	544,926,896.88	544,926,896.88	100.00%	100.00%	

Current Payment Date: Monday, 11 February 2013

	<u>Pre Payment Date Bond Factors</u>	<u>Coupon Rate</u>	<u>Coupon Rate Reset Date</u>	<u>Initial Issued Notes (No.)</u>	<u>Interest Payment (per security)</u>	<u>Principal Payment (per security)</u>	<u>Post Payment Date Bond Factors</u>
Class A Notes	0.8384	4.6200%	11-Feb-13	60,275	32.90	154.61	0.8230
Class AB Notes	1.0000	5.9200%	11-Feb-13	3,128	50.28	-	1.0000
Class B1 Notes	1.0000	7.3200%	11-Feb-13	1,434	62.17	-	1.0000
Class B2 Notes	1.0000	undisclosed	11-Feb-13	163	undisclosed	-	1.0000
TOTAL				64,837	145.35	154.61	

COLLATERAL INFORMATION

	<u>At Issue</u>	<u>Jan - 13</u>
Total pool size:	\$645,129,623.00	\$539,345,203.93
Total Number Of Loans (UnConsolidated):	4054	3431
Total number of loans (consolidating split loans):	2424	2083
Average loan Size:	\$266,143.00	\$258,927.13
Maximum loan size:	\$750,000.00	\$750,000.00
Total property value:	\$1,186,909,227.00	\$1,023,574,730.00
Number of Properties:	2575	2208
Average property value:	\$460,936.00	\$463,575.51
Average current LVR:	57.00%	55.34%
Average Term to Maturity (months):	289	282.35
Maximum Remaining Term to Maturity (months):	350	340.87
Weighted Average Seasoning (months):	42	49.78
Weighted Average Current LVR:	64.10%	63.56%
Weighted Average Term to Maturity (months):	303	297.49
% of pool with loans > \$500,000:	13.00%	12.53%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	95.00%	95.00%
% Fixed Rate Loans(Value):	17.30%	16.88%
% Interest Only loans (Value):	48.90%	48.44%
Weighted Average Coupon:	6.80%	6.02%
Investment Loans:	28.00%	28.21%

Outstanding Balance Distribution

	<u>\$ % at Issue</u>	<u>Jan - 13</u>
> \$0 up to and including \$100,000	2.57%	2.55%
> \$100,000 up to and including \$150,000	3.88%	3.98%
> \$150,000 up to and including \$200,000	9.12%	9.09%
> \$200,000 up to and including \$250,000	13.65%	13.60%
> \$250,000 up to and including \$300,000	15.69%	16.23%
> \$300,000 up to and including \$350,000	13.09%	13.23%
> \$350,000 up to and including \$400,000	13.64%	13.54%
> \$400,000 up to and including \$450,000	9.35%	8.97%
> \$450,000 up to and including \$500,000	5.95%	6.11%
> \$500,000 up to and including \$550,000	4.45%	4.55%
> \$550,000 up to and including \$600,000	3.48%	3.07%
> \$600,000 up to and including \$650,000	2.43%	2.63%
> \$650,000 up to and including \$700,000	1.78%	1.52%
> \$700,000 up to and including \$750,000	0.90%	0.94%
Total	100.00%	100.00%

Outstanding Balance LVR Distribution

	<u>\$ % at Issue</u>	<u>Jan - 13</u>
> 0% and ≤ 25%	3.98%	4.28%
> 25% and ≤ 30%	2.01%	2.14%
> 30% and ≤ 35%	2.61%	2.82%
> 35% and ≤ 40%	4.12%	4.12%
> 40% and ≤ 45%	3.51%	4.03%
> 45% and ≤ 50%	5.05%	5.27%
> 50% and ≤ 55%	5.46%	6.29%
> 55% and ≤ 60%	6.80%	5.99%
> 60% and ≤ 65%	7.58%	7.70%
> 65% and ≤ 70%	10.76%	9.31%
> 70% and ≤ 75%	11.67%	13.52%
> 75% and ≤ 80%	28.27%	26.84%
> 80% and ≤ 85%	2.05%	1.56%
> 85% and ≤ 90%	5.17%	5.69%
> 90% and ≤ 95%	0.95%	0.45%
> 95% and ≤ 100%	0.00%	0.00%
> 100%	0.00%	0.00%
Total	100.00%	100.00%

Mortgage Insurance

	<u>\$ % at Issue</u>	<u>Jan - 13</u>
Genworth	27.40%	20.68%
PMI Mortgage Insurance Ltd	72.60%	79.32%
Total	100.00%	100.00%

