

PROGRESS 2009-1 TRUST

Wednesday, 28 November 2012 - 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	AS	75,000,000.00	-	-	14.0187%	0.0000%	AAA/Aaa
Class A2 Notes	AS	425,000,000.00	178,685,417.89	178,685,417.89	79.4393%	84.8840%	AAA/Aaa
Class AB Notes	AS	18,000,000.00	16,364,628.25	16,364,628.25	3.3645%	7.7740%	AAA
Class B Notes	AS	17,000,000.00	15,455,482.23	15,455,482.23	3.1776%	7.3421%	AA-
TOTAL		535,000,000.00	210,505,528.38	210,505,528.38	100.0000%	100.0000%	

Current Payment Date: Monday, 30 July 2012

	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%	30-Jul-12	7,500	-	-	0.0000
Class A2 Notes	0.4294	4.8900%	30-Jul-12	24,500	31.93	155.32	0.4204
Class AB Notes	0.9285	5.0400%	30-Jul-12	1,800	41.03	193.62	0.9091
Class B Notes	0.9285	5.1400%	30-Jul-12	1,700	41.84	193.62	0.9091
TOTAL				35,500	114.80	542.56	

COLLATERAL INFORMATION

	<u>At Issue</u>	<u>Jun - 12</u>
Total pool size:	\$527,109,277.14	\$206,150,814.33
Total Number Of Loans (UnConsolidated):	3439	1526
Total number of loans (consolidating split loans):	2006	954
Average loan Size:	\$262,766.34	\$216,091.00
Maximum loan size:	\$746,027.09	\$720,178.61
Total property value:	\$887,824,026.00	\$411,762,977.00
Number of Properties:	2191	1015
Average property value:	\$405,214.07	\$405,677.81
Average current LVR:	62.66%	53.21%
Average Term to Maturity (months):	299.34	257.55
Maximum Remaining Term to Maturity (months):	351.09	311.08
Weighted Average Seasoning (months):	35.28	73.78
Weighted Average Current LVR:	68.75%	64.89%
Weighted Average Term to Maturity (months):	307.81	270.45
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	95.00%	104.00%
% Fixed Rate Loans(Value):	38.33%	11.02%
% Interest Only loans (Value):	43.49%	28.84%
Weighted Average Coupon:	6.14%	6.34%
Investment Loans:	25.23%	28.03%

Outstanding Balance Distribution

	<u>\$ % at Issue</u>	<u>Jun - 12</u>
> \$0 up to and including \$100,000	3.04%	5.30%
> \$100,000 up to and including \$150,000	5.42%	7.24%
> \$150,000 up to and including \$200,000	10.58%	13.44%
> \$200,000 up to and including \$250,000	13.79%	13.57%
> \$250,000 up to and including \$300,000	12.62%	14.43%
> \$300,000 up to and including \$350,000	11.65%	10.97%
> \$350,000 up to and including \$400,000	9.38%	6.55%
> \$400,000 up to and including \$450,000	7.12%	7.03%
> \$450,000 up to and including \$500,000	7.20%	7.15%
> \$500,000 up to and including \$550,000	5.95%	4.84%
> \$550,000 up to and including \$600,000	3.99%	4.67%
> \$600,000 up to and including \$650,000	3.30%	1.20%
> \$650,000 up to and including \$700,000	4.86%	3.25%
> \$700,000 up to and including \$750,000	1.10%	0.35%
> \$750,000 up to and including \$800,000	0.00%	0.00%
> \$800,000 up to and including \$850,000	0.00%	0.00%
Total	100.00%	100.00%

