

PROGRESS 2009-1 TRUST

Friday, 28 April 2017

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	45,046,266.46	45,046,266.46	79.4393%	84.4962%	AAA/Aaa
Class AB Notes	A\$	18,000,000.00	4,250,727.76	4,250,727.76	3.3645%	7.9734%	AAA
Class B Notes	A\$	17,000,000.00	4,014,576.21	4,014,576.21	3.1776%	7.5304%	AA-
TOTAL		535,000,000.00	53,311,570.43	53,311,570.43	100.0000%	100.0000%	

Current Payment Date:	Friday, 28 April 2017						
	<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 A1 Notes	0.0000	2.5250%	28-Apr-17	7,500	-	-	0.0000
Class A2 Notes	0.1092	2.9250%	28-Apr-17	24,500	4.71	55.81	0.1060
Class AB Notes	0.2362	3.0750%	28-Apr-17	1,800	6.17	-	0.2362
Class B Notes	0.2362	3.1750%	28-Apr-17	1,700	6.37	-	0.2362
TOTAL				35,500	17.24	55.81	

COLLATERAL INFORMATION

	<u>At Issue</u>	<u>Mar - 17</u>
Total pool size:	\$527,109,277.14	\$52,565,562.46
Total Number Of Loans (UnConsolidated):	3439	554
Total number of loans (consolidating split loans):	2006	358
Average loan Size:	\$262,766.34	\$146,831.18
Maximum loan size:	\$746,027.09	\$620,994.64
Total property value:	\$887,824,026.00	\$155,045,599.00
Number of Properties:	2191	377
Average property value:	\$405,214.07	\$411,261.54
Average current LVR:	62.66%	37.25%
Average Term to Maturity (months):	299.34	199.11
Maximum Remaining Term to Maturity (months):	351.09	253.84
Weighted Average Seasoning (months):	35.28	129.70
Weighted Average Current LVR:	68.75%	59.30%
Weighted Average Term to Maturity (months):	307.81	215.67
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	95.00%	100.72%
% Fixed Rate Loans(Value):	38.33%	7.39%
% Interest Only loans (Value):	43.49%	17.75%
Weighted Average Mortgage Interest:	6.14%	4.68%
Investment Loans:	25.23%	28.35%

<u>Outstanding Balance Distribution</u>	<u>\$ % at Issue</u>	<u>Mar - 17</u>
≤ \$0	0.00%	-1.36%
> \$0 and ≤ \$100,000	3.04%	9.75%
> \$100,000 and ≤ \$150,000	5.42%	11.03%
> \$150,000 and ≤ \$200,000	10.58%	14.68%
> \$200,000 and ≤ \$250,000	13.79%	13.73%
> \$250,000 and ≤ \$300,000	12.62%	10.72%
> \$300,000 and ≤ \$350,000	11.65%	12.35%
> \$350,000 and ≤ \$400,000	9.38%	9.30%
> \$400,000 and ≤ \$450,000	7.12%	3.95%
> \$450,000 and ≤ \$500,000	7.20%	5.42%
> \$500,000 and ≤ \$550,000	5.95%	5.98%
> \$550,000 and ≤ \$600,000	3.99%	3.27%
> \$600,000 and ≤ \$650,000	3.30%	1.18%
> \$650,000 and ≤ \$700,000	4.86%	0.00%
> \$700,000 and ≤ \$750,000	1.10%	0.00%
Total	100.00%	100.00%

<u>Outstanding Balance LVR Distribution</u>	<u>\$ % at Issue</u>	<u>Mar - 17</u>
≤ 0%	0.00%	-1.36%
> 0% and ≤ 25%	2.89%	9.95%
> 25% and ≤ 30%	1.82%	3.97%
> 30% and ≤ 35%	2.07%	2.11%
> 35% and ≤ 40%	2.52%	4.81%
> 40% and ≤ 45%	3.59%	6.68%
> 45% and ≤ 50%	4.67%	5.70%
> 50% and ≤ 55%	5.24%	4.88%
> 55% and ≤ 60%	5.47%	7.57%
> 60% and ≤ 65%	6.21%	8.64%
> 65% and ≤ 70%	7.67%	10.36%
> 70% and ≤ 75%	12.99%	11.71%
> 75% and ≤ 80%	16.19%	10.19%
> 80% and ≤ 85%	6.19%	5.85%
> 85% and ≤ 90%	14.39%	6.41%
> 90% and ≤ 95%	8.11%	2.15%
> 95% and ≤ 100%	0.00%	0.00%
> 100%	0.00%	0.38%
Total	100.00%	100.00%

