

PROGRESS 2008-1R TRUST

Thursday, 23 October 2025 - Payment Date

Transaction Name:	Progress 2008-1R Trust
Trustee:	Perpetual Trustee Company Limited
Security Trustee:	P.T. Limited
Originator:	AMP Bank Limited
Servicer & Custodian:	AMP Bank Limited
Issue Date:	Thursday,23rd October 2008
Maturity Date:	Tuesday, 23th November 2049
Payment Date:	The 23rd day of each month
Business Day for Payments:	Sydney & Melbourne
Determination Date & Ex-Interest Date:	Three Business Days before each Payment Date.
Substitution End Date:	Friday, 23th October 2026
Stock Exchange Listing:	

	<u>Base</u>	<u>Margin</u>	<u>Interest Calculation</u>
Class A Notes	1 M BBSW	50 bps	Actual/365
Class AB Notes	1 M BBSW	60 bps	Actual/365
Class B Notes	1 M BBSW	0 bps	Actual/365

	Currency	Initial Stated Amount	Current Invested Amount	Current Stated Amount	Percentages at Issue	Current Percentages	Rating S&P
Class A Notes	A\$	3,300,000,000.00	3,300,000,000.00	3,300,000,000.00	82.5000%	82.5000%	AAA
Class AB Notes	A\$	400,000,000.00	400,000,000.00	400,000,000.00	10.0000%	10.0000%	AAA
Class B Notes	A\$	300,000,000.00	300,000,000.00	300,000,000.00	7.5000%	7.5000%	
TOTAL		4,000,000,000.00	4,000,000,000.00	4,000,000,000.00	100.0000%	100.0000%	

Current Payment Date:	Thursday, 23 October 2025					
	Pre Payment Date				Interest Payment (per	Post Payment Date
	Bond Factors	Coupon Rate	Coupon Rate Reset Date	Current Issued Notes (No.)	security)	Bond Factors
Class A Notes	1.00	4.0475%	23-Oct-25	33,000	332.67	1.0000
Class AB Notes	1.00	4.1475%	23-Oct-25	4,000	340.89	1.0000
Class B Notes	1.00	3.5475%	23-Oct-25	3,000	291.58	1.0000
TOTAL				40,000	965.14	

COLLATERAL INFORMATION

	<u>At Issue</u>	<u>Sep - 25</u>
Total pool size:	\$2,446,809,933.68	\$3,847,375,451.61
Total Number Of Loans (UnConsolidated):	12926	13,169
Total number of loans (consolidating split loans):	7512	8,143
Average loan Size:	\$325,720.17	\$472,476.42
Maximum loan size:	\$1,999,860.00	\$2,524,338.41
Total property value:	\$4,157,812,846.00	\$7,712,952,728.49
Number of Properties:	8480	8,825
Average property value:	\$490,308.12	\$873,988.98
Average current LVR:	61.41%	49.51%
Average Term to Maturity (months):	327.41	262.74
Maximum Remaining Term to Maturity (months):	359.21	359.18
Weighted Average Seasoning (months):	14.47	56.36
Weighted Average Current LVR:	66.50%	60.59%
Weighted Average Term to Maturity (months):	333.36	297.41
% of pool with loans > \$500,000:	34.00%	68.57%
% of pool (amount) LoDoc Loans:	0.72%	0.01%
Maximum Current LVR:	95.00%	178.62%
% Fixed Rate Loans(Value):	23.92%	3.61%
% Interest Only loans (Value):	51.21%	10.07%
Weighted Average Coupon:	8.57%	5.64%
Investment Loans:	25.33%	28.65%
Weighted Average Fixed Rate:		4.82%
Weighted Average Variable Rate:		5.67%

