PROGRESS 2009-1 TRUST

Tuesday, 28 May 2013 - Payment Date

Transaction Name: Trustee:

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

	<u>Base</u>	Margin	Interest Calculation
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	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	138,995,550.49	138,995,550.49	79.4393%	84.8840%	AAA/Aaa
Class AB Notes	A\$	18,000,000.00	12,729,692.99	12,729,692.99	3.3645%	7.7740%	AAA
Class B Notes	A\$	17,000,000.00	12,022,487.83	12,022,487.83	3.1776%	7.3421%	AA-
TOTAL		535,000,000.00	163,747,731.30	163,747,731.30	100.0000%	100.0000%	

Current

Current Payment Date:	Т	uesday, 28 May 2013					
	Pre Payment						
	Date Bond				Interest Payment (per	Principal Payment	Post Payment Date Bond
	Factors	Coupon Rate	Coupon Rate Reset Date	Initial Issued Notes (No.)	security)	(per security)	Factors
Class A1 Notes	0.0000	0.0000%	28-May-13	7,500	-	-	0.0000
Class A2 Notes	0.3353	4.3242%	28-May-13	24,500	19.98	143.60	0.3270
Class AB Notes	0.7251	4.4742%	28-May-13	1,800	25.78	179.00	0.7072
Class B Notes	0.7251	4.5742%	28-May-13	1,700	26.35	179.00	0.7072
TOTAL				35.500	72.11	501.61	-

COLLATERAL INFORMATION	<u>At Issue</u>	<u>Apr - 13</u>
Total pool size:	\$527,109,277.14	\$161,258,615.06
Total Number Of Loans (UnConsolidated):	3439	1245
Total number of loans (consolidating split loans):	2006	789
Average loan Size:	\$262,766.34	\$204,383.54
Maximum loan size:	\$746,027.09	\$716,416.45
Total property value:	\$887,824,026.00	\$338,677,539.00
Number of Properties:	2191	840
Average property value:	\$405,214.07	\$403,187.55
Average current LVR:	62.66%	50.85%
Average Term to Maturity (months):	299.34	249.03
Maximum Remaining Term to Maturity (months):	351.09	301.12
Weighted Average Seasoning (months):	35.28	82.97
Weighted Average Current LVR:	68.75%	64.25%
Weighted Average Term to Maturity (months):	307.81	263.11
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	95.00%	115.34%
% Fixed Rate Loans(Value):	38.33%	10.01%
% Interst Only loans (Value):	43.49%	24.87%
Weighted Average Coupon:	6.14%	5.92%
Investment Loans:	25.23%	28.97%
Outstanding Balance Distribution	\$ % at Issue	<u> Apr - 13</u>
> \$0 and ≤ \$100,000	3.04%	5.69%
> \$100,000 and ≤ \$150,000	5.42%	8.30%
> \$150,000 and ≤ \$200,000	10.58%	13.67%
> \$200,000 and ≤ \$250,000	13.79%	12.58%
> \$250,000 and ≤ \$300,000	12.62%	14.35%
> \$300,000 and ≤ \$350,000	11.65%	9.82%
> \$350,000 and ≤ \$400,000	9.38%	8.35%
> \$400,000 and ≤ \$450,000	7.12%	7.39%
> \$450,000 and ≤ \$500,000	7.20%	5.86%
> \$500,000 and ≤ \$550,000	5.95%	5.25%
> \$550,000 and ≤ \$600,000	3.99%	3.85%
> \$600,000 and ≤ \$650,000	3.30%	1.96%
> \$650,000 and ≤ \$700,000	4.86%	2.49%
> \$700,000 and ≤ \$750,000	1.10%	0.44%
Total	100.00%	100.00%

Outstanding Palance IVD Distribution	Ć 0/ at lasva	A 12
Outstanding Balance LVR Distribution	\$ % at Issue	<u>Apr - 13</u>
> 0% and ≤ 25%	2.89%	5.74%
> 25% and ≤ 30%	1.82%	2.14%
> 30% and ≤ 35%	2.07%	4.61%
> 35% and ≤ 40%	2.52%	1.77%
> 40% and ≤ 45%	3.59%	5.34%
> 45% and ≤ 50%	4.67%	6.20%
> 50% and ≤ 55%	5.24%	4.58%
> 55% and ≤ 60%	5.47%	5.44%
> 60% and ≤ 65%	6.21%	6.90%
> 65% and ≤ 70%	7.67%	8.04%
> 70% and ≤ 75%	12.99%	10.89%
> 75% and ≤ 80%	16.19%	13.47%
> 80% and ≤ 85%	6.19%	11.18%
> 85% and ≤ 90%	14.39%	9.03%
> 90% and ≤ 95%	8.11%	3.88%
> 95% and ≤ 100%	0.00%	0.32%
> 100%	0.00%	0.48%
Total	100.00%	100.00%