<u>Mortgage Insurance</u>	<u>\$ % at Issue</u>	<u>Mar - 17</u>
Genworth	77.00%	73.25%
QBE	23.00%	26.36%
Not insured	0.00%	0.39%
Total	100.00%	100.00%

<u>Seasoning Analysis</u>	<u>\$ % at Issue</u>	<u>Mar - 17</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%	0.00%
> 72 mths and ≤ 84 mths	2.97%	0.00%
> 84 mths and ≤ 96 mths	2.33%	0.00%
> 96 mths and ≤ 108 mths	1.21%	2.30%
> 108 mths and ≤ 120 mths	1.05%	46.23%
> 120 mths	1.56%	51.47%
Total	100.00%	100.00%

<u>Geographic Distribution</u>	<u>\$ % at Issue</u>	<u>Mar - 17</u>
NSW - Inner City	0.15%	0.00%
NSW - Metro	28.61%	27.62%
NSW - Non Metro	10.51%	7.97%
Total NSW	39.27%	35.59%
ACT - Inner City	0.00%	0.00%
ACT - Metro	2.11%	0.81%
ACT - Non Metro	0.00%	0.00%
Total ACT	2.11%	0.81%
VIC - Inner City	0.17%	0.05%
VIC - Metro	19.95%	17.61%
VIC - Non Metro	3.29%	3.96%
Total VIC	23.41%	21.62%
TAS - Inner City	0.00%	0.00%
TAS - Metro	1.00%	0.67%
TAS - Non Metro	0.77%	1.38%
Total TAS	1.77%	2.05%
QLD - Inner City	0.16%	0.55%
QLD - Metro	8.27%	11.22%
QLD - Non Metro	7.94%	11.48%
Total QLD	16.36%	23.25%
WA - Inner City	0.10%	0.00%
WA - Metro	8.58%	8.01%
WA - Non Metro	1.38%	1.69%
Total WA	10.06%	9.70%
SA - Inner City	0.08%	0.29%
SA - Metro	6.28%	5.58%
SA - Non Metro	0.53%	1.12%
Total SA	6.88%	6.98%
NT - Inner City	0.00%	0.00%
NT - Metro	0.08%	0.00%
NT - Non Metro	0.06%	0.00%
Total NT	0.14%	0.00%
Total Inner City	0.65%	0.89%
Total Metro	74.87%	71.51%
Total Non Metro	24.48%	27.60%
Secured by Term Deposit	0.00%	0.00%
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>
Oct-15	0.00%	0.00%	0.54%	0.54%
Nov-15	0.00%	0.00%	0.56%	0.56%
Dec-15	0.00%	0.00%	0.29%	0.29%
Jan-16	1.19%	0.42%	0.29%	1.91%
Feb-16	0.58%	1.01%	0.30%	1.89%
Mar-16	0.00%	0.48%	0.80%	1.28%
Apr-16	0.67%	0.49%	0.44%	1.59%
May-16	0.40%	0.90%	0.72%	2.02%
Jun-16	0.84%	0.22%	1.02%	2.08%
Jul-16	0.21%	0.41%	1.06%	1.68%
Aug-16	0.85%	0.21%	1.10%	2.16%
Sep-16	0.33%	0.53%	0.99%	1.86%
Oct-16	0.00%	0.00%	1.31%	1.31%
Nov-16	0.00%	0.00%	0.00%	0.00%
Dec-16	0.36%	0.00%	0.00%	0.36%
Jan-17	0.00%	0.00%	0.00%	0.00%
Feb-17	0.00%	0.00%	0.00%	0.00%
Mar-17	0.51%	0.00%	0.00%	0.51%

