

PROGRESS 2009-1 TRUST

Friday, 28 February 2014 - Payment Date

Transaction Name: Progress 2009-1 Trust
Trustee: Perpetual Trustee Company Limited
Security Trustee: P.T. Limited
Originator: AMP Bank Limited
Servicer & Custodian: AMP Bank Limited
Issue Date: Monday, 30th March 2009
Maturity Date: Thursday, 28th July 2039
Payment Date: The 28th day of each month
Business Day for Payments: Sydney, Canberra & Melbourne
Determination Date & Ex-Interest Date: Three Business Days before each Payment Date.

	<u>Base</u>	<u>Margin</u>	<u>Interest Calculation</u>
Class A1 Notes	1 M BBSW	90bps	Actual/365
Class A2 Notes	1 M BBSW	130bps	Actual/365
Class AB Notes	1 M BBSW	145bps	Actual/365
Class B Notes	1 M BBSW	155bps	Actual/365

	Currency	Initial Stated Amount	Current Invested Amount	Current Stated Amount	Percentages at Issue	Current Percentages	Rating S&P/Moody's
Class A1 Notes	A\$	75,000,000.00	-	-	14.0187%	0.0000%	AAA/Aaa
Class A2 Notes	A\$	425,000,000.00	109,874,587.23	109,874,587.23	79.4393%	84.8840%	AAA/Aaa
Class AB Notes	A\$	18,000,000.00	10,062,694.52	10,062,694.52	3.3645%	7.7740%	AAA
Class B Notes	A\$	17,000,000.00	9,503,655.94	9,503,655.94	3.1776%	7.3421%	AA-
TOTAL		535,000,000.00	129,440,937.69	129,440,937.69	100.0000%	100.0000%	

Current Payment Date: Friday, 28 February 2014							
	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 A1 Notes	0.0000	0.0000%	28-Feb-14	7,500	-	-	0.0000
Class A2 Notes	0.2650	3.9033%	28-Feb-14	24,500	15.24	112.43	0.2585
Class AB Notes	0.5731	4.0533%	28-Feb-14	1,800	19.73	140.15	0.5590
Class B Notes	0.5731	4.1533%	28-Feb-14	1,700	20.21	140.15	0.5590
TOTAL				35,500	55.18	392.74	

COLLATERAL INFORMATION

	<u>At Issue</u>	<u>Jan - 14</u>
Total pool size:	\$527,109,277.14	\$127,591,031.30
Total Number Of Loans (UnConsolidated):	3439	1049
Total number of loans (consolidating split loans):	2006	662
Average loan Size:	\$262,766.34	\$192,735.70
Maximum loan size:	\$746,027.09	\$712,604.97
Total property value:	\$887,824,026.00	\$283,645,249.00
Number of Properties:	2191	709
Average property value:	\$405,214.07	\$400,063.82
Average current LVR:	62.66%	48.24%
Average Term to Maturity (months):	299.34	239.02
Maximum Remaining Term to Maturity (months):	351.09	291.98
Weighted Average Seasoning (months):	35.28	91.92
Weighted Average Current LVR:	68.75%	62.95%
Weighted Average Term to Maturity (months):	307.81	253.55
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	95.00%	113.79%
% Fixed Rate Loans(Value):	38.33%	10.83%
% Interst Only loans (Value):	43.49%	23.84%
Weighted Average Coupon:	6.14%	5.42%
Investment Loans:	25.23%	30.15%

<u>Outstanding Balance Distribution</u>	<u>\$ % at Issue</u>	<u>Jan - 14</u>
> \$0 and ≤ \$100,000	3.04%	6.54%
> \$100,000 and ≤ \$150,000	5.42%	8.28%
> \$150,000 and ≤ \$200,000	10.58%	14.50%
> \$200,000 and ≤ \$250,000	13.79%	13.72%
> \$250,000 and ≤ \$300,000	12.62%	13.27%
> \$300,000 and ≤ \$350,000	11.65%	11.49%
> \$350,000 and ≤ \$400,000	9.38%	7.04%
> \$400,000 and ≤ \$450,000	7.12%	6.27%
> \$450,000 and ≤ \$500,000	7.20%	5.93%
> \$500,000 and ≤ \$550,000	5.95%	6.93%
> \$550,000 and ≤ \$600,000	3.99%	0.89%
> \$600,000 and ≤ \$650,000	3.30%	2.48%
> \$650,000 and ≤ \$700,000	4.86%	2.09%
> \$700,000 and ≤ \$750,000	1.10%	0.56%
Total	100.00%	100.00%

