PROGRESS 2009-1 TRUST

Friday, 26 February 2010 - 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 28rd 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
Class A1 Notes	**A$**	75,000,000.00	-	-	14.0187%	0.0000%
Class A2 Notes	**A$**	425,000,000.00	373,231,970.10	373,231,970.10	79.4393%	91.4264%
Class AB Notes	**A$**	18,000,000.00	18,000,000.00	18,000,000.00	3.3645%	4.4093%
Class B Notes	**A$**	17,000,000.00	17,000,000.00	17,000,000.00	3.1776%	4.1643%
TOTAL		535,000,000.00	408,231,970.10	408,231,970.10	100.0000%	100.0000%

Current Payment Date: Friday, 26 February 2010

	Pre Payment Date Bond Factors	Coupon Rate	Coupon Rate Reset Date	Initial Issued Notes (No.)	Interest Payment (per security)	Principal Payment (per security)
Class A1 Notes	0.0000	4.9783%	26-Feb-10	7,500	-	-
Class A2 Notes	0.8918	5.3783%	26-Feb-10	24,500	66.11	-
Class AB Notes	1.0000	5.5283%	26-Feb-10	1,800	43.92	-
Class B Notes	1.0000	5.6283%	26-Feb-10	1,700	44.72	-
TOTAL				35,500	154.75	-

COLLATERAL INFORMATION	**At Issue**	**Jan - 10**
Total pool size:	$527,109,277.14	$401,868,874.58
Total Number Of Loans (UnConsolidated):	3439	2727
Total number of loans (consolidating split loans):	2006	1628
Average loan Size:	$262,766.34	$246,848.20
Maximum loan size:	$746,027.09	$729,925.67
Total property value:	$887,824,026.00	$706,326,730.00
Number of Properties:	2191	1754
Average property value:	$405,214.07	$402,694.83
Average current LVR:	62.66%	60.21%
Average Term to Maturity (months):	299.34	288.82
Maximum Remaining Term to Maturity (months):	351.09	340.08
Weighted Average Seasoning (months):	35.28	45.57
Weighted Average Current LVR:	68.75%	68.13%
Weighted Average Term to Maturity (months):	307.81	298.70
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	95.00%	95.96%
% Fixed Rate Loans(Value):	38.33%	32.97%
% Interst Only loans (Value):	43.49%	43.45%
Weighted Average Coupon:	6.14%	6.51%
Investment Loans:	25.23%	25.60%

Outstanding Balance Distribution	**$ % at Issue**	**Jan - 10**
> $0 up to and including $100,000	3.04%	3.35%
> $100,000 up to and including $150,000	5.42%	5.99%
> $150,000 up to and including $200,000	10.58%	11.46%
> $200,000 up to and including $250,000	13.79%	14.00%
> $250,000 up to and including $300,000	12.62%	13.18%
> $300,000 up to and including $350,000	11.65%	12.06%
> $350,000 up to and including $400,000	9.38%	9.52%
> $400,000 up to and including $450,000	7.12%	6.57%
> $450,000 up to and including $500,000	7.20%	6.38%
> $500,000 up to and including $550,000	5.95%	5.52%
> $550,000 up to and including $600,000	3.99%	4.35%
> $600,000 up to and including $650,000	3.30%	2.74%
> $650,000 up to and including $700,000	4.86%	3.81%
> $700,000 up to and including $750,000	1.10%	0.88%
> $750,000 up to and including $800,000	0.00%	0.00%
> $800,000 up to and including $850,000	0.00%	0.20%
Total	100.00%	100.00%

Outstanding Balance LVR Distribution	**$ % at Issue**	**Jan - 10**
> 0% up to and including 25%	2.89%	3.19%
> 25% up to and including 30%	1.82%	2.08%
> 30% up to and including 35%	2.07%	2.09%
> 35% up to and including 40%	2.52%	2.94%
> 40% up to and including 45%	3.59%	3.87%
> 45% up to and including 50%	4.67%	5.45%
> 50% up to and including 55%	5.24%	4.71%
> 55% up to and including 60%	5.47%	4.98%
> 60% up to and including 65%	6.21%	5.90%
> 65% up to and including 70%	7.67%	7.71%
> 70% up to and including 75%	12.99%	11.25%
> 75% up to and including 80%	16.19%	16.82%
> 80% up to and including 85%	6.19%	7.56%
> 85% up to and including 90%	14.39%	15.07%
> 90% up to and including 95%	8.11%	6.30%
> 95% up to and including 100%	0.00%	0.08%
Total	100.00%	100.00%

Mortgage Insurance	**$ % at Issue**	**Jan - 10**
Genworth	77.00%	76.97%
QBE	23.00%	23.03%
Total	100.00%	100.00%