Mortgage Insurance		\$ % at Issue		Apr - 13
Genworth QBE		77.00% 23.00%		75.04% 24.96%
Total		100.00%		100.00%
Seasoning Analysis		\$ % at Issue		Apr - 13
> 0 mths and ≤ 3 mths		0.00%		0.00%
> 3 mths and ≤ 6 mths		0.02%		0.00%
> 6 mths and ≤ 9 mths > 9 mths and ≤ 12 mths		0.06% 3.20%		0.00% 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 > 21 mths and ≤ 24 mths		13.68% 21.73%		0.00% 0.00%
> 24 mths and ≤ 24 mths > 24 mths and ≤ 36 mths		24.84%		0.00%
> 36 mths and ≤ 48 mths		10.23%		0.00%
> 48 mths and ≤ 60 mths > 60 mths and ≤ 72 mths		4.54% 5.60%		2.47% 35.62%
> 72 mths and ≤ 72 mths		2.97%		35.03%
> 84 mths and ≤ 96 mths		2.33%		9.95%
> 96 mths and ≤ 108 mths		1.21%		3.74%
> 108 mths and ≤ 120 mths > 120 mths		1.05% 1.56%		4.26% 8.93%
Total		100.00%		100.00%
Geographic Distribution		\$ % at Issue		<u>Apr - 13</u>
NSW - Inner City NSW - Metro		0.15% 28.61%		0.00% 27.57%
NSW - Non Metro		10.51%		8.77%
Total NSW		39.27%		36.34%
ACT - Inner City		0.00%		0.00%
ACT - Metro		2.11%		0.92%
ACT - Non Metro		0.00%		0.00%
Total ACT		2.11%		0.92%
VIC - Inner City		0.17%		0.07%
VIC - Metro		19.95%		20.42%
VIC - Non Metro		3.29%		3.84%
Total VIC		23.41%		24.33%
TAS - Inner City		0.00%		0.00%
TAS - Metro		1.00%		1.26%
TAS - Non Metro Total TAS		0.77% 1.77%		1.04% 2.31%
Total TAS		1.77/0		2.31/0
QLD - Inner City		0.16%		0.34%
QLD - Metro		8.27%		8.77%
QLD - Non Metro Total QLD		7.94% 16.36%		9.54% 18.64%
WA - Inner City		0.10%		0.00%
WA - Metro WA - Non Metro		8.58% 1.38%		9.14% 1.91%
Total WA		10.06%		11.05%
SA - Inner City		0.08%		0.11%
SA - Metro SA - Non Metro		6.28% 0.53%		4.86% 1.15%
Total SA		6.88%		6.12%
NT - Inner City NT - Metro		0.00% 0.08%		0.00% 0.13%
NT - Non Metro		0.06%		0.17%
Total NT		0.14%		0.30%
Total Inner City		0.65%		0.52%
Total Metro		74.87%		73.08%
Total Non Metro		24.48%		26.41%
Total		100.00%		100.00%
ARREARS \$ % (scheduled balance basis)	<u>31-60</u>	61-90	<u>90+</u>	<u>Total</u>
Jan-11	0.68%	0.09%	0.10%	0.86%
Feb-11 Mar-11	0.94% 0.53%	0.01% 0.15%	0.10% 0.02%	1.04% 0.69%
Apr-11	0.57%	0.06%	0.02%	0.65%
May-11	0.69%	0.00%	0.10%	0.79%
Jun-11	0.49%	0.15%	0.07%	0.71%
Jul-11 Aug-11	0.22% 0.63%	0.29% 0.04%	0.07% 0.39%	0.58% 1.05%
Sep-11	0.37%	0.45%	0.27%	1.09%
Oct-11	0.93%	0.08%	0.31%	1.32%
Nov-11	0.53%	0.49%	0.23%	1.24%
Dec-11 Jan-12	0.28% 0.47%	0.53% 0.51%	0.37% 0.27%	1.17% 1.26%
Feb-12	0.59%	0.17%	0.67%	1.43%
Mar-12	0.54%	0.43%	0.17%	1.14%
Apr-12 May-12	0.23% 1.35%	0.38% 0.07%	0.20% 0.20%	0.81% 1.62%
Jun-12	0.45%	0.97%	0.44%	1.87%
Jul-12	0.42%	0.74%	0.45%	1.62%
Aug-12	0.34%	0.24%	1.01%	1.60%
Sep-12 Oct-12	0.11% 0.29%	0.25% 0.03%	1.08% 1.26%	1.44% 1.59%
Oct-12 Nov-12	0.29%	0.19%	1.26%	1.62%
Dec-12	0.50%	0.07%	0.91%	1.48%
Jan-13	0.90%	0.12%	1.06%	2.08%
Feb-13 Mar-13	0.47% 0.39%	0.36% 0.03%	0.86% 0.80%	1.68% 1.22%
Apr-13	0.36%	0.28%	0.43%	1.06%

