PROGRESS 2009-1 TRUST

Wednesday, 28 December 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	49,178,668.90	49,178,668.90	79.4393%	84.8840%	AAA/Aaa
Class AB Notes	A$	18,000,000.00	4,503,952.50	4,503,952.50	3.3645%	7.7740%	AAA
Class B Notes	A$	17,000,000.00	4,253,732.92	4,253,732.92	3.1776%	7.3421%	AA-
TOTAL		535,000,000.00	57,936,354.32	57,936,354.32	100.0000%	100.0000%	

Current Payment Date: Wednesday, 28 December 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	2.5150%	28-Dec-16	7,500	-	-	0.0000
Class A2 Notes	0.1209	2.9150%	28-Dec-16	24,500	5.02	89.37	0.1157
Class AB Notes	0.2614	3.0650%	28-Dec-16	1,800	6.58	111.41	0.2502
Class B Notes	0.2614	3.1650%	28-Dec-16	1,700	6.80	111.41	0.2502
TOTAL				35,500	18.41	312.19	

COLLATERAL INFORMATION	At Issue	Nov - 16
Total pool size:	$527,109,277.14	$57,125,599.38
Total Number Of Loans (UnConsolidated):	3439	587
Total number of loans (consolidating split loans):	2006	381
Average loan Size:	$262,766.34	$149,935.96
Maximum loan size:	$746,027.09	$626,892.07
Total property value:	$887,824,026.00	$165,684,599.00
Number of Properties:	2191	402
Average property value:	$405,214.07	$412,150.74
Average current LVR:	62.66%	37.98%
Average Term to Maturity (months):	299.34	203.88
Maximum Remaining Term to Maturity (months):	351.09	257.82
Weighted Average Seasoning (months):	35.28	124.99
Weighted Average Current LVR:	68.75%	59.04%
Weighted Average Term to Maturity (months):	307.81	220.77
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	95.00%	100.76%
% Fixed Rate Loans(Value):	38.33%	7.35%
% Interst Only loans (Value):	43.49%	21.72%
Weighted Average Mortgage Interest:	6.14%	4.70%
Investment Loans:	25.23%	27.94%

Outstanding Balance Distribution	$ % at Issue	Nov - 16
≤ $0	0.00%	-1.24%
> $0 and ≤ $100,000	3.04%	9.51%
> $100,000 and ≤ $150,000	5.42%	11.02%
> $150,000 and ≤ $200,000	10.58%	15.14%
> $200,000 and ≤ $250,000	13.79%	12.99%
> $250,000 and ≤ $300,000	12.62%	12.77%
> $300,000 and ≤ $350,000	11.65%	12.66%
> $350,000 and ≤ $400,000	9.38%	9.75%
> $400,000 and ≤ $450,000	7.12%	3.68%
> $450,000 and ≤ $500,000	7.20%	4.13%
> $500,000 and ≤ $550,000	5.95%	5.48%
> $550,000 and ≤ $600,000	3.99%	3.02%
> $600,000 and ≤ $650,000	3.30%	1.10%
> $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	Nov - 16
≤ 0%	0.00%	-1.24%
> 0% and ≤ 25%	2.89%	11.16%
> 25% and ≤ 30%	1.82%	3.08%
> 30% and ≤ 35%	2.07%	3.07%
> 35% and ≤ 40%	2.52%	4.80%
> 40% and ≤ 45%	3.59%	7.03%
> 45% and ≤ 50%	4.67%	5.45%
> 50% and ≤ 55%	5.24%	3.67%
> 55% and ≤ 60%	5.47%	6.01%
> 60% and ≤ 65%	6.21%	8.36%
> 65% and ≤ 70%	7.67%	12.63%
> 70% and ≤ 75%	12.99%	9.31%
> 75% and ≤ 80%	16.19%	12.11%
> 80% and ≤ 85%	6.19%	4.81%
> 85% and ≤ 90%	14.39%	7.42%
> 90% and ≤ 95%	8.11%	1.98%
> 95% and ≤ 100%	0.00%	0.00%
> 100%	0.00%	0.35%
Total	100.00%	100.00%

