

PROGRESS 2009-1 TRUST

Wednesday, 28 September 2016

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	53,375,568.09	53,375,568.09	79.4393%	84.8840%	AAA/Aaa
Class AB Notes	A\$	18,000,000.00	4,888,319.04	4,888,319.04	3.3645%	7.7740%	AAA
Class B Notes	A\$	17,000,000.00	4,616,745.75	4,616,745.75	3.1776%	7.3421%	AA-
TOTAL		535,000,000.00	62,880,632.88	62,880,632.88	100.0000%	100.0000%	

Current Payment Date:	Wednesday, 28 September 2016						
	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	2.5200%	28-Sep-16	7,500	-	-	0.0000
Class A2 Notes	0.1295	2.9200%	28-Sep-16	24,500	5.39	67.58	0.1256
Class AB Notes	0.2800	3.0700%	28-Sep-16	1,800	7.07	84.24	0.2716
Class B Notes	0.2800	3.1700%	28-Sep-16	1,700	7.30	84.24	0.2716
TOTAL				35,500	19.75	236.07	

COLLATERAL INFORMATION	At Issue	Aug - 16
Total pool size:	\$527,109,277.14	\$62,000,308.04
Total Number Of Loans (UnConsolidated):	3439	616
Total number of loans (consolidating split loans):	2006	398
Average loan size:	\$262,766.34	\$155,779.67
Maximum loan size:	\$746,027.09	\$629,077.22
Total property value:	\$887,824,026.00	\$172,284,231.00
Number of Properties:	2191	421
Average property value:	\$405,214.07	\$409,226.20
Average current LVR:	62.66%	39.16%
Average Term to Maturity (months):	299.34	207.44
Maximum Remaining Term to Maturity (months):	351.09	260.81
Weighted Average Seasoning (months):	35.28	122.07
Weighted Average Current LVR:	68.75%	59.36%
Weighted Average Term to Maturity (months):	307.81	223.98
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	95.00%	100.76%
% Fixed Rate Loans(Value):	38.33%	8.31%
% Interest Only loans (Value):	43.49%	23.04%
Weighted Average Mortgage Interest:	6.14%	4.73%
Investment Loans:	25.23%	27.91%

Outstanding Balance Distribution	\$ % at Issue	Aug - 16
≤ \$0	0.00%	-1.09%
> \$0 and ≤ \$100,000	3.04%	8.88%
> \$100,000 and ≤ \$150,000	5.42%	10.96%
> \$150,000 and ≤ \$200,000	10.58%	13.73%
> \$200,000 and ≤ \$250,000	13.79%	12.17%
> \$250,000 and ≤ \$300,000	12.62%	14.38%
> \$300,000 and ≤ \$350,000	11.65%	11.68%
> \$350,000 and ≤ \$400,000	9.38%	10.75%
> \$400,000 and ≤ \$450,000	7.12%	4.79%
> \$450,000 and ≤ \$500,000	7.20%	3.85%
> \$500,000 and ≤ \$550,000	5.95%	3.33%
> \$550,000 and ≤ \$600,000	3.99%	4.58%
> \$600,000 and ≤ \$650,000	3.30%	2.01%
> \$650,000 and ≤ \$700,000	4.86%	0.00%
> \$700,000 and ≤ \$750,000	1.10%	0.00%
Total	100.00%	100.00%

Outstanding Balance LVR Distribution	\$ % at Issue	Aug - 16
≤ 0%	0.00%	-1.09%
> 0% and ≤ 25%	2.89%	10.42%
> 25% and ≤ 30%	1.82%	3.28%
> 30% and ≤ 35%	2.07%	3.92%
> 35% and ≤ 40%	2.52%	5.00%
> 40% and ≤ 45%	3.59%	5.66%
> 45% and ≤ 50%	4.67%	6.78%
> 50% and ≤ 55%	5.24%	2.28%
> 55% and ≤ 60%	5.47%	5.27%
> 60% and ≤ 65%	6.21%	9.07%
> 65% and ≤ 70%	7.67%	10.92%
> 70% and ≤ 75%	12.99%	11.61%
> 75% and ≤ 80%	16.19%	12.50%
> 80% and ≤ 85%	6.19%	5.39%
> 85% and ≤ 90%	14.39%	6.84%
> 90% and ≤ 95%	8.11%	1.83%
> 95% and ≤ 100%	0.00%	0.00%
> 100%	0.00%	0.33%
Total	100.00%	100.00%

Mortgage Insurance	\$ % at Issue	Aug - 16
Genworth	77.00%	74.79%
QBE	23.00%	24.99%
Not insured	0.00%	0.22%
Total	100.00%	100.00%

<u>Seasoning Analysis</u>	<u>\$ % at Issue</u>	<u>Aug - 16</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%	13.74%
> 108 mths and ≤ 120 mths	1.05%	57.75%
> 120 mths	1.56%	28.51%
Total	100.00%	100.00%