MORTGAGE IN POSSESSION	No of Accounts	Amount (\$)
Sep-12	2.00	686,909
Oct-12	1.00	540,423
Nov-12	1.00	540,423
Dec-12	1.00	546,894
MORTGAGE SAFETY NET	No of Accounts	Amount (\$)
Feb-12	1.00	453,315
Mar-12	1.00	452,838
Apr-12	5.00	902,291
May-12	5.00	904,143
Jun-12	5.00	905,580
Jul-12	5.00	906,579
Aug-12	5.00	906,230
Sep-12	5.00	906,834
Oct-12	5.00	907,508
Nov-12	5.00	907,371
Dec-12	5.00	908,371
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
MORTGAGE INSURANCE	No. of claims	Gross claim (A\$)

EXCESS SPREAD Excess Spread (AS) Excess Spread % p.a Opening Bond Balance Jan-11 210,073.57 0.79% 5 319,219,511 1 366,748.94 1.40% 5 315,381,756 1 44,738.01 0.18% 5 306,082,990 Apr-11 67,008.94 0.27% 5 298,928,157 1 5,008 1.50% 5 296,075,017 Jun-11 224,249.78 0.93% 5 289,392,911 Jul-11 224,249.78 0.93% 5 289,392,911 Jul-11 20,241,249.78 0.93% 5 278,392,911 Jul-11 336,278.99 1.45% 5 278,279,955 296,11 206,416.67 0.91% 5 270,890,822 0.00% 1.25% 2.25,387,959 1.45% 5 278,390,822 0.00% 1.25% 2.25,387,959 1.25% 2	MORTGAGE INSURANCE	No. of claims	Gross claim (A\$)	Gross payment (A\$)	
Ian-11		NIL	NIL		NIL
Feb-11 366,748,94 1.40% \$ 315,381,756 Mar-11 44,738.01 0.18% \$ 306,082,99 Apr-11 67,008,94 0.27% \$ 298,928,15 May-11 370,688,99 1.50% \$ 296,075,01 Jun-11 224,249,78 0.93% \$ 289,392,911 Jul-11 -000% \$ 282,028,39 Jul-11 -000% \$ 282,028,39 Aug-11 336,278,99 1.45% \$ 270,890,82 Sep-11 206,416,67 0.91% \$ 270,890,82 Nov-11 145,778.04 0.66% \$ 263,362,49 Nov-11 241,357,15 1.12% \$ 253,487,59 Jan-12 291,211,62 1.42% \$ 253,487,59 Jan-12 291,211,62 1.42% \$ 246,580,09 Mar-12 291,211,62 1.42% \$ 239,677,99 Mar-12 200,00% \$ 231,542,04 Apr-13 228,655,41 1.21% \$ 226,628,31 Jun-12 228,455,41 1.21% \$ 226,628,31 <	EXCESS SPREAD	Excess Spread (A\$)	Excess Spread % p.a	Open	ing Bond Balance
Mar-11 44,738.01 0.18% \$ 306,082,996 Apr-11 67,008.94 0.27% \$ 298,928,15.75 May-11 370,688.99 1.50% \$ 296,075,01 Jul-11 224,249.78 0.93% \$ 289,392,916 Jul-11 - 0.00% \$ 282,028,393 Jul-11 - 0.00% \$ 282,028,393 Jul-11 - 0.00% \$ 282,028,393 Sep-11 206,416.67 0.91% \$ 270,890,82 Oct-11 145,778.04 0.66% \$ 264,362,49 Nov-11 241,357.15 1.12% \$ 259,035,53 Jan-12 291,211.62 1.42% \$ 246,580,99 Feb-12 239,553,77 1.20% \$ 239,677,99 Mar-12 - 0.00% \$ 231,542,04 Apr-12 - 0.00% \$ 231,542,04 Apr-12 228,465.41 1.21% \$ 226,628,31 Jul-12 282,644.18 0.66% \$ 221,939,37 Jul-12 268,311.52 0.38% \$ 2	Jan-11	210,073.57	0.79%	\$	319,219,510
Apr-11 67,008.94 0.27% \$ 298,928,15 May-11 370,688.99 1.50% \$ 296,075,011 Jun-11 224,249.78 0.93% \$ 289,392,911 Jul-11 - 0.00% \$ 282,023,393 Aug-11 336,278.99 1.45% \$ 278,277,95 Sep-11 206,416.67 0.91% \$ 270,899,82 Oct-11 145,778.04 0.66% \$ 264,362,49 Nov-11 241,357.15 1.12% \$ 259,035,53 Dec-11 38,725.22 0.18% \$ 253,487,59 Jan-12 291,211.62 1.42% \$ 246,580,09 Feb-12 292,211.62 1.42% \$ 246,580,09 Feb-12 293,953,77 1.20% \$ 231,542,04 Apr-12 228,465.41 1.21% \$ 226,628,31 Jul-12 228,465.41 1.21% \$ 226,628,31 Jul-12 68,311.52 0.38% \$ 214,988,61 Jul-12 42,044.60 1.38% \$ 210,505,52 Aug-12 174,601.88 <	Feb-11	366,748.94	1.40%	\$	315,381,756
