

PROGRESS 2012-1 TRUST

Monday, 13 May 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

	Currency	Initial Stated Amount	Current Invested Amount	Current Stated Amount	Percentages at Issue	Current Percentages	Rating S&P/Fitch
Class A Notes	A\$	602,750,000.00	469,155,276.00	469,155,276.00	92.50%	90.56%	AAA / AAA
Class AB Notes	A\$	31,280,000.00	31,280,000.00	31,280,000.00	4.80%	6.04%	AAA / AAA
Class B1 Notes	A\$	14,340,000.00	14,340,000.00	14,340,000.00	2.20%	2.77%	AA-/n.r.
Class B2 Notes	A\$	1,630,000.00	1,630,000.00	1,630,000.00	0.25%	0.31%	AA-/n.r.
TOTAL		650,000,000.00	516,405,276.00	516,405,276.00	99.75%	99.69%	
Capital Units	A\$	1,630,000.00	1,630,000.00	1,630,000.00	0.25%	0.32%	
TOTAL		651,630,000.00	518,035,276.00	518,035,276.00	100.00%	100.00%	-

Current Payment Date: Monday, 13 May 2013

	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	0.7913	4.6100%	13-May-13	60,275	31.98	129.53	0.7784
Class AB Notes	1.0000	5.9100%	13-May-13	3,128	51.81	-	1.0000
Class B1 Notes	1.0000	7.3100%	13-May-13	1,434	64.09	-	1.0000
Class B2 Notes	1.0000	undisclosed	13-May-13	163	undisclosed	-	1.0000
TOTAL				64,837	147.88	129.53	

COLLATERAL INFORMATION

	<u>At Issue</u>	<u>Apr - 13</u>
Total pool size:	\$645,129,623.00	\$512,550,953.65
Total Number Of Loans (UnConsolidated):	4054	3269
Total number of loans (consolidating split loans):	2424	1998
Average loan Size:	\$266,143.00	\$256,532.01
Maximum loan size:	\$750,000.00	\$750,000.00
Total property value:	\$1,186,909,227.00	\$981,067,987.00
Number of Properties:	2575	2114
Average property value:	\$460,936.00	\$464,081.36
Average current LVR:	57.00%	54.91%
Average Term to Maturity (months):	289	279.65
Maximum Remaining Term to Maturity (months):	350	337.94
Weighted Average Seasoning (months):	42	52.37
Weighted Average Current LVR:	64.10%	63.36%
Weighted Average Term to Maturity (months):	303	295.05
% of pool with loans > \$500,000:	13.00%	12.41%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	95.00%	95.23%
% Fixed Rate Loans(Value):	17.30%	17.38%
% Interest Only loans (Value):	48.90%	48.08%
Weighted Average Coupon:	6.80%	6.00%
Investment Loans:	28.00%	28.43%

Outstanding Balance Distribution

	<u>\$ % at Issue</u>	<u>Apr - 13</u>
> \$0 and ≤ \$100,000	3.88%	2.65%
> \$100,000 and ≤ \$150,000	9.12%	4.48%
> \$150,000 and ≤ \$200,000	13.65%	9.34%
> \$200,000 and ≤ \$250,000	15.69%	13.48%
> \$250,000 and ≤ \$300,000	13.09%	15.81%
> \$300,000 and ≤ \$350,000	13.64%	13.54%
> \$350,000 and ≤ \$400,000	9.35%	13.68%
> \$400,000 and ≤ \$450,000	5.95%	9.17%
> \$450,000 and ≤ \$500,000	4.45%	5.45%
> \$500,000 and ≤ \$550,000	3.48%	4.28%
> \$550,000 and ≤ \$600,000	2.43%	3.37%
> \$600,000 and ≤ \$650,000	1.78%	2.44%
> \$650,000 and ≤ \$700,000	0.90%	1.19%
> \$700,000 and ≤ \$750,000	0.00%	1.14%
Total	97.43%	100.00%