<u>Outstanding Balance LVR Distribution</u>	<u>\$ % at Issue</u>	<u>Jun - 12</u>
> 0% up to and including 25%	2.89%	5.16%
> 25% up to and including 30%	1.82%	2.70%
> 30% up to and including 35%	2.07%	3.95%
> 35% up to and including 40%	2.52%	2.83%
> 40% up to and including 45%	3.59%	4.85%
> 45% up to and including 50%	4.67%	4.98%
> 50% up to and including 55%	5.24%	5.22%
> 55% up to and including 60%	5.47%	5.77%
> 60% up to and including 65%	6.21%	6.43%
> 65% up to and including 70%	7.67%	7.62%
> 70% up to and including 75%	12.99%	12.21%
> 75% up to and including 80%	16.19%	12.15%
> 80% up to and including 85%	6.19%	11.48%
> 85% up to and including 90%	14.39%	10.48%
> 90% up to and including 95%	8.11%	4.00%
> 95% up to and including 100%	0.00%	0.17%
Total	100.00%	100.00%
<u>Mortgage Insurance</u>	<u>\$ % at Issue</u>	<u>Jun - 12</u>
Genworth	77.00%	75.50%
PMI Mortgage Insurance Ltd	23.00%	24.50%
Total	100.00%	100.00%
<u>Seasoning Analysis</u>	<u>\$ % at Issue</u>	<u>Jun - 12</u>
> 0 months up to and including 3 months	0.00%	0.00%
> 3 months up to and including 6 months	0.02%	0.00%
> 6 months up to and including 9 months	0.06%	0.00%
> 9 months up to and including 12 months	3.20%	0.00%
> 12 months up to and including 15 months	2.45%	0.00%
> 15 months up to and including 18 months	4.54%	0.00%
> 18 months up to and including 21 months	13.68%	0.00%
> 21 months up to and including 24 months	21.73%	0.00%
> 24 months up to and including 36 months	24.84%	0.00%
> 36 months up to and including 48 months	10.23%	0.02%
> 48 months up to and including 60 months	4.54%	19.40%
> 60 months up to and including 72 months	5.60%	51.46%
> 72 months up to and including 84 months	2.97%	9.80%
> 84 months up to and including 96 months	2.33%	4.97%
> 96 months up to and including 108 months	1.21%	3.84%
> 108 months up to and including 120 months	1.05%	3.44%
> 120 months	1.56%	7.07%
Total	100.00%	100.00%
<u>Geographic Distribution</u>	<u>\$ % at Issue</u>	<u>Jun - 12</u>
NSW - Inner City	0.15%	0.00%
NSW - Metro	28.61%	28.21%
NSW - Non Metro	10.51%	8.87%
Total NSW	39.27%	37.09%
ACT - Inner City	0.00%	0.00%
ACT - Metro	2.11%	1.27%
ACT - Non Metro	0.00%	0.00%
Total ACT	2.11%	1.27%
VIC - Inner City	0.17%	0.18%
VIC - Metro	19.95%	20.74%
VIC - Non Metro	3.29%	3.49%
Total VIC	23.41%	24.41%
TAS - Inner City	0.00%	0.00%
TAS - Metro	1.00%	1.18%
TAS - Non Metro	0.77%	1.01%
Total TAS	1.77%	2.19%
QLD - Inner City	0.16%	0.27%
QLD - Metro	8.27%	8.72%
QLD - Non Metro	7.94%	8.97%
Total QLD	16.36%	17.95%
WA - Inner City	0.10%	0.00%
WA - Metro	8.58%	9.07%
WA - Non Metro	1.38%	1.99%
Total WA	10.06%	11.06%
SA - Inner City	0.08%	0.08%
SA - Metro	6.28%	4.73%
SA - Non Metro	0.53%	0.98%
Total SA	6.88%	5.80%
NT - Inner City	0.00%	0.00%
NT - Metro	0.08%	0.10%
NT - Non Metro	0.06%	0.13%
Total NT	0.14%	0.23%
Total Inner City	0.65%	0.53%
Total Metro	74.87%	74.01%
Total Non Metro	24.48%	25.46%
Total	100.00%	100.00%