<u>Geographic Distribution</u>	<u>\$ % at Issue</u>	<u>Aug - 16</u>
NSW - Inner City	0.15%	0.00%
NSW - Metro	28.61%	28.69%
NSW - Non Metro	10.51%	7.25%
Total NSW	39.27%	35.94%
ACT - Inner City	0.00%	0.00%
ACT - Metro	2.11%	0.62%
ACT - Non Metro	0.00%	0.00%
Total ACT	2.11%	0.62%
VIC - Inner City	0.17%	0.00%
VIC - Metro	19.95%	19.47%
VIC - Non Metro	3.29%	3.61%
Total VIC	23.41%	23.08%
TAS - Inner City	0.00%	0.00%
TAS - Metro	1.00%	0.84%
TAS - Non Metro	0.77%	1.25%
Total TAS	1.77%	2.09%
QLD - Inner City	0.16%	0.49%
QLD - Metro	8.27%	10.54%
QLD - Non Metro	7.94%	9.92%
Total QLD	16.36%	20.95%
WA - Inner City	0.10%	0.00%
WA - Metro	8.58%	8.14%
WA - Non Metro	1.38%	2.01%
Total WA	10.06%	10.15%
SA - Inner City	0.08%	0.25%
SA - Metro	6.28%	5.42%
SA - Non Metro	0.53%	1.50%
Total SA	6.88%	7.17%
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%	0.74%
Total Metro	74.87%	73.72%
Total Non Metro	24.48%	25.54%
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>
Mar-15	0.33%	0.00%	1.26%	1.59%
Apr-15	0.71%	0.00%	0.19%	0.90%
May-15	0.86%	0.17%	0.33%	1.35%
Jun-15	0.24%	0.16%	0.38%	0.77%
Jul-15	0.00%	0.39%	0.24%	0.62%
Aug-15	0.25%	0.14%	0.25%	0.64%
Sep-15	0.22%	0.26%	0.26%	0.74%
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%

<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
Sep-15	1.00	66,919
Oct-15	1.00	78,443
Nov-15	1.00	79,277
Dec-15	-	-
Jan-16	-	-
Feb-16	-	-
Mar-16	-	-
Apr-16	-	-
May-16	-	-
Jun-16	-	-
Jul-16	-	-
Aug-16	-	-

<u>MORTGAGE SAFETY NET</u>		<u>No of Accounts</u>	<u>Amount (\$)</u>		
Mar-15		5	729,145		
Apr-15		3	388,271		
May-15		4	502,908		
Jun-15		5	673,099		
Jul-15		5	672,113		
Aug-15		2	249,946		
Sep-15		1	135,384		
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		
<u>MORTGAGE INSURANCE</u>					
	<u>No. of claims</u>	<u>Gross claim (A\$)</u>	<u>Gross payment (A\$)</u>	<u>LMI net loss</u>	
2014	2	141,755	132,809		8,946
2015	1	241,914	241,562		352
Total	3	383,669	374,371		9,298
<u>EXCESS SPREAD</u>					
	<u>Excess Spread (A\$)</u>	<u>Excess Spread % p.a</u>	<u>Opening Bond Balance</u>		
Mar-15	94,051.43	1.17%	\$ 96,696,337		
Apr-15	57,955.65	0.73%	\$ 94,830,038		
May-15	11,849.87	0.15%	\$ 92,797,749		
Jun-15	106,252.74	1.42%	\$ 89,893,635		
Jul-15	45,458.39	0.62%	\$ 87,724,667		
Aug-15	43,859.06	0.62%	\$ 84,840,179		
Sep-15	53,116.52	0.78%	\$ 82,032,537		
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		
Total	9,399,012.24				
<u>ANNUALISED CPR</u>					
	<u>CPR % p.a</u>				
Mar-15	19.20%				
Apr-15	23.75%				
May-15	30.29%				
Jun-15	23.85%				
Jul-15	31.64%				
Aug-15	31.81%				
Sep-15	26.13%				
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%				
<u>RESERVES</u>					
	<u>Available</u>	<u>Drawn</u>			
Principal Draw	n/a	-			
Liquidity Reserve Account	880,328.86	-			
<u>SUPPORTING RATINGS</u>					
<u>Role</u>	<u>Party</u>	<u>Current Rating S&P / Moodys</u>	<u>Rating Trigger S&P /</u>		
			<u>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		
<u>SERVICER</u>					
<u>Servicer:</u>	AMP Bank Limited				
<u>Servicer Ranking or Rating:</u>	A / A2				
<u>Servicer Rating:</u>	N/A				
<u>Servicer Experience:</u>	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				
<u>Back-Up Servicer:</u>	Perpetual Trustee (Cold)				