Outstanding Balance Distribution

	<u>\$ % at Issue</u>	<u>Sep - 25</u>
≤ \$0	0.00%	-0.08%
> \$0 and ≤ \$100,000	1.36%	0.76%
> \$100,000 and ≤ \$150,000	3.70%	1.07%
> \$150,000 and ≤ \$200,000	7.57%	1.96%
> \$200,000 and ≤ \$250,000	10.16%	2.77%
> \$250,000 and ≤ \$300,000	12.30%	3.84%
> \$300,000 and ≤ \$350,000	10.09%	4.45%
> \$350,000 and ≤ \$400,000	9.11%	5.21%
> \$400,000 and ≤ \$450,000	6.12%	5.24%
> \$450,000 and ≤ \$500,000	5.60%	6.20%
> \$500,000 and ≤ \$550,000	4.44%	6.14%
> \$550,000 and ≤ \$600,000	4.10%	5.81%
> \$600,000 and ≤ \$650,000	3.25%	5.18%
> \$650,000 and ≤ \$700,000	3.14%	4.75%
> \$700,000 and ≤ \$750,000	2.60%	3.92%
> \$750,000 and ≤ \$800,000	2.06%	3.51%
> \$800,000 and ≤ \$850,000	1.42%	2.96%
> \$850,000 and ≤ \$900,000	1.37%	3.05%
> \$900,000 and ≤ \$950,000	1.59%	2.62%
> \$950,000 and ≤ \$1,000,000	1.36%	3.00%
> \$1,000,000 and ≤ \$1,050,000	1.09%	2.47%
> \$1,050,000 and ≤ \$1,100,000	0.88%	2.65%
> \$1,100,000 and ≤ \$1,150,000	0.74%	1.75%
> \$1,150,000 and ≤ \$1,200,000	0.63%	1.95%
> \$1,200,000 and ≤ \$1,250,000	0.55%	2.32%
> \$1,250,000 and ≤ \$1,300,000	0.47%	1.03%
> \$1,300,000 and ≤ \$1,400,000	1.22%	3.11%
> \$1,400,000 and ≤ \$1,500,000	1.07%	2.11%
> \$1,500,000 and ≤ \$1,750,000	1.33%	5.17%
> \$1,750,000 and ≤ \$2,000,000	0.69%	4.52%
> \$2,000,000	0.00%	0.55%
Total	100.00%	100.00%

<u>Outstanding Balance LVR Distribution</u>	<u>\$ % at Issue</u>	<u>Sep - 25</u>
≤ 0%	0.00%	-0.08%
> 0% and ≤ 25%	2.44%	3.08%
> 25% and ≤ 30%	1.42%	1.51%
> 30% and ≤ 35%	2.16%	1.96%
> 35% and ≤ 40%	2.84%	2.61%
> 40% and ≤ 45%	3.64%	3.25%
> 45% and ≤ 50%	4.42%	5.75%
> 50% and ≤ 55%	5.25%	8.74%
> 55% and ≤ 60%	6.65%	12.93%
> 60% and ≤ 65%	8.11%	16.58%
> 65% and ≤ 70%	9.76%	16.79%
> 70% and ≤ 75%	12.31%	15.24%
> 75% and ≤ 80%	32.32%	10.50%
> 80% and ≤ 85%	2.08%	0.77%
> 85% and ≤ 90%	3.02%	0.29%
> 90% and ≤ 95%	3.59%	0.05%
> 95% and ≤ 100%	0.00%	0.00%
> 100%	0.00%	0.06%
Total	100.00%	100.00%

<u>Mortgage Insurance</u>	<u>\$ % at Issue</u>	<u>Sep - 25</u>
Genworth	14.08%	7.83%
QBE	7.20%	1.21%
Insurable	78.72%	90.96%
Total	100.00%	100.00%

<u>Seasoning Analysis</u>	<u>\$ % at Issue</u>	<u>Sep - 25</u>
> 0 mths and ≤ 3 mths	12.74%	3.10%
> 3 mths and ≤ 6 mths	30.29%	5.08%
> 6 mths and ≤ 9 mths	18.24%	4.76%
> 9 mths and ≤ 12 mths	9.96%	4.11%
> 12 mths and ≤ 15 mths	7.04%	2.35%
> 15 mths and ≤ 18 mths	2.91%	2.98%
> 18 mths and ≤ 21 mths	1.68%	1.95%
> 21 mths and ≤ 24 mths	1.89%	2.62%
> 24 mths and ≤ 36 mths	4.91%	13.39%
> 36 mths and ≤ 48 mths	2.48%	12.99%
> 48 mths and ≤ 60 mths	2.61%	9.36%
> 60 mths and ≤ 72 mths	1.97%	6.00%
> 72 mths and ≤ 84 mths	1.38%	4.62%
> 84 mths and ≤ 96 mths	0.65%	6.28%
> 96 mths and ≤ 108 mths	0.45%	7.44%
> 108 mths and ≤ 120 mths	0.42%	3.70%
> 120 mths	0.38%	9.26%
Total	100.00%	100.00%