<u>Outstanding Balance LVR Distribution</u>	<u>\$ % at Issue</u>	<u>Apr - 13</u>
> 0% and ≤ 25%	3.98%	4.17%
> 25% and ≤ 30%	2.01%	2.33%
> 30% and ≤ 35%	2.61%	2.99%
> 35% and ≤ 40%	4.12%	4.35%
> 40% and ≤ 45%	3.51%	3.92%
> 45% and ≤ 50%	5.05%	5.78%
> 50% and ≤ 55%	5.46%	6.14%
> 55% and ≤ 60%	6.80%	5.77%
> 60% and ≤ 65%	7.58%	7.27%
> 65% and ≤ 70%	10.76%	9.72%
> 70% and ≤ 75%	11.67%	13.25%
> 75% and ≤ 80%	28.27%	26.39%
> 80% and ≤ 85%	2.05%	1.79%
> 85% and ≤ 90%	5.17%	5.70%
> 90% and ≤ 95%	0.95%	0.42%
> 95% and ≤ 100%	0.00%	0.04%
> 100%	0.00%	0.00%
Total	100.00%	100.00%

<u>Mortgage Insurance</u>	<u>\$ % at Issue</u>	<u>Apr - 13</u>
Genworth	27.40%	27.41%
PMI Mortgage Insurance Ltd	72.60%	72.59%
Total	100.00%	100.00%

<u>Seasoning Analysis</u>	<u>\$ % at Issue</u>	<u>Apr - 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%	0.00%
> 21 mths and ≤ 24 mths	22.57%	1.34%
> 24 mths and ≤ 36 mths	8.20%	41.42%
> 36 mths and ≤ 48 mths	7.89%	22.64%
> 48 mths and ≤ 60 mths	4.98%	8.21%
> 60 mths and ≤ 72 mths	3.49%	7.65%
> 72 mths and ≤ 84 mths	2.61%	4.56%
> 84 mths and ≤ 96 mths	3.98%	3.33%
> 96 mths and ≤ 108 mths	1.32%	2.32%
> 108 mths and ≤ 120 mths	4.45%	3.62%
> 120 mths	0.00%	4.92%
Total	100.00%	100.00%

<u>Geographic Distribution</u>	<u>\$ % at Issue</u>	<u>Apr - 13</u>
ACT - Metro	1.97%	2.06%
Total ACT	1.97%	2.06%
NSW - Inner city	0.07%	0.00%
NSW - Metro	29.48%	29.26%
NSW - Non metro	10.42%	10.32%
Total NSW	39.98%	39.58%
NT - Metro	0.55%	0.53%
NT - Non metro	0.16%	0.19%
Total NT	0.72%	0.73%
QLD - Inner city	0.00%	0.00%
QLD - Metro	8.49%	8.55%
QLD - Non metro	7.14%	7.43%
Total QLD	15.63%	15.99%
SA - Inner city	0.00%	0.00%
SA - Metro	7.18%	7.53%
SA - Non metro	0.89%	0.99%
Total SA	8.07%	8.52%
TAS - Inner city	0.03%	0.04%
TAS - Metro	0.56%	0.46%
TAS - Non metro	0.46%	0.46%
Total TAS	1.05%	0.95%
VIC - Inner city	0.37%	0.42%
VIC - Metro	19.45%	19.53%
VIC - Non metro	2.11%	2.12%
Total VIC	21.93%	22.07%
WA - Inner city	0.15%	0.17%
WA - Metro	9.01%	8.61%
WA - Non metro	1.50%	1.32%
Total WA	10.66%	10.10%
Total Inner City	0.63%	0.63%
Total Metro	76.69%	76.53%
Total Non Metro	22.68%	22.84%
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%
Feb-13	0.17%	0.13%	0.05%	0.35%
Mar-13	0.14%	0.07%	0.11%	0.32%
Apr-13	0.17%	0.11%	0.12%	0.39%

<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
Feb-13	6.00	1,123,880
Mar-13	18.00	3,616,767
Apr-13	18.00	3,621,156

<u>MORTGAGE IN POSSESSION</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
	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
Feb-13	388,114.59	0.86%	\$ 543,296,897
Mar-13	-	0.00%	\$ 533,703,369
Apr-13	338,706.53	0.00%	\$ 524,212,559
Total	726,821.12		

<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%
Feb-13	17.43%
Mar-13	17.77%
Apr-13	14.54%

<u>RESERVES</u>	<u>Available</u>	<u>Drawn</u>
Principal Draw	n/a	-
Liquidity Reserve Account	5,242,125.59	-
Overcollateralisation	1,630,000.00	-

<u>SUPPORTING RATINGS</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-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

<u>SERVICER</u>	
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 Trust No .1
Back-Up Servicer:	Perpetual Trustee (Cold)