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.

	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	159,791,213.67	159,791,213.67	79.4393%	84.8840%	AAA/Aaa
Class AB Notes	A$	18,000,000.00	14,634,231.71	14,634,231.71	3.3645%	7.7740%	AAA
Class B Notes	A$	17,000,000.00	13,821,218.83	13,821,218.83	3.1776%	7.3421%	AA-
TOTAL		535,000,000.00	188,246,664.21	188,246,664.21	100.0000%	100.0000%	

Current Payment Date: Wednesday, 28 November 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-Nov-12	7,500	-	-	0.0000
Class A2 Notes	0.3881	4.5317%	28-Nov-12	24,500	25.08	211.01	0.3760
Class AB Notes	0.8393	4.6817%	28-Nov-12	1,800	32.30	263.04	0.8130
Class B Notes	0.8393	4.7817%	28-Nov-12	1,700	32.99	263.04	0.8130
TOTAL				35,500	90.36	737.10	

COLLATERAL INFORMATION	At Issue	Oct - 12
Total pool size:	$527,109,277.14	$185,344,700.55
Total Number Of Loans (UnConsolidated):	3439	1413
Total number of loans (consolidating split loans):	2006	885
Average loan Size:	$262,766.34	$209,429.04
Maximum loan size:	$746,027.09	$717,763.86
Total property value:	$887,824,026.00	$381,866,155.00
Number of Properties:	2191	943
Average property value:	$405,214.07	$404,948.20
Average current LVR:	62.66%	51.66%
Average Term to Maturity (months):	299.34	254.70
Maximum Remaining Term to Maturity (months):	351.09	307.07
Weighted Average Seasoning (months):	35.28	77.25
Weighted Average Current LVR:	68.75%	64.28%
Weighted Average Term to Maturity (months):	307.81	268.31
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	95.00%	103.35%
% Fixed Rate Loans(Value):	38.33%	9.06%
% Interst Only loans (Value):	43.49%	25.59%
Weighted Average Coupon:	6.14%	6.15%
Investment Loans:	25.23%	28.37%

Outstanding Balance Distribution	$ % at Issue	Oct - 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	Oct - 12
> 0% and ≤ 25%	2.89%	5.18%
> 25% and ≤ 30%	1.82%	3.19%
> 30% and ≤ 35%	2.07%	3.98%
> 35% and ≤ 40%	2.52%	3.11%
> 40% and ≤ 45%	3.59%	4.47%
> 45% and ≤ 50%	4.67%	5.85%
> 50% and ≤ 55%	5.24%	4.06%
> 55% and ≤ 60%	5.47%	5.86%
> 60% and ≤ 65%	6.21%	6.64%
> 65% and ≤ 70%	7.67%	8.82%
> 70% and ≤ 75%	12.99%	11.54%
> 75% and ≤ 80%	16.19%	12.56%
> 80% and ≤ 85%	6.19%	10.65%
> 85% and ≤ 90%	14.39%	9.50%
> 90% and ≤ 95%	8.11%	4.10%
> 95% and ≤ 100%	0.00%	0.27%
> 100%	0.00%	0.20%
Total	100.00%	100.00%

Mortgage Insurance	**$ % at Issue**	**Oct - 12**
Genworth	77.00%	75.27%
QBE	23.00%	24.73%
Total	100.00%	100.00%

Seasoning Analysis	**$ % at Issue**	**Oct - 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%	0.00%
> 48 mths and ≤ 60 mths	4.54%	8.42%
> 60 mths and ≤ 72 mths	5.60%	58.76%
> 72 mths and ≤ 84 mths	2.97%	11.33%
> 84 mths and ≤ 96 mths	2.33%	6.36%
> 96 mths and ≤ 108 mths	1.21%	4.26%
> 108 mths and ≤ 120 mths	1.05%	3.30%
> 120 mths	1.56%	7.56%
Total	100.00%	100.00%

Geographic Distribution	**$ % at Issue**	**Oct - 12**
NSW - Inner City	0.15%	0.00%
NSW - Metro	28.61%	26.49%
NSW - Non Metro	10.51%	9.15%
Total NSW	39.27%	35.63%
ACT - Inner City	0.00%	0.00%
ACT - Metro	2.11%	1.07%
ACT - Non Metro	0.00%	0.00%
Total ACT	2.11%	1.07%
VIC - Inner City	0.17%	0.06%
VIC - Metro	19.95%	20.84%
VIC - Non Metro	3.29%	3.42%
Total VIC	23.41%	24.33%
TAS - Inner City	0.00%	0.00%
TAS - Metro	1.00%	1.23%
TAS - Non Metro	0.77%	1.14%
Total TAS	1.77%	2.37%
QLD - Inner City	0.16%	0.30%
QLD - Metro	8.27%	9.25%
QLD - Non Metro	7.94%	9.32%
Total QLD	16.36%	18.88%
WA - Inner City	0.10%	0.00%
WA - Metro	8.58%	9.12%
WA - Non Metro	1.38%	2.00%
Total WA	10.06%	11.12%
SA - Inner City	0.08%	0.10%
SA - Metro	6.28%	5.24%
SA - Non Metro	0.53%	1.01%
Total SA	6.88%	6.34%
NT - Inner City	0.00%	0.00%
NT - Metro	0.08%	0.11%
NT - Non Metro	0.06%	0.15%
Total NT	0.14%	0.26%
Total Inner City	0.65%	0.46%
Total Metro	74.87%	73.35%
Total Non Metro	24.48%	26.19%
Total	100.00%	100.00%

ARREARS $ % (scheduled balance basis)	**31-60**	**61-90**	**90+**	**Total**
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%
Sep-12	0.11%	0.25%	1.08%	1.44%
Oct-12	0.29%	0.03%	1.26%	1.59%

MORTGAGE IN POSSESSION

	No of Accounts	Amount ($)
Sep-12	2.00	686,909
Oct-12	1.00	540,423

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

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-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
Sep-12	32,143.29	0.19%	$ 201,359,774
Oct-12	214,184.37	1.32%	$ 194,337,158
Total	6,094,526.67		

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%

RESERVES

	Available	Drawn
Principal Draw	n/a	-
Liquidity Reserve Account	2,720,720.21	-

SUPPORTING RATINGS

Role	Party	Current Rating S&P / Moodys	Rating Trigger S&P / Moodys
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 2012-2 Trust
	Progress Warehouse Trust No .1
Back-Up Servicer:	Perpetual Trustee (Cold)