May-11 370,688.99 1.50% \$ 296,075,01: Jun-11 224,249.78 0.93% \$ 289,392,911 Jul-11 - 0.00% \$ 282,028,39 Aug-11 336,278.99 1.45% \$ 270,890,82: Sep-11 206,416.67 0.91% \$ 270,890,82: Oct-11 145,778.04 0.66% \$ 264,362,49 Nov-11 241,357.15 1.12% \$ 253,487,59 Jan-12 291,211.62 1.42% \$ 253,487,59 Jan-12 291,211.62 1.42% \$ 239,677,99 Mar-12 - 0.00% \$ 231,542,04 Apr-14 228,465.41 1.21% \$ 226,628,31 Jun-12 228,465.41 1.21% \$ 226,628,31 Jun-12 28,465.41 0.66% \$ 221,939,373 Jun-12 28,465.41 0.66% \$ 221,939,373 Jun-12 28,465.41 0.66% \$ 221,939,373 Jun-12 28,465.41 0.21% \$ 206,628,311 Jun-12 28,264.46 0.38% \$ 210,505,522 Jun-12 242,044.60 1.38% \$ 210,505,522 Aug-12 174,601.88 1.02% \$ 205,838,891 Sep-12 32,143.29 0.19% \$ 2	Mar-11	44,738.01	0.18%	\$	306,082,990
Jun-11 224,249.78 0.93% \$ 289,392,211 Jul-11 - 0.00% \$ 282,028,39 Aug-11 336,278.99 1.45% \$ 278,277,95 Sep-11 206,416.67 0.91% \$ 270,890,82 Oct-11 145,778.04 0.66% \$ 264,362,49 Nov-11 241,357.15 1.12% \$ 259,487,59 Jan-12 291,211.62 1.42% \$ 246,580,09 Jan-12 291,211.62 1.42% \$ 239,677,99 Mar-12 - 0.00% \$ 231,542,04 Apr-12 228,465.41 1.21% \$ 226,628,311 May-12 122,644.18 0.66% \$ 221,939,37 Jun-12 228,465.41 1.21% \$ 226,628,31 Jul-12 228,465.41 1.21% \$ 226,628,31 Jul-12 226,441.8 0.66% \$ 221,939,37 Jul-12 226,441.8 0.66% \$ 221,939,37 Jul-12 224,044.60 1.38% \$ 210,505,52 Sep-12 32,143.29 0.19%<	Apr-11	67,008.94	0.27%	\$	298,928,152
Jul-11 - 0.00% \$ 282,028,392 Aug-11 336,278,99 1.45% \$ 278,277,95 Sep-11 206,416,67 0.91% \$ 270,890,82 Oct-11 145,778.04 0.66% \$ 264,362,49 Nov-11 241,357.15 1.12% \$ 259,035,53 Dec-11 38,725,22 0.18% \$ 253,487,59 Jan-12 291,211,62 1.42% \$ 246,580,09 Feb-12 299,537,7 1.20% \$ 239,677,99 Mar-12 - 0.00% \$ 231,542,04 Apr-12 228,465,41 1.21% \$ 226,628,31 May-12 122,644,18 0.66% \$ 221,939,37 Jun-12 68,311,52 0.38% \$ 214,988,61 Jul-12 48,311,52 0.38% \$ 214,988,61 Jul-12 242,044,60 1.38% \$ 210,505,52 Sep-12 32,143,29 0.19%	May-11	370,688.99	1.50%		296,075,011
Aug-11 336,278.99 1.45% \$ 278,277,95 Sep-11 206,416.67 0.91% \$ 270,890,82 Oct-11 145,778.04 0.66% \$ 264,362,49 Nov-11 241,357.15 1.12% \$ 253,487,59 Dec-11 38,725.22 0.18% \$ 253,487,59 Jan-12 291,211.62 1.42% \$ 246,580,09 Feb-12 239,953.77 1.20% \$ 239,677,99 Mar-12 - 0.00% \$ 231,542,04 Apr-12 228,465.41 1.21% \$ 226,628,31 May-12 122,644.18 0.66% \$ 221,993,37 Jul-12 68,311.52 0.38% \$ 214,988,61 Jul-12 242,044.60 1.38% \$ 210,505,52 Aug-12 174,601.88 1.02% \$ 205,388,89 Sep-12 32,143.29 0.19% \$ 201,359,77 Oct-12 214,184.37 1.32% \$ 194,337,15 Nov-12 169,644.06 1.08% \$ 183,934,24 Dec-12 82,567.41 0.54% \$ 183,934,24 Jan-13 135,569.80 0.91% <td>Jun-11</td> <td>224,249.78</td> <td>0.93%</td> <td>\$</td> <td>289,392,916</td>	Jun-11	224,249.78	0.93%	\$	289,392,916