<u>Geographic Distribution</u>	<u>\$ % at Issue</u>	<u>Sep - 25</u>
NSW - Inner City	0.23%	0.05%
NSW - Metro	33.00%	43.16%
NSW - Non Metro	8.03%	3.76%
Total NSW	41.26%	46.98%
ACT - Inner City	0.00%	0.00%
ACT - Metro	2.02%	1.70%
ACT - Non Metro	0.00%	0.00%
Total ACT	2.02%	1.70%
VIC - Inner City	0.53%	0.15%
VIC - Metro	18.19%	21.84%
VIC - Non Metro	2.26%	1.39%
Total VIC	20.98%	23.37%
TAS - Inner City	0.16%	0.01%
TAS - Metro	0.39%	0.44%
TAS - Non Metro	0.48%	0.17%
Total TAS	1.03%	0.62%
QLD - Inner City	0.22%	0.02%
QLD - Metro	8.44%	11.94%
QLD - Non Metro	7.26%	1.62%
Total QLD	15.92%	13.59%
WA - Inner City	0.18%	0.02%
WA - Metro	11.46%	8.86%
WA - Non Metro	1.09%	0.78%
Total WA	12.74%	9.66%
SA - Inner City	0.05%	0.02%
SA - Metro	5.23%	3.45%
SA - Non Metro	0.56%	0.42%
Total SA	5.84%	3.88%
NT - Inner City	0.00%	0.00%
NT - Metro	0.18%	0.19%
NT - Non Metro	0.03%	0.02%
Total NT	0.20%	0.21%
Total Inner City	1.37%	0.27%
Total Metro	78.92%	91.56%
Total Non Metro	19.71%	8.16%
Secured by Term Deposit	0.00%	0.01%
Total	100.00%	100.00%

*The Geographic Distribution has been updated according to the S&P Assumptions:Australian RMBS Postcode Classification Assumptions, 07/01/2024