<u>Outstanding Balance LVR Distribution</u>	<u>\$ % at Issue</u>	<u>Jan - 14</u>
> 0% and ≤ 25%	2.89%	6.24%
> 25% and ≤ 30%	1.82%	3.02%
> 30% and ≤ 35%	2.07%	3.59%
> 35% and ≤ 40%	2.52%	2.78%
> 40% and ≤ 45%	3.59%	5.98%
> 45% and ≤ 50%	4.67%	5.59%
> 50% and ≤ 55%	5.24%	5.65%
> 55% and ≤ 60%	5.47%	4.66%
> 60% and ≤ 65%	6.21%	8.31%
> 65% and ≤ 70%	7.67%	9.52%
> 70% and ≤ 75%	12.99%	8.34%
> 75% and ≤ 80%	16.19%	13.70%
> 80% and ≤ 85%	6.19%	10.15%
> 85% and ≤ 90%	14.39%	8.63%
> 90% and ≤ 95%	8.11%	2.87%
> 95% and ≤ 100%	0.00%	0.40%
> 100%	0.00%	0.59%
Total	100.00%	100.00%

<u>Mortgage Insurance</u>	<u>\$ % at Issue</u>	<u>Jan - 14</u>
Genworth	77.00%	75.37%
QBE	23.00%	24.62%
Total	100.00%	100.00%

<u>Seasoning Analysis</u>	<u>\$ % at Issue</u>	<u>Jan - 14</u>
> 0 mths and ≤ 3 mths	0.00%	0.00%
> 3 mths and ≤ 6 mths	0.02%	0.00%
> 6 mths and ≤ 9 mths	0.06%	0.00%
> 9 mths and ≤ 12 mths	3.20%	0.00%
> 12 mths and ≤ 15 mths	2.45%	0.00%
> 15 mths and ≤ 18 mths	4.54%	0.00%
> 18 mths and ≤ 21 mths	13.68%	0.00%
> 21 mths and ≤ 24 mths	21.73%	0.00%
> 24 mths and ≤ 36 mths	24.84%	0.00%
> 36 mths and ≤ 48 mths	10.23%	0.00%
> 48 mths and ≤ 60 mths	4.54%	0.00%
> 60 mths and ≤ 72 mths	5.60%	6.08%
> 72 mths and ≤ 84 mths	2.97%	51.73%
> 84 mths and ≤ 96 mths	2.33%	18.57%
> 96 mths and ≤ 108 mths	1.21%	7.68%
> 108 mths and ≤ 120 mths	1.05%	3.54%
> 120 mths	1.56%	12.39%
Total	100.00%	100.00%

<u>Geographic Distribution</u>	<u>\$ % at Issue</u>	<u>Jan - 14</u>
NSW - Inner City	0.15%	0.00%
NSW - Metro	28.61%	25.91%
NSW - Non Metro	10.51%	9.14%
Total NSW	39.27%	35.05%
ACT - Inner City	0.00%	0.00%
ACT - Metro	2.11%	0.64%
ACT - Non Metro	0.00%	0.00%
Total ACT	2.11%	0.64%
VIC - Inner City	0.17%	0.08%
VIC - Metro	19.95%	21.77%
VIC - Non Metro	3.29%	3.11%
Total VIC	23.41%	24.95%
TAS - Inner City	0.00%	0.00%
TAS - Metro	1.00%	0.84%
TAS - Non Metro	0.77%	0.96%
Total TAS	1.77%	1.80%
QLD - Inner City	0.16%	0.26%
QLD - Metro	8.27%	9.46%
QLD - Non Metro	7.94%	9.59%
Total QLD	16.36%	19.30%
WA - Inner City	0.10%	0.00%
WA - Metro	8.58%	9.54%
WA - Non Metro	1.38%	1.87%
Total WA	10.06%	11.42%
SA - Inner City	0.08%	0.13%
SA - Metro	6.28%	4.97%
SA - Non Metro	0.53%	1.36%
Total SA	6.88%	6.47%
NT - Inner City	0.00%	0.00%
NT - Metro	0.08%	0.16%
NT - Non Metro	0.06%	0.21%
Total NT	0.14%	0.37%
Total Inner City	0.65%	0.47%
Total Metro	74.87%	73.29%
Total Non Metro	24.48%	26.25%
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>
Jan-13	0.00%	0.90%	0.12%	1.02%
Feb-13	0.00%	0.47%	0.36%	0.83%
Mar-13	0.00%	0.39%	0.03%	0.43%
Apr-13	0.00%	0.36%	0.28%	0.64%
May-13	0.00%	0.49%	0.25%	0.74%
Jun-13	0.00%	0.46%	0.32%	0.78%
Jul-13	0.00%	0.30%	0.04%	0.34%
Aug-13	0.00%	0.23%	0.54%	0.77%
Sep-13	0.00%	0.93%	0.14%	1.07%
Oct-13	0.00%	0.23%	0.14%	0.37%
Nov-13	0.79%	0.00%	0.00%	0.79%
Dec-13	0.31%	0.28%	0.00%	0.59%
Jan-14	0.36%	0.16%	0.04%	0.56%

