

PROGRESS 2009-1 TRUST

Thursday, 28 November 2013 - 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	A\$	75,000,000.00	-	-	14.0187%	0.0000%	AAA/Aaa
Class A2 Notes	A\$	425,000,000.00	119,470,272.76	119,470,272.76	79.4393%	84.8840%	AAA/Aaa
Class AB Notes	A\$	18,000,000.00	10,941,500.57	10,941,500.57	3.3645%	7.7740%	AAA
Class B Notes	A\$	17,000,000.00	10,333,639.43	10,333,639.43	3.1776%	7.3421%	AA-
TOTAL		535,000,000.00	140,745,412.76	140,745,412.76	100.0000%	100.0000%	

Current Payment Date: Thursday, 28 November 2013

	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-13	7,500	-	-	0.0000
Class A2 Notes	0.2847	3.8800%	28-Nov-13	24,500	16.27	61.62	0.2811
Class AB Notes	0.6155	4.0300%	28-Nov-13	1,800	21.07	76.82	0.6079
Class B Notes	0.6155	4.1300%	28-Nov-13	1,700	21.59	76.82	0.6079
TOTAL				35,500	58.93	215.26	

COLLATERAL INFORMATION

	<u>At Issue</u>	<u>Oct - 13</u>
Total pool size:	\$527,109,277.14	\$138,956,282.20
Total Number Of Loans (UnConsolidated):	3439	1111
Total number of loans (consolidating split loans):	2006	701
Average loan Size:	\$262,766.34	\$198,225.79
Maximum loan size:	\$746,027.09	\$713,792.43
Total property value:	\$887,824,026.00	\$301,168,383.00
Number of Properties:	2191	750
Average property value:	\$405,214.07	\$401,557.84
Average current LVR:	62.66%	49.48%
Average Term to Maturity (months):	299.34	243.13
Maximum Remaining Term to Maturity (months):	351.09	295.07
Weighted Average Seasoning (months):	35.28	88.74
Weighted Average Current LVR:	68.75%	63.41%
Weighted Average Term to Maturity (months):	307.81	257.57
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	95.00%	114.01%
% Fixed Rate Loans(Value):	38.33%	11.17%
% Interest Only loans (Value):	43.49%	24.96%
Weighted Average Coupon:	6.14%	5.45%
Investment Loans:	25.23%	29.29%

<u>Outstanding Balance Distribution</u>	<u>\$ % at Issue</u>	<u>Oct - 13</u>
> \$0 and ≤ \$100,000	3.04%	5.91%
> \$100,000 and ≤ \$150,000	5.42%	8.42%
> \$150,000 and ≤ \$200,000	10.58%	14.35%
> \$200,000 and ≤ \$250,000	13.79%	12.98%
> \$250,000 and ≤ \$300,000	12.62%	13.75%
> \$300,000 and ≤ \$350,000	11.65%	11.41%
> \$350,000 and ≤ \$400,000	9.38%	8.04%
> \$400,000 and ≤ \$450,000	7.12%	5.15%
> \$450,000 and ≤ \$500,000	7.20%	6.80%
> \$500,000 and ≤ \$550,000	5.95%	6.44%
> \$550,000 and ≤ \$600,000	3.99%	2.03%
> \$600,000 and ≤ \$650,000	3.30%	2.28%
> \$650,000 and ≤ \$700,000	4.86%	1.93%
> \$700,000 and ≤ \$750,000	1.10%	0.51%
Total	100.00%	100.00%

<u>Outstanding Balance LVR Distribution</u>	<u>\$ % at Issue</u>	<u>Oct - 13</u>
> 0% and ≤ 25%	2.89%	5.93%
> 25% and ≤ 30%	1.82%	3.13%
> 30% and ≤ 35%	2.07%	3.52%
> 35% and ≤ 40%	2.52%	3.13%
> 40% and ≤ 45%	3.59%	5.18%
> 45% and ≤ 50%	4.67%	5.75%
> 50% and ≤ 55%	5.24%	5.50%
> 55% and ≤ 60%	5.47%	4.97%
> 60% and ≤ 65%	6.21%	7.91%
> 65% and ≤ 70%	7.67%	7.67%
> 70% and ≤ 75%	12.99%	9.38%
> 75% and ≤ 80%	16.19%	14.87%
> 80% and ≤ 85%	6.19%	9.39%
> 85% and ≤ 90%	14.39%	9.88%
> 90% and ≤ 95%	8.11%	3.09%
> 95% and ≤ 100%	0.00%	0.14%
> 100%	0.00%	0.55%
Total	100.00%	100.00%

<u>Mortgage Insurance</u>	<u>\$ % at Issue</u>	<u>Oct - 13</u>
Genworth	77.00%	74.55%
QBE	23.00%	25.45%
Total	100.00%	100.00%

<u>Seasoning Analysis</u>	<u>\$ % at Issue</u>	<u>Oct - 13</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%	8.13%
> 72 mths and ≤ 84 mths	2.97%	60.46%
> 84 mths and ≤ 96 mths	2.33%	11.03%
> 96 mths and ≤ 108 mths	1.21%	6.24%
> 108 mths and ≤ 120 mths	1.05%	3.66%
> 120 mths	1.56%	10.49%
Total	100.00%	100.00%