Sep-11 206,416.67 0.91% \$ 270,890,82-2 Oct-11 145,778.04 0.66% \$ 264,362,49 Nov-11 241,357.15 1.12% \$ 259,035,93 Dec-11 38,725.22 0.18% \$ 253,487,59 Jan-12 291,211.62 1.42% \$ 246,580,09 Feb-12 299,53,77 1.20% \$ 239,677,99 Mar-12 0.00% \$ 231,542,04 Apr-12 228,465.41 1.21% \$ 226,628,311 May-12 122,644.18 0.66% \$ 221,939,37 Jun-12 68,311.52 0.38% \$ 214,988,61 Jul-12 242,044.60 1.38% \$ 210,505,52 Aug-12 174,601.88 1.02% \$ 201,359,77 Oct-12 12,148.437 1.32% \$ 201,359,77 Oct-12 214,184.37 1.32% \$ 194,337,15 Nov-12 169,644.06 1.08% \$ 183,942,44 Dec-12 82,567.41 0.54% \$ 183,942,44 Jan-13 135,569.80 0.91%	Jul-11	-	0.00%		282,028,391
Oct-11 145,778.04 0.66% \$ 264,362,49 Nov-11 241,357.15 1.12% \$ 259,035,53 Dec-11 38,725,22 0.18% \$ 259,035,53 Jan-12 291,211.62 1.42% \$ 246,580,09 Feb-12 239,953,77 1.20% \$ 239,677,99 Mar-12 - 0.00% \$ 231,542,04 Apr-12 228,465.41 1.21% \$ 226,628,31 May-12 122,644.18 0.66% \$ 221,939,37 Jun-12 68,311.52 0.38% \$ 214,988,61 Jul-12 242,044.60 1.38% \$ 210,505,52 Aug-12 174,601.88 1.02% \$ 205,838,99 Sep-12 32,143.29 0.19% \$ 201,539,77 Oct-12 214,184.37 1.32% \$ 194,337,15 Nov-12 169,644.06 1.08% \$ 183,942,64 Jan-13 135,569.80 0.91% \$ 173,258,13 Apr-13 188,698.66 1.31% \$ 173,258,13 Apr-13 150,158.01 <td< td=""><td>Aug-11</td><td>336,278.99</td><td>1.45%</td><td></td><td>278,277,954</td></td<>	Aug-11	336,278.99	1.45%		278,277,954
Nov-11 241,357.15 1.12% \$ 259,035,53 Dec-11 38,725.22 0.18% \$ 253,487,59 Jan-12 291,211,62 1.42% \$ 246,580,09 Feb-12 239,953.77 1.20% \$ 239,677,99 Mar-12 - 0.00% \$ 231,542,04 Apr-12 228,465.41 1.21% \$ 226,628,31 May-12 122,644.18 0.66% \$ 221,939,37 Jun-12 68,311.52 0.38% \$ 214,988,61 Jul-12 242,044.60 1.38% \$ 210,505,52 Aug-12 174,601.88 1.02% \$ 205,838,89 Sep-12 32,143.29 0.19% \$ 201,359,77 Oct-12 214,184.37 1.32% \$ 194,337,151 Nov-12 169,644.06 1.08% \$ 188,246,66 Dec-12 82,567.41 0.54% \$ 183,394,24 Jan-13 135,569.80 0.91% \$ 179,553,62 Feb-13 188,698.66 1.31% \$ 173,258,19 Mar-13 0.00% \$ 17	Sep-11	206,416.67	0.91%		270,890,824
Dec-11 38,725.22 0.18% \$ 253,487,59 Jan-12 291,211.62 1.42% \$ 246,580,09 Feb-12 239,953,77 1.20% \$ 239,677,99 Mar-12 - 0.00% \$ 231,542,04 Apr-12 228,465,41 1.21% \$ 226,628,31 Jul-12 122,644,18 0.66% \$ 221,939,37 Jul-12 68,311.52 0.38% \$ 214,988,61 Jul-12 242,044,60 1.38% \$ 210,505,52 Aug-12 174,601.88 1.02% \$ 205,388,99 Sep-12 32,143.29 0.19% \$ 201,359,77 Oct-12 214,184,37 1.32% \$ 194,337,15 Nov-12 169,644,06 1.08% \$ 183,246,66 Dec-12 82,567,41 0.54% \$ 183,934,244 Jan-13 135,569,80 0.91% \$ 179,553,62 Feb-13 188,698,66 1.31% \$ 173,258,19 Mar-13 150,158,01 1.00% \$ 167,892,41	Oct-11	145,778.04	0.66%		264,362,494