<u>Seasoning Analysis</u>	<u>\$ % at Issue</u>	<u>Jan - 13</u>
> 6 mths and ≤ 9 mths	1.29%	0.00%
> 9 mths and ≤ 12 mths	8.97%	0.00%
> 12 mths and ≤ 15 mths	15.19%	0.00%
> 15 mths and ≤ 18 mths	8.18%	0.00%
> 18 mths and ≤ 21 mths	6.89%	1.33%
> 21 mths and ≤ 24 mths	22.57%	9.05%
> 24 mths and ≤ 36 mths	8.20%	36.67%
> 36 mths and ≤ 48 mths	7.89%	19.67%
> 48 mths and ≤ 60 mths	4.98%	8.79%
> 60 mths and ≤ 72 mths	3.49%	6.81%
> 72 mths and ≤ 84 mths	2.61%	3.88%
> 84 mths and ≤ 96 mths	3.98%	3.28%
> 96 mths and ≤ 108 mths	1.32%	3.53%
> 108 mths and ≤ 120 mths	4.45%	1.97%
> 120 mths	0.00%	5.03%
Total	100.00%	100.00%

<u>Geographic Distribution</u>	<u>\$ % at Issue</u>	<u>Jan - 13</u>
ACT - Metro	1.97%	2.08%
Total ACT	1.97%	2.08%
NSW - Inner city	0.07%	0.00%
NSW - Metro	29.48%	29.05%
NSW - Non metro	10.42%	10.22%
Total NSW	39.98%	39.27%
NT - Metro	0.55%	0.50%
NT - Non metro	0.16%	0.18%
Total NT	0.72%	0.69%
QLD - Inner city	0.00%	0.00%
QLD - Metro	8.49%	8.65%
QLD - Non metro	7.14%	7.45%
Total QLD	15.63%	16.10%
SA - Inner city	0.00%	0.00%
SA - Metro	7.18%	7.58%
SA - Non metro	0.89%	1.03%
Total SA	8.07%	8.61%
TAS - Inner city	0.03%	0.04%
TAS - Metro	0.56%	0.49%
TAS - Non metro	0.46%	0.48%
Total TAS	1.05%	1.01%
VIC - Inner city	0.37%	0.40%
VIC - Metro	19.45%	19.44%
VIC - Non metro	2.11%	2.09%
Total VIC	21.93%	21.93%
WA - Inner city	0.15%	0.17%
WA - Metro	9.01%	8.86%
WA - Non metro	1.50%	1.28%
Total WA	10.66%	10.31%
Total Inner City	0.63%	0.61%
Total Metro	76.69%	76.66%
Total Non Metro	22.68%	22.73%
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>
Jun-12	0.03%	0.00%	0.00%	0.03%
Jul-12	0.04%	0.00%	0.00%	0.04%
Aug-12	0.05%	0.00%	0.00%	0.05%
Sep-12	0.09%	0.05%	0.00%	0.14%
Oct-12	0.19%	0.05%	0.04%	0.28%
Nov-12	0.13%	0.00%	0.00%	0.13%
Dec-12	0.25%	0.03%	0.00%	0.29%
Jan-13	0.26%	0.06%	0.02%	0.34%

<u>MORTGAGE SAFETY NET</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Jul-12	4.00	833,766
Aug-12	4.00	826,133
Sep-12	4.00	829,084
Oct-12	6.00	1,030,002
Nov-12	7.00	1,291,138
Dec-12	7.00	1,290,678
Jan-13	7.00	1,292,648

<u>MORTGAGE IN POSSESSION</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
NIL	NIL	NIL

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

<u>EXCESS SPREAD</u>	<u>Excess Spread (A\$)</u>	<u>Excess Spread % p.a</u>	<u>Opening Bond Balance</u>
Jun-12	-	0.00%	\$ 650,000,000
Jul-12	-	0.00%	\$ 629,015,040
Aug-12	-	0.00%	\$ 618,421,249
Sep-12	-	0.00%	\$ 604,773,815
Oct-12	-	0.00%	\$ 594,301,182
Nov-12	-	0.00%	\$ 577,066,489
Dec-12	-	0.00%	\$ 564,572,025
Jan-13	-	0.00%	\$ 552,615,786
Total	-	-	-

<u>ANNUALISED CPR</u>	<u>CPR % p.a</u>
Jun-12	21.03%
Jul-12	16.19%
Aug-12	21.12%
Sep-12	16.89%
Oct-12	27.75%
Nov-12	20.48%
Dec-12	20.56%
Jan-13	16.13%

<u>RESERVES</u>	<u>Available</u>	<u>Drawn</u>
Principal Draw	n/a	55,535.10
Liquidity Reserve Account	5,526,157.86	-
Overcollateralisation	1,630,000.00	-

SUPPORTING RATINGS

<u>Role</u>	<u>Party</u>	<u>Current Rating S&P /</u>	<u>Rating Trigger S&P /</u>
Fixed Rate Swap Provider	AMP Bank Limited	<u>Fitch</u> A-1/not rated	<u>Fitch</u> 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 2005-1 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 Trsut No .1
Back-Up Servicer:	Perpetual Trustee (Cold)