Mortgage Insurance	$ % at Issue	Nov - 16
Genworth	77.00%	74.15%
QBE	23.00%	25.51%
Not insured	0.00%	0.33%
Total	100.00%	100.00%

Seasoning Analysis	$ % at Issue	Nov - 16
> 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%	8.24%
> 108 mths and ≤ 120 mths	1.05%	58.30%
> 120 mths	1.56%	33.47%
Total	100.00%	100.00%

Geographic Distribution	$ % at Issue	Nov - 16
NSW - Inner City	0.15%	0.00%
NSW - Metro	28.61%	27.26%
NSW - Non Metro	10.51%	7.75%
Total NSW	39.27%	35.00%
ACT - Inner City	0.00%	0.00%
ACT - Metro	2.11%	0.75%
ACT - Non Metro	0.00%	0.00%
Total ACT	2.11%	0.75%
VIC - Inner City	0.17%	0.05%
VIC - Metro	19.95%	18.57%
VIC - Non Metro	3.29%	3.81%
Total VIC	23.41%	22.43%
TAS - Inner City	0.00%	0.00%
TAS - Metro	1.00%	0.90%
TAS - Non Metro	0.77%	1.35%
Total TAS	1.77%	2.25%
QLD - Inner City	0.16%	0.52%
QLD - Metro	8.27%	11.38%
QLD - Non Metro	7.94%	10.56%
Total QLD	16.36%	22.45%
WA - Inner City	0.10%	0.00%
WA - Metro	8.58%	8.30%
WA - Non Metro	1.38%	1.62%
Total WA	10.06%	9.92%
SA - Inner City	0.08%	0.27%
SA - Metro	6.28%	5.31%
SA - Non Metro	0.53%	1.62%
Total SA	6.88%	7.20%
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%	0.84%
Total Metro	74.87%	72.46%
Total Non Metro	24.48%	26.69%
Secured by Term Deposit	0.00%	0.00%
Total	100.00%	100.00%

ARREARS $ % (scheduled balance basis)	31-60	61-90	90+	Total
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%
Sep-16	0.33%	0.53%	0.99%	1.86%
Oct-16	0.00%	0.00%	1.31%	1.31%
Nov-16	0.00%	0.00%	0.00%	0.00%

MORTGAGE IN POSSESSION	No of Accounts	Amount ($)
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	-	-
Sep-16	-	-
Oct-16	-	-
Nov-16	-	-

MORTGAGE SAFETY NET	No of Accounts	Amount ($)
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
Sep-16	2	783,436
Oct-16	2	784,130
Nov-16	1	312,404

MORTGAGE INSURANCE	No. of claims	Gross claim (A$)	Gross payment (A$)	LMI net loss
2014	2	141,755	132,809	8,946
2015	1	241,914	241,562	352
Total	3	383,669	374,371	9,298

EXCESS SPREAD	Excess Spread (A$)	Excess Spread % p.a	Opening Bond Balance
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
Sep-16	46,193.42	0.88%	$ 62,880,633
Oct-16	24,420.40	0.48%	$ 61,289,072
Nov-16	41,936.77	0.83%	$ 60,515,899
Total	9,511,562.83		

ANNUALISED CPR	CPR % p.a
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%
Sep-16	24.56%
Oct-16	11.87%
Nov-16	39.14%

RESERVES	Available	Drawn
Principal Draw	n/a	-
Liquidity Reserve Account	811,108.96	-

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	Commonwealth Bank	A-1+ / P-1	below A1 / P-1
Bank Account Provider	Westpac	A-1+ / 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 2014-1 Trust Progress 2014-2 Trust Progress Warehouse Trust No .1
Back-Up Servicer:	Perpetual Trustee (Cold)