Seasoning Analysis	$ % at Issue	Jan - 10
> 0 months up to and including 3 months	0.00%	0.00%
> 3 months up to and including 6 months	0.02%	0.00%
> 6 months up to and including 9 months	0.06%	0.00%
> 9 months up to and including 12 months	3.20%	0.00%
> 12 months up to and including 15 months	2.45%	0.00%
> 15 months up to and including 18 months	4.54%	0.07%
> 18 months up to and including 21 months	13.68%	2.34%
> 21 months up to and including 24 months	21.73%	2.77%
> 24 months up to and including 36 months	24.84%	53.62%
> 36 months up to and including 48 months	10.23%	14.85%
> 48 months up to and including 60 months	4.54%	8.69%
> 60 months up to and including 72 months	5.60%	4.46%
> 72 months up to and including 84 months	2.97%	4.61%
> 84 months up to and including 96 months	2.33%	2.75%
> 96 months up to and including 108 months	1.21%	2.16%
> 108 months up to and including 120 months	1.05%	1.19%
> 120 months	1.56%	2.49%
Total	100.00%	100.00%

Geographic Distribution	$ % at Issue	Jan - 10
NSW - Inner City	0.15%	0.19%
NSW - Metro	28.61%	28.51%
NSW - Non Metro	10.51%	10.91%
Total NSW	39.27%	39.60%
ACT - Inner City	0.00%	0.00%
ACT - Metro	2.11%	2.27%
ACT - Non Metro	0.00%	0.00%
Total ACT	2.11%	2.27%
VIC - Inner City	0.17%	0.14%
VIC - Metro	19.95%	20.11%
VIC - Non Metro	3.29%	3.39%
Total VIC	23.41%	23.65%
TAS - Inner City	0.00%	0.00%
TAS - Metro	1.00%	1.06%
TAS - Non Metro	0.77%	0.84%
Total TAS	1.77%	1.90%
QLD - Inner City	0.16%	0.20%
QLD - Metro	8.27%	7.25%
QLD - Non Metro	7.94%	8.28%
Total QLD	16.36%	15.73%
WA - Inner City	0.10%	0.13%
WA - Metro	8.58%	8.67%
WA - Non Metro	1.38%	1.46%
Total WA	10.06%	10.26%
SA - Inner City	0.08%	0.04%
SA - Metro	6.28%	5.70%
SA - Non Metro	0.53%	0.68%
Total SA	6.88%	6.42%
NT - Inner City	0.00%	0.00%
NT - Metro	0.08%	0.10%
NT - Non Metro	0.06%	0.07%
Total NT	0.14%	0.17%
Total Inner City	0.65%	0.70%
Total Metro	74.87%	73.68%
Total Non Metro	24.48%	25.62%
Total	100.00%	100.00%

ARREARS $ % (scheduled balance basis)	31-60	61-90	90+	Total
Mar-09	0.09%	0.00%	0.01%	0.10%
Apr-09	0.21%	0.08%	0.00%	0.29%
May-09	0.30%	0.10%	0.00%	0.40%
Jun-09	0.23%	0.15%	0.01%	0.39%
Jul-09	0.29%	0.00%	0.06%	0.35%
Aug-09	0.26%	0.04%	0.00%	0.30%
Sep-09	0.15%	0.12%	0.00%	0.26%
Oct-09	0.24%	0.00%	0.03%	0.28%
Nov-09	0.41%	0.10%	0.00%	0.51%
Dec-09	0.49%	0.15%	0.00%	0.64%
Jan-10	0.46%	0.21%	0.16%	0.82%

MORTGAGE INSURANCE	No. of claims	Gross claim (A$)	Gross payment (A$)	LMI net loss
2009 YTD	-	-	-	-
Total	-	-	-	-

EXCESS SPREAD	Excess Spread (A$)	Excess Spread % p.a	Opening Bond Balance
Apr-09	-	0.00%	$ 529,285,175
May-09	-	0.00%	$ 514,862,816
Jun-09	-	0.00%	$ 503,262,257
Jul-09	-	0.00%	$ 491,799,799
Aug-09	-	0.00%	$ 477,731,996
Sep-09	-	0.00%	$ 463,284,385
Oct-09	-	0.00%	$ 448,350,758
Nov-09	-	0.00%	$ 437,350,717
Dec-09	-	0.00%	$ 427,875,720
Jan-10	-	0.00%	$ 414,018,011
Total	-		

ANNUALISED CPR	CPR % p.a
Apr-09	26.47%
May-09	22.44%
Jun-09	21.34%
Jul-09	27.96%
Aug-09	29.25%
Sep-09	30.46%
Oct-09	24.17%
Nov-09	20.58%
Dec-09	30.89%
Jan-10	12.86%

RESERVES

	Available	Drawn
Principal Draw	n/a	567,353.04
Liquidity Reserve Account	5,796,252.16	-

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 1997-1 Trust
	Progress 2002-1 Trust
	Progress 2003-1 Trust
	Progress 2003 E-1 Trust
	Progress 2004 E-1 Trust
	Progress 2004-2 Trust
	Progress 2005-1 Trust
	Progress 2005-2 Trust
	Progress 2006-1 Trust
	Progress 2007-1G Trust
	Progress 2008-1R Trust
	Progress 2009-1 Trust
	2 Warehouse Trusts
Back-Up Servicer:	Perpetual Trustee (Cold)

Rating S&P/Moody's
AAA/Aaa
AAA/Aaa
AAA
AA-

Post Payment Date Bond Factors
0.0000
0.8782
1.0000
1.0000