<u>Geographic Distribution</u>	<u>\$ % at Issue</u>	<u>Oct - 13</u>
NSW - Inner City	0.15%	0.00%
NSW - Metro	28.61%	26.26%
NSW - Non Metro	10.51%	9.30%
Total NSW	39.27%	35.56%
ACT - Inner City	0.00%	0.00%
ACT - Metro	2.11%	1.04%
ACT - Non Metro	0.00%	0.00%
Total ACT	2.11%	1.04%
VIC - Inner City	0.17%	0.08%
VIC - Metro	19.95%	21.22%
VIC - Non Metro	3.29%	3.55%
Total VIC	23.41%	24.84%
TAS - Inner City	0.00%	0.00%
TAS - Metro	1.00%	1.03%
TAS - Non Metro	0.77%	1.15%
Total TAS	1.77%	2.18%
QLD - Inner City	0.16%	0.24%
QLD - Metro	8.27%	9.37%
QLD - Non Metro	7.94%	9.55%
Total QLD	16.36%	19.16%
WA - Inner City	0.10%	0.00%
WA - Metro	8.58%	9.12%
WA - Non Metro	1.38%	1.72%
Total WA	10.06%	10.84%
SA - Inner City	0.08%	0.12%
SA - Metro	6.28%	4.65%
SA - Non Metro	0.53%	1.27%
Total SA	6.88%	6.04%
NT - Inner City	0.00%	0.00%
NT - Metro	0.08%	0.15%
NT - Non Metro	0.06%	0.19%
Total NT	0.14%	0.34%
Total Inner City	0.65%	0.44%
Total Metro	74.87%	72.84%
Total Non Metro	24.48%	26.72%
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>
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%
Nov-12	0.27%	0.19%	1.16%	1.62%
Dec-12	0.50%	0.07%	0.91%	1.48%
Jan-13	0.90%	0.12%	1.06%	2.08%
Feb-13	0.47%	0.36%	0.86%	1.68%
Mar-13	0.39%	0.03%	0.80%	1.22%
Apr-13	0.36%	0.28%	0.43%	1.06%
May-13	0.49%	0.25%	0.69%	1.43%
Jun-13	0.46%	0.32%	0.29%	1.07%
Jul-13	0.30%	0.04%	0.30%	0.64%
Aug-13	0.23%	0.54%	0.31%	1.08%
Sep-13	0.93%	0.14%	0.04%	1.11%
Oct-13	0.23%	0.14%	0.00%	0.37%

<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		
<u>MORTGAGE SAFETY NET</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>		
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		
May-13	9.00	1,424,311		
Jun-13	5.00	554,703		
Jul-13	3.00	376,406		
Aug-13	3.00	391,076		
Sep-13	3.00	420,750		
Oct-13	3.00	450,382		
<u>MORTGAGE INSURANCE</u>	<u>No. of claims</u>	<u>Gross claim (A\$)</u>	<u>Gross payment (A\$)</u>	<u>LMI net loss</u>
	NIL	NIL	NIL	NIL
<u>EXCESS SPREAD</u>	<u>Excess Spread (A\$)</u>	<u>Excess Spread % p.a</u>	<u>Opening Bond Balance</u>	
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	
Nov-12	169,644.06	1.08%	\$ 188,246,664	
Dec-12	82,567.41	0.54%	\$ 183,934,240	
Jan-13	135,569.80	0.91%	\$ 179,553,621	
Feb-13	188,698.66	1.31%	\$ 173,258,192	
Mar-13		0.00%	\$ 170,343,382	
Apr-13	150,158.01	1.07%	\$ 167,892,410	
May-13	93,490.15	0.69%	\$ 163,747,731	
Jun-13	41,997.15	0.31%	\$ 160,812,112	
Jul-13	173,892.30	1.32%	\$ 157,648,000	
Aug-13	109,777.32	0.87%	\$ 152,251,594	
Sep-13	115,029.16	0.93%	\$ 148,567,191	
Oct-13	72,581.74	0.61%	\$ 142,524,046	
Total	7,427,932.43			
<u>ANNUALISED CPR</u>	<u>CPR % p.a</u>			
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%			
May-13	17.75%			
Jun-13	19.60%			
Jul-13	32.95%			
Aug-13	22.42%			
Sep-13	38.14%			
Oct-13	10.78%			

RESERVES

	Available	Drawn
Principal Draw	n/a	-
Liquidity Reserve Account	1,995,336.64	-

SUPPORTING RATINGS

Role	Party	Current Rating S&P / Moodys	Rating Trigger S&P / Moody's
Fixed Rate Swap Provider	AMP Bank Limited	A / A2	below A1 / P-1
Liquidity Reserve Account Holder	Commonwealth Bank	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 2005-2 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 Warehouse Trust No .1 Perpetual Trustee (Cold)
Back-Up Servicer:	