<u>MORTGAGE IN POSSESSION</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Sep-12	2.00	686,909
Oct-12	1.00	540,423
Nov-12	1.00	540,423
Dec-12	1.00	546,894

<u>MORTGAGE SAFETY NET</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Jan-13	5.00	908,296
Feb-13	5.00	877,354
Mar-13	7.00	1,298,186
Apr-13	9.00	1,470,239
May-13	9.00	1,424,311
Jun-13	5.00	554,703
Jul-13	3.00	376,406
Aug-13	3.00	391,076
Sep-13	3.00	420,750
Oct-13	3.00	450,382
Nov-13	3.00	455,155
Dec-13	4.00	579,635
Jan-14	4.00	570,328

MORTGAGE INSURANCE	No. of claims	Gross claim (A\$)	Gross payment (A\$)	LMI net loss
	NIL	NIL	NIL	NIL
EXCESS SPREAD	Excess Spread (A\$)	Excess Spread % p.a	Opening Bond Balance	
Jan-13	135,569.80	0.91%	\$ 179,553,621	
Feb-13	188,698.66	1.31%	\$ 173,258,192	
Mar-13		0.00%	\$ 170,343,382	
Apr-13	150,158.01	1.07%	\$ 167,892,410	
May-13	93,490.15	0.69%	\$ 163,747,731	
Jun-13	41,997.15	0.31%	\$ 160,812,112	
Jul-13	173,892.30	1.32%	\$ 157,648,000	
Aug-13	109,777.32	0.87%	\$ 152,251,594	
Sep-13	115,029.16	0.93%	\$ 148,567,191	
Oct-13	72,581.74	0.61%	\$ 142,524,046	
Nov-13	39,381.40	0.34%	\$ 140,745,413	
Dec-13	141,215.08	1.23%	\$ 137,489,084	
Jan-14	86,830.63	0.79%	\$ 132,686,115	
Total	7,695,359.54			
ANNUALISED CPR	CPR % p.a			
Jan-13	33.60%			
Feb-13	17.25%			
Mar-13	14.60%			
Apr-13	24.14%			
May-13	17.75%			
Jun-13	19.60%			
Jul-13	32.95%			
Aug-13	22.42%			
Sep-13	38.14%			
Oct-13	10.78%			
Nov-13	24.51%			
Dec-13	33.50%			
Jan-14	24.01%			
RESERVES	Available	Drawn		
Principal Draw	n/a	-		
Liquidity Reserve Account	1,857,605.61	-		
SUPPORTING RATINGS				
Role	Party	Current Rating S&P / Moody's	Rating Trigger S&P / Moody's	
Fixed Rate Swap Provider	AMP Bank Limited	A+ / A2	below A1 / P-1	
Liquidity Reserve Account Holder	Commonwealth Bank	A1+ / P-1	below A1 / P-1	
Bank Account Provider	Westpac	A1+ / P-1	below A1 / P-1	
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 Warehouse Trust No .1			
Back-Up Servicer:	Perpetual Trustee (Cold)			