ARREARS \$ % (scheduled balance basis)	31-60	61-90	90+	Total
Jan-10	0.46%	0.21%	0.16%	0.82%
Feb-10	0.29%	0.08%	0.18%	0.54%
Mar-10	0.57%	0.03%	0.22%	0.82%
Apr-10	0.50%	0.08%	0.08%	0.66%
May-10	0.34%	0.22%	0.07%	0.63%
Jun-10	0.27%	0.15%	0.07%	0.50%
Jul-10	0.20%	0.09%	0.04%	0.33%
Aug-10	0.29%	0.09%	0.09%	0.46%
Sep-10	0.06%	0.13%	0.12%	0.32%
Oct-10	0.23%	0.01%	0.17%	0.41%
Nov-10	0.39%	0.03%	0.13%	0.55%
Dec-10	0.41%	0.15%	0.03%	0.59%
Jan-11	0.68%	0.09%	0.10%	0.86%
Feb-11	0.94%	0.01%	0.10%	1.04%
Mar-11	0.53%	0.15%	0.02%	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	0.22%	0.29%	0.07%	0.58%
Aug-11	0.63%	0.04%	0.39%	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	0.28%	0.53%	0.37%	1.17%
Jan-12	0.47%	0.51%	0.27%	1.26%
Feb-12	0.59%	0.17%	0.67%	1.43%
Mar-12	0.54%	0.43%	0.17%	1.14%
Apr-12	0.23%	0.38%	0.20%	0.81%
May-12	1.35%	0.07%	0.20%	1.62%
Jun-12	0.45%	0.97%	0.44%	1.87%
MORTGAGE IN POSSESSION	No of Accounts	Amount (\$)		
Sep-11	-	-		
Oct-11	-	-		
Nov-11	-	-		
Dec-11	-	-		
Jan-12	-	-		
Feb-12	-	-		
Mar-12	-	-		
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		
MORTGAGE INSURANCE	No. of claims	Gross claim (A\$)	Gross payment (A\$)	LMI net loss
2009	-	-	-	-
2010	-	-	-	-
2011	-	-	-	-
2012	-	-	-	-
Total	-	-	-	-
EXCESS SPREAD	Excess Spread (A\$)	Excess Spread % p.a	Opening Bond Balance	
Jan-10	-	0.00%	\$ 414,018,011	
Feb-10	-	0.00%	\$ 408,231,970	
Mar-10	-	0.00%	\$ 401,868,494	
Apr-10	306,970.88	0.93%	\$ 394,525,545	
May-10	112,519.15	0.35%	\$ 385,413,592	
Jun-10	383,785.52	1.22%	\$ 376,398,151	
Jul-10	16,772.84	0.06%	\$ 365,689,711	
Aug-10	463,677.87	1.57%	\$ 355,204,830	
Sep-10	304,918.23	1.06%	\$ 345,543,814	
Oct-10	22,743.49	0.08%	\$ 338,441,841	
Nov-10	386,978.60	1.41%	\$ 329,627,416	
Dec-10	230,535.14	0.85%	\$ 324,859,565	
Jan-11	210,073.57	0.79%	\$ 319,219,510	
Feb-11	366,748.94	1.40%	\$ 315,381,756	
Mar-11	44,738.01	0.18%	\$ 306,082,990	
Apr-11	67,008.94	0.27%	\$ 298,928,152	
May-11	370,688.99	1.50%	\$ 296,075,011	
Jun-11	224,249.78	0.93%	\$ 289,392,916	
Jul-11	-	0.00%	\$ 282,028,391	
Aug-11	336,278.99	1.45%	\$ 278,277,954	
Sep-11	206,416.67	0.91%	\$ 270,890,824	
Oct-11	145,778.04	0.66%	\$ 264,362,494	
Nov-11	241,357.15	1.12%	\$ 259,035,537	
Dec-11	38,725.22	0.18%	\$ 253,487,591	
Jan-12	291,211.62	1.42%	\$ 246,580,094	
Feb-12	239,953.77	1.20%	\$ 239,677,999	
Mar-12	-	0.00%	\$ 231,542,046	
Apr-12	228,465.41	1.21%	\$ 226,628,315	
May-12	122,644.18	0.66%	\$ 221,939,379	
Jun-12	68,311.52	0.38%	\$ 214,988,611	
Total	5,431,552.52			

ANNUALISED CPR

Jan-10	12.86%
Feb-10	15.33%
Mar-10	17.00%
Apr-10	22.93%
May-10	23.16%
Jun-10	27.86%
Jul-10	27.99%
Aug-10	26.65%
Sep-10	20.34%
Oct-10	25.69%
Nov-10	14.13%
Dec-10	17.32%
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%

CPR % p.a**RESERVES**

	Available	Drawn	
Principal Draw	n/a	-	
Liquidity Reserve Account	3,009,840.56	-	

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	Westpac	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 2005-1 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 Warehouse Trust No.1 Perpetual Trustee (Cold)
Back-Up Servicer:	