Jan-12 291,211.62 1.42% \$ 246,580,09 Feb-12 239,953.77 1.20% \$ 239,677,99 Mar-12 - 0.00% \$ 231,542,044 Apr-12 228,465.41 1.21% \$ 226,628,31 May-12 122,644.18 0.66% \$ 221,939,37 Jun-12 68,311.52 0.38% \$ 214,988,61 Jul-12 242,044.60 1.38% \$ 210,505,52 Aug-12 174,601.88 1.02% \$ 205,838,89 Sep-12 32,143.29 0.19% \$ 201,539,77 Oct-12 214,184.37 1.32% \$ 194,337,15 Nov-12 169,644.06 1.08% \$ 183,246,66 Dec-12 82,567.41 0.54% \$ 183,942,44 Jan-13 135,569.80 0.91% \$ 179,553,62 Feb-13 188,698.66 1.31% \$ 173,258,19 Mar-13 150,158.01 1.07% \$ 167,892,411	Nov-11	241,357.15	1.12%		259,035,537
Feb-12 239,953,77 1.20% \$ 239,677,995 Mar-12 - 0.00% \$ 231,542,04 Apr-12 228,465,41 1.21% \$ 226,628,31 May-12 122,644,18 0.66% \$ 221,939,375 Jun-12 68,311,52 0.38% \$ 214,988,611 Jul-12 242,044,60 1.38% \$ 210,505,521 Aug-12 174,601,88 1.02% \$ 205,838,894 Sep-12 32,143,29 0.19% \$ 201,359,774 Oct-12 214,184,37 1.32% \$ 194,337,151 Nov-12 169,644,06 1.08% \$ 188,246,666 Dec-12 82,567,41 0.54% \$ 183,394,244 Jan-13 135,569,80 0.91% \$ 179,553,622 Feb-13 188,698,66 1.31% \$ 173,258,193 Mar-13 0.00% \$ 170,343,383 Apr-13 150,158,01 1.07% \$ 167,892,410	Dec-11	38,725.22	0.18%		253,487,591
Mar-12 - 0.00% \$ 231,542,044 Apr-12 228,465.41 1.21% \$ 226,628,311 May-12 122,644.18 0.66% \$ 221,939,377 Jun-12 68,311.52 0.38% \$ 214,988,612 Jul-12 242,044.60 1.38% \$ 210,505,522 Aug-12 174,601.88 1.02% \$ 205,388,891 Sep-12 32,143.29 0.19% \$ 201,359,772 Oct-12 214,184.37 1.32% \$ 194,337,151 Nov-12 169,644.06 1.08% \$ 182,46,666 Dec-12 82,567.41 0.54% \$ 183,934,244 Jan-13 135,569.80 0.91% \$ 179,553,622 Feb-13 188,698.66 1.31% \$ 173,258,103 Mar-13 0.00% \$ 170,343,383 Apr-13 150,158.01 1.07% \$ 167,892,414	Jan-12	291,211.62	1.42%		246,580,094
Apr-12 228,465.41 1.21% \$ 226,628.31 May-12 122,644.18 0.66% \$ 221,939,37 Jun-12 68,311.52 0.38% \$ 214,988,61 Jul-12 242,044.60 1.38% \$ 210,505,52 Aug-12 174,601.88 1.02% \$ 205,838,897 Sep-12 32,143.29 0.19% \$ 201,359,71 Oct-12 214,184.37 1.32% \$ 194,337,15 Nov-12 169,644.06 1.08% \$ 188,246,66 Dec-12 82,567.41 0.54% \$ 183,942,44 Jan-13 135,569.80 0.91% \$ 179,553,62 Feb-13 188,698.66 1.31% \$ 173,258,19 Mar-13 150,158.01 1.07% \$ 167,892,41	Feb-12	239,953.77	1.20%		239,677,999
May-12 122,644.18 0.66% \$ 221,939,378 Jun-12 68,311.52 0.38% \$ 214,988,611 Jul-12 242,044.60 1.38% \$ 210,505,522 Aug-12 174,601.88 1.02% \$ 205,838,891 Sep-12 32,143.29 0.19% \$ 201,359,774 Oct-12 214,184.37 1.32% \$ 194,337,151 Nov-12 169,644.06 1.08% \$ 188,246,666 Dec-12 82,567.41 0.54% \$ 183,934,244 Jan-13 135,569.80 0.91% \$ 179,553,625 Feb-13 188,698.66 1.31% \$ 173,258,193 Mar-13 0.00% \$ 170,343,383 Apr-13 150,158.01 1.07% \$ 167,892,410	Mar-12	-	0.00%		231,542,046