<u>ARREARS \$ % (scheduled balance basis)</u>	<u>31-60</u>	<u>61-90</u>	<u>90+</u>	<u>Total</u>
Oct-24	0.30%	0.18%	0.65%	1.13%
Nov-24	0.45%	0.17%	0.57%	1.20%
Dec-24	0.41%	0.27%	0.61%	1.29%
Jan-25	0.50%	0.24%	0.62%	1.36%
Feb-25	0.50%	0.36%	0.66%	1.52%
Mar-25	0.40%	0.27%	0.81%	1.49%
Apr-25	0.31%	0.25%	0.77%	1.33%
May-25	0.23%	0.25%	0.81%	1.30%
Jun-25	0.23%	0.14%	0.89%	1.26%
Jul-25	0.20%	0.20%	0.79%	1.19%
Aug-25	0.12%	0.20%	0.73%	1.04%
Sep-25	0.24%	0.11%	0.69%	
<u>MORTGAGE IN POSSESSION</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>		
Oct-24	-	-		
Nov-24	5	909,360		
Dec-24	5	919,836		
Jan-25	5	948,589		
Feb-25	5	964,349		
Mar-25	3	908,573		
Apr-25	3	705,084		
May-25	4	1,336,779		
Jun-25	3	772,114		
Jul-25	2	740,946		
Aug-25	2	753,173		
Sep-25	1	541,373		
<u>MORTGAGE SAFETY NET</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>		
Oct-24	94	27,248,076		
Nov-24	88	25,086,039		
Dec-24	77	21,455,701		
Jan-25	70	22,591,190		
Feb-25	85	31,213,909		
Mar-25	89	32,932,125		
Apr-25	85	32,740,511		
May-25	96	33,557,491		
Jun-25	100	37,657,712		
Jul-25	77	27,809,152		
Aug-25	70	24,563,402		
Sep-25	77	29,476,569		
<u>PRINCIPAL LOSS</u>	<u>Gross Loss</u>	<u>LMI Claim</u>	<u>LMI Payment</u>	<u>Net loss</u>
2009	77,586.96	-	-	77,586.96
2010	338,619.20	181,682.89	168,164.02	170,455.18
2012	296,135.60	260,535.58	234,496.76	66,046.01
2013	354,807.46	321,243.45	320,134.72	37,714.24
2014	322,150.81	322,150.21	309,451.39	108.00
2015	71,736.25	71,736.25	65,674.88	6,061.37
2016	1,244.06	1,244.06	229.33	1,014.73
2017	70,640.80	70,640.80	36,753.18	33,887.62
2018	786,660.46	611,980.67	473,484.57	313,175.89
2019	130,091.85	102,841.32	101,610.01	21,641.44
2020	190,460.25	138,762.13	135,751.13	54,709.12
2021	102,891.51	54,710.95	47,930.95	187,549.56
2022	277,073.24	277,073.24	201,905.72	75,167.45
2023	-	-	-	-
2024	-	-	-	-
2025	-	-	-	-
Total	3,020,098.45	2,414,601.55	2,095,586.66	1,045,117.57
<u>EXCESS SPREAD</u>	<u>Excess Spread (A\$)</u>	<u>Excess Spread % p.a</u>	<u>Opening Bond Balance</u>	
Oct-24	-	0.0000%	4,000,000,000.00	
Nov-24	1,614,858.37	0.4845%	4,000,000,000.00	
Dec-24	3,056,815.05	0.9170%	4,000,000,000.00	
Jan-25	747,300.98	0.2242%	4,000,000,000.00	
Feb-25	3,910,462.90	1.1731%	4,000,000,000.00	
Mar-25	1,096,598.15	0.3290%	4,000,000,000.00	
Apr-25	1,883,168.47	0.5650%	4,000,000,000.00	
May-25	1,009,725.52	0.3029%	4,000,000,000.00	
Jun-25	3,596,779.47	1.0790%	4,000,000,000.00	
Jul-25	-	0.0000%	4,000,000,000.00	
Aug-25	2,178,381.20	0.6535%	4,000,000,000.00	
Sep-25	3,443,629.94	1.0331%	4,000,000,000.00	
Total	22,537,720.05			

RESERVES

	Available	Drawn
Principal Draw	n/a	-
Liquidity Reserve Account	60,000,000.00	-
Redraw Facility Limit	-	-
Substitution Limit	840,000,000.00	
Substitution Account Balance	92,624,549.05	
Inward Substitution Principal Amount		191,974,899.58
Inward Substitution Loan Count		0
Outward Substitution Principal Amount	-	
Outward Substitution Loan Count	366	

SUPPORTING RATINGS

Role	Party	Current Rating S&P	Rating Trigger S&P
Fixed Rate Swap Provider	BNP	A+/A2	below A-1 and A
Liquidity Reserve Account Holder	CBA	A-1	below A-2 or BBB+
Bank Account Provider	Westpac	A-1	below A-1

SERVICER

Servicer:	AMP Bank Limited	
Servicer Ranking or Rating:	BBB+ / Baa2	
Servicer Rating:	N/A	
Servicer Experience:	Progress 2005-2 Trust	Progress 2018-1 Trust
	Progress 2006-1 Trust	Progress 2019-1 Trust
	Progress 2007-1G Trust	Progress 2020-1 Trust
	Progress 2008-1R Trust	Progress 2021-1 Trust
	Progress 2009-1 Trust	Progress 2021-1 Trust
	Progress 2010-1 Trust	Progress 2022-1 Trust
	Progress 2011-1 Trust	Progress 2022-2 Trust
	Progress 2012-1 Trust	Progress 2023-1 Trust
	Progress 2012-2 Trust	Progress 2023-2 Trust
	Progress 2013-1 Trust	Progress 2024-1 Trust
	Progress 2014-1 Trust	Progress 2024-2 Trust
	Progress 2014-2 Trust	Progress Warehouse Trust No .3
	Progress 2016-1 Trust	Progress Warehouse Trust No .4
	Progress 2017-1 Trust	Progress Warehouse Trust No .5
	Progress 2017-2 Trust	Progress 2025-1 Trust
Back-Up Servicer:	Perpetual Trustee (Cold)	