<u>MORTGAGE IN POSSESSION</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Oct-15	1	78,443
Nov-15	1	79,277
Dec-15	-	-
Jan-16	-	-
Feb-16	-	-
Mar-16	-	-
Apr-16	-	-
May-16	-	-
Jun-16	-	-
Jul-16	-	-
Aug-16	-	-
Sep-16	-	-
Oct-16	-	-
Nov-16	-	-
Dec-16	-	-
Jan-17	-	-
Feb-17	-	-
Mar-17	-	-

MORTGAGE SAFETY NET

	<u>No of Accounts</u>	<u>Amount (\$)</u>
Oct-15	1	134,246
Nov-15	1	133,570
Dec-15	-	-
Jan-16	-	-
Feb-16	-	-
Mar-16	-	-
Apr-16	-	-
May-16	-	-
Jun-16	1	460,263
Jul-16	2	778,984
Aug-16	3	1,000,022
Sep-16	2	783,436
Oct-16	2	784,130
Nov-16	-	-
Dec-16	-	-
Jan-17	-	-
Feb-17	2	266,480
Mar-17	2	267,574

PRINCIPAL LOSS

	<u>No. of loans</u>	<u>Gross Loss</u>	<u>LMI payment</u>	<u>Net loss</u>
2014	2	141,755	132,803	8,952
2015	1	241,914	241,562	352
Total	3	383,669	374,365	9,304

EXCESS SPREAD

	<u>Excess Spread (AS)</u>	<u>Excess Spread % p.a</u>	<u>Opening Bond Balance</u>
Oct-15	18,148.68	0.27%	\$ 79,605,249
Nov-15	68,895.98	1.05%	\$ 78,879,026
Dec-15	39,059.17	0.61%	\$ 76,619,697
Jan-16	19,425.24	0.31%	\$ 74,197,974
Feb-16	79,366.30	1.30%	\$ 73,216,839
Mar-16	18,672.09	0.31%	\$ 72,248,789
Apr-16	2,917.37	0.05%	\$ 70,939,511
May-16	68,453.66	1.18%	\$ 69,501,288
Jun-16	51,669.89	0.91%	\$ 68,292,069
Jul-15	8,669.92	0.15%	\$ 67,511,373
Aug-16	64,060.56	1.19%	\$ 64,831,253
Sep-16	46,193.42	0.88%	\$ 62,880,633
Oct-16	24,420.40	0.48%	\$ 61,289,072
Nov-16	41,936.77	0.83%	\$ 60,515,899
Dec-16	10,784.84	0.22%	\$ 57,936,354
Jan-17	47,017.75	1.01%	\$ 56,071,062
Feb-17	53,477.98	1.16%	\$ 55,114,092
Mar-17	9,614.71	0.21%	\$ 54,679,011

Total	9,632,458.11
-------	--------------

ANNUALISED CPR

	<u>CPR % p.a</u>
Oct-15	8.57%
Nov-15	27.96%
Dec-15	30.55%
Jan-16	13.00%
Feb-16	13.00%
Mar-16	18.04%
Apr-16	19.83%
May-16	16.95%
Jun-16	10.63%
Jul-16	36.89%
Aug-16	28.89%
Sep-16	24.56%
Oct-16	11.87%
Nov-16	39.14%
Dec-16	30.64%
Jan-17	16.38%
Feb-17	6.47%
Mar-17	24.03%

RESERVES

	<u>Available</u>	<u>Drawn</u>
Principal Draw	n/a	-
Liquidity Reserve Account	746,361.99	-

SUPPORTING RATINGS

<u>Role</u>	<u>Party</u>	<u>Current Rating S&P / Moodys</u>	<u>Rating Trigger S&P / Moodys</u>
Fixed Rate Swap Provider	AMP Bank Limited	A+ / A2	below A1 / P-1
Liquidity Reserve Account Holder	Commonwealth Bank	A-1+ / P-1	below A1 / P-1
Bank Account Provider	Westpac	A-1+ / 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 2014-1 Trust
	Progress 2014-2 Trust
	Progress Warehouse Trust No .1
Back-Up Servicer:	Perpetual Trustee (Cold)