Jun-12 68,311.52 0.38% \$ 214,988,61: Jul-12 242,044.60 1.38% \$ 210,505,521 Aug-12 174,601.88 1.02% \$ 205,838,89 Sep-12 32,143.29 0.19% \$ 201,359,77 Oct-12 214,184.37 1.32% \$ 194,337,151 Nov-12 169,644.06 1.08% \$ 188,266,66 Dec-12 82,567.41 0.54% \$ 183,934,24 Jan-13 135,569.80 0.91% \$ 179,553,62 Feb-13 188,698.66 1.31% \$ 173,258,19 Mar-13 0.00% \$ 170,343,38 Apr-13 150,158.01 1.07% \$ 167,892,416	Apr-12	228,465.41	1.21%		226,628,315
Jul-12 242,044,60 1.38% \$ 210,505,528 Aug-12 174,601.88 1.02% \$ 205,838,891 Sep-12 32,143.29 0.19% \$ 201,389,771 Oct-12 214,184.37 1.32% \$ 194,337,158 Nov-12 169,644.06 1.08% \$ 188,246,666 Dec-12 82,567.41 0.54% \$ 183,942,448 Jan-13 135,569.80 0.91% \$ 179,553,623 Feb-13 188,698.66 1.31% \$ 173,258,193 Mar-13 0.00% \$ 170,343,383 Apr-13 150,158.01 1.07% \$ 167,892,416	May-12	122,644.18	0.66%		221,939,379
Aug-12 174,601.88 1.02% \$ 205,838,898 Sep-12 32,143.29 0.19% \$ 201,359,77* Oct-12 214,184.37 1.32% \$ 194,337,15* Nov-12 169,644.06 1.08% \$ 188,246,66* Dec-12 82,567.41 0.54% \$ 183,934,24* Jan-13 135,569.80 0.91% \$ 179,553,62* Feb-13 188,698.66 1.31% \$ 173,258,19* Mar-13 0.00% \$ 170,343,38* Apr-13 150,158.01 1.07% \$ 167,892,410*	Jun-12	68,311.52	0.38%		214,988,611
Sep-12 32,143.29 0.19% \$ 201,359,77-6 Oct-12 214,184.37 1.32% \$ 194,337,151-6 Nov-12 169,644.06 1.08% \$ 188,246,66-6 Dec-12 82,567.41 0.54% \$ 183,934,24 Jan-13 135,569.80 0.91% \$ 179,553,62-6 Feb-13 188,698.66 1.31% \$ 173,258,19-6 Mar-13 0.00% \$ 170,343,38-6 Apr-13 150,158.01 1.07% \$ 167,892,410-6	Jul-12	242,044.60	1.38%		210,505,528
Oct-12 214,184.37 1.32% \$ 194,337,151 Nov-12 169,644.06 1.08% \$ 188,246,66 Dec-12 82,567.41 0.54% \$ 183,934,244 Jan-13 135,569.80 0.91% \$ 179,553,622 Feb-13 188,698.66 1.31% \$ 173,258,192 Mar-13 0.00% \$ 170,343,383 Apr-13 150,158.01 1.07% \$ 167,892,411	Aug-12	174,601.88	1.02%		205,838,898
Nov-12 169,644.06 1.08% \$ 188,246,666 Dec-12 82,567.41 0.54% \$ 183,934,244 Jan-13 135,569.80 0.91% \$ 179,553,62 Feb-13 188,698.66 1.31% \$ 173,258,19 Mar-13 0.00% \$ 170,343,38 Apr-13 150,158.01 1.07% \$ 167,892,410	Sep-12	32,143.29	0.19%		201,359,774
Dec-12 82,567.41 0.54% \$ 183,934,240 Jan-13 135,569.80 0.91% \$ 179,553,622 Feb-13 188,698.66 1.31% \$ 173,258,192 Mar-13 0.00% \$ 170,343,381 Apr-13 150,158.01 1.07% \$ 167,892,410	Oct-12	214,184.37	1.32%		194,337,158
Jan-13 135,569.80 0,91% \$ 179,553,62 Feb-13 188,698.66 1.31% \$ 173,258,19 Mar-13 0,00% \$ 170,343,38 Apr-13 150,158.01 1.07% \$ 167,892,416	Nov-12	169,644.06	1.08%		188,246,664
Feb-13 188,698.66 1.31% \$ 173,258,193 Mar-13 0.00% \$ 170,343,383 Apr-13 150,158.01 1.07% \$ 167,892,410	Dec-12	82,567.41	0.54%	\$	183,934,240
Mar-13 0.00% \$ 170,343,38: Apr-13 150,158.01 1.07% \$ 167,892,410	Jan-13	135,569.80	0.91%		179,553,621
<u>Apr-13</u> <u>150,158.01</u> 1.07% \$ 167,892,410	Feb-13	188,698.66	1.31%		173,258,192
	Mar-13		0.00%		170,343,382
Total 6,821,164.61	Apr-13	150,158.01	1.07%	\$	167,892,410
	Total	6,821,164.61			

