

PROGRESS 2009-1 TRUST

Friday, 28 September 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.

	Base	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	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	170,922,139.45	170,922,139.45	79.4393%	84.8840%	AAA/Aaa
Class AB Notes	A\$	18,000,000.00	15,653,640.37	15,653,640.37	3.3645%	7.7740%	AAA
Class B Notes	A\$	17,000,000.00	14,783,993.68	14,783,993.68	3.1776%	7.3421%	AA-
TOTAL		535,000,000.00	201,359,773.50	201,359,773.50	100.0000%	100.0000%	

Current Payment Date:

Friday, 28 September 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%	28-Sep-12	7,500	-	-	0.0000
Class A2 Notes	0.4111	4.9200%	28-Sep-12	24,500	29.80	155.19	0.4022
Class AB Notes	0.8890	5.0700%	28-Sep-12	1,800	38.28	193.45	0.8696
Class B Notes	0.8890	5.1700%	28-Sep-12	1,700	39.04	193.45	0.8696
TOTAL				35,500	107.12	542.08	

COLLATERAL INFORMATION

At Issue

Aug - 12

Total pool size:	\$527,109,277.14	\$198,482,071.28
Total Number Of Loans (UnConsolidated):	3439	1485
Total number of loans (consolidating split loans):	2006	932
Average loan size:	\$262,766.34	\$212,963.60
Maximum loan size:	\$746,027.09	\$717,305.76
Total property value:	\$887,824,026.00	\$401,002,477.00
Number of Properties:	2191	991
Average property value:	\$405,214.07	\$404,644.28
Average current LVR:	62.66%	52.68%
Average Term to Maturity (months):	299.34	256.25
Maximum Remaining Term to Maturity (months):	351.09	309.01
Weighted Average Seasoning (months):	35.28	75.49
Weighted Average Current LVR:	68.75%	64.60%
Weighted Average Term to Maturity (months):	307.81	269.17
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	95.00%	103.64%
% Fixed Rate Loans(Value):	38.33%	9.88%
% Interest Only loans (Value):	43.49%	26.78%
Weighted Average Coupon:	6.14%	6.31%
Investment Loans:	25.23%	28.51%

Outstanding Balance Distribution

\$ % at Issue

Aug - 12

> \$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%

Outstanding Balance LVR Distribution

\$ % at Issue

Aug - 12

> 0% and ≤ 25%	2.89%	5.02%
> 25% and ≤ 30%	1.82%	2.88%
> 30% and ≤ 35%	2.07%	3.98%
> 35% and ≤ 40%	2.52%	2.88%
> 40% and ≤ 45%	3.59%	5.07%
> 45% and ≤ 50%	4.67%	5.15%
> 50% and ≤ 55%	5.24%	4.00%
> 55% and ≤ 60%	5.47%	6.63%
> 60% and ≤ 65%	6.21%	6.52%
> 65% and ≤ 70%	7.67%	7.33%
> 70% and ≤ 75%	12.99%	12.01%
> 75% and ≤ 80%	16.19%	12.69%
> 80% and ≤ 85%	6.19%	11.46%
> 85% and ≤ 90%	14.39%	9.91%
> 90% and ≤ 95%	8.11%	4.16%
> 95% and ≤ 100%	0.00%	0.10%
> 100%	0.00%	0.18%
Total	100.00%	100.00%

Mortgage Insurance

\$ % at Issue

Aug - 12

Genworth	77.00%	74.80%
PMI Mortgage Insurance Ltd	23.00%	25.20%
Total	100.00%	100.00%

Seasoning Analysis		\$ % at Issue	Aug - 12		
> 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%	0.03%		
> 48 mths and ≤ 60 mths		4.54%	12.57%		
> 60 mths and ≤ 72 mths		5.60%	57.23%		
> 72 mths and ≤ 84 mths		2.97%	9.85%		
> 84 mths and ≤ 96 mths		2.33%	5.82%		
> 96 mths and ≤ 108 mths		1.21%	3.93%		
> 108 mths and ≤ 120 mths		1.05%	3.35%		
> 120 mths		1.56%	7.23%		
Total		100.00%	100.00%		
Geographic Distribution		\$ % at Issue	Aug - 12		
NSW - Inner City		0.15%	0.00%		
NSW - Metro		28.61%	27.79%		
NSW - Non Metro		10.51%	8.82%		
Total NSW		39.27%	36.61%		
ACT - Inner City		0.00%	0.00%		
ACT - Metro		2.11%	1.26%		
ACT - Non Metro		0.00%	0.00%		
Total ACT		2.11%	1.26%		
VIC - Inner City		0.17%	0.18%		
VIC - Metro		19.95%	20.86%		
VIC - Non Metro		3.29%	3.45%		
Total VIC		23.41%	24.50%		
TAS - Inner City		0.00%	0.00%		
TAS - Metro		1.00%	1.15%		
TAS - Non Metro		0.77%	1.09%		
Total TAS		1.77%	2.24%		
QLD - Inner City		0.16%	0.28%		
QLD - Metro		8.27%	8.91%		
QLD - Non Metro		7.94%	9.13%		
Total QLD		16.36%	18.32%		
WA - Inner City		0.10%	0.00%		
WA - Metro		8.58%	8.90%		
WA - Non Metro		1.38%	1.88%		
Total WA		10.06%	10.77%		
SA - Inner City		0.08%	0.09%		
SA - Metro		6.28%	5.02%		
SA - Non Metro		0.53%	0.95%		
Total SA		6.88%	6.05%		
NT - Inner City		0.00%	0.00%		
NT - Metro		0.08%	0.11%		
NT - Non Metro		0.06%	0.14%		
Total NT		0.14%	0.24%		
Total Inner City		0.65%	0.55%		
Total Metro		74.87%	73.99%		
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%
Jul-12		0.42%	0.74%	0.45%	1.62%
Aug-12		0.34%	0.24%	1.01%	1.60%
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		
Jul-12		5.00	906,579		
Aug-12		5.00	906,230		
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
Jul-12	242,044.60	1.38%	\$ 210,505,528
Aug-12	174,601.88	1.02%	\$ 205,838,898
Total	5,848,199.00		

ANNUALISED CPR	CPR % p.a
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%
Jul-12	22.01%
Aug-12	21.60%

RESERVES	Available	Drawn
Principal Draw	n/a	-
Liquidity Reserve Account	2,881,744.57	-

SUPPORTING RATINGS	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	AMP Bank Limited
Service:	A / A2
Service Ranking or Rating:	N/A
Service Rating:	Progress 2005-1 Trust
Service 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 Warehouse Trust No .1
Back-Up Servicer:	Perpetual Trustee (Cold)