LMI net loss NIL

ANNUALISED CPR	CPR % p.a
Jan-11	11.64%
Feb-11	28.93%
Mar-11	23.06%
Apr-11	8.82%
May-11	22.55%
Jun-11	25.11%
Jul-11	12.98%
Aug-11	26.18%
Sep-11	23.79%
Oct-11	19.99%
Nov-11	21.29%
Dec-11	26.79%
Jan-12	27.39%
Feb-12	32.61%
Mar-12	20.92%
Apr-12	20.55%
May-12	30.44%
Jun-12	20.58%
Jul-12	22.01%
Aug-12	21.60%
Sep-12	33.47%
Oct-12	30.30%
Nov-12	22.58%
Dec-12	23.57%
Jan-13	33.60%
Feb-13	17.25%
Mar-13	14.60%
Apr-13	24.14%

RESERVES Principal Draw Liquidity Reserve Account

SUPPORTING RATINGS Role

Fixed Rate Swap Provider Liquidity Reserve Account Holder Bank Account Provider

SERVICER Servicer: Servicer Ranking or Rating:

Servicer Rating: Servicer Experience:

Back-Up Servicer:

Available n/a 2,350,493.74 <u>Drawn</u>

Current Rating S&P / Moodys Rating Trigger S&P / **Party** Moodys below A1 / P-1 below A1 / P-1 below A1 / P-1 A / A2 AMP Bank Limited Commonwealth Bank Westpac A1 / P-1 A1 / P-1

AMP Bank Limited A / A2

A / A2 N/A Progress 2005-1 Trust Progress 2005-2 Trust Progress 2006-1 Trust Progress 2008-1 Trust Progress 2008-1 Trust Progress 2010-1 Trust Progress 2011-1 Trust Progress 2011-1 Trust Progress 2012-1 Trust Progress 2012-2 Trust

Progress Warehouse Trust No .1 Perpetual Trustee (Cold)