PROGRESS 2008-1R TRUST

Monday, 23 November 2026 - 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:	

	Base	Margin	Interest Calculation
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: Monday, 23 November 2026

	Pre Payment Date Bond Factors	Coupon Rate	Coupon Rate Reset Date	Current Issued Notes (No.)	Interest Payment (per security)	Post Payment Date Bond Factors
Class A Notes	1.00	5.1375%	23-Nov-26	33,000	436.34	1.0000
Class AB Notes	1.00	5.2375%	23-Nov-26	4,000	444.83	1.0000
Class B Notes	1.00	4.6375%	23-Nov-26	3,000	393.87	1.0000
TOTAL				40,000	1,275.03	

COLLATERAL INFORMATION	**At Issue**	**Oct - 26**
Total pool size:	$2,446,809,933.68	$3,753,436,017.10
Total Number Of Loans (UnConsolidated):	12926	12,495
Total number of loans (consolidating split loans):	7512	7,761
Average loan Size:	$325,720.17	$483,627.89
Maximum loan size:	$1,999,860.00	$2,483,716.06
Total property value:	$4,157,812,846.00	$7,785,860,764.72
Number of Properties:	8480	8,369
Average property value:	$490,308.12	$930,321.52
Average current LVR:	61.41%	47.76%
Average Term to Maturity (months):	327.41	259.66
Maximum Remaining Term to Maturity (months):	359.21	358.26
Weighted Average Seasoning (months):	14.47	58.73
Weighted Average Current LVR:	66.50%	59.08%
Weighted Average Term to Maturity (months):	333.36	295.21
% of pool with loans > $500,000:	34.00%	71.10%
% of pool (amount) LoDoc Loans:	0.72%	0.01%
Maximum Current LVR:	95.00%	117.80%
% Fixed Rate Loans(Value):	23.92%	3.74%
% Interest Only loans (Value):	51.21%	12.24%
Weighted Average Coupon:	8.57%	6.58%
Investment Loans:	25.33%	29.18%
Weighted Average Fixed Rate:		5.42%
Weighted Average Variable Rate:		6.62%

Outstanding Balance Distribution	**$ % at Issue**	**Oct - 26**
≤ $0	0.00%	-0.07%
> $0 and ≤ $100,000	1.36%	0.78%
> $100,000 and ≤ $150,000	3.70%	1.04%
> $150,000 and ≤ $200,000	7.57%	1.88%
> $200,000 and ≤ $250,000	10.16%	2.79%
> $250,000 and ≤ $300,000	12.30%	3.29%
> $300,000 and ≤ $350,000	10.09%	3.93%
> $350,000 and ≤ $400,000	9.11%	4.51%
> $400,000 and ≤ $450,000	6.12%	5.15%
> $450,000 and ≤ $500,000	5.60%	5.61%
> $500,000 and ≤ $550,000	4.44%	6.12%
> $550,000 and ≤ $600,000	4.10%	5.74%
> $600,000 and ≤ $650,000	3.25%	4.96%
> $650,000 and ≤ $700,000	3.14%	4.97%
> $700,000 and ≤ $750,000	2.60%	3.80%
> $750,000 and ≤ $800,000	2.06%	4.11%
> $800,000 and ≤ $850,000	1.42%	3.21%
> $850,000 and ≤ $900,000	1.37%	3.33%
> $900,000 and ≤ $950,000	1.59%	2.96%
> $950,000 and ≤ $1,000,000	1.36%	3.64%
> $1,000,000 and ≤ $1,050,000	1.09%	2.35%
> $1,050,000 and ≤ $1,100,000	0.88%	2.46%
> $1,100,000 and ≤ $1,150,000	0.74%	2.07%
> $1,150,000 and ≤ $1,200,000	0.63%	2.57%
> $1,200,000 and ≤ $1,250,000	0.55%	1.60%
> $1,250,000 and ≤ $1,300,000	0.47%	1.47%
> $1,300,000 and ≤ $1,400,000	1.22%	3.77%
> $1,400,000 and ≤ $1,500,000	1.07%	1.85%
> $1,500,000 and ≤ $1,750,000	1.33%	5.07%
> $1,750,000 and ≤ $2,000,000	0.69%	4.43%
> $2,000,000	0.00%	0.64%
Total	**100.00%**	**100.00%**

Outstanding Balance LVR Distribution	$ % at Issue	Oct - 26
≤ 0%	0.00%	-0.07%
> 0% and ≤ 25%	2.44%	3.49%
> 25% and ≤ 30%	1.42%	1.63%
> 30% and ≤ 35%	2.16%	2.27%
> 35% and ≤ 40%	2.84%	3.01%
> 40% and ≤ 45%	3.64%	4.81%
> 45% and ≤ 50%	4.42%	6.79%
> 50% and ≤ 55%	5.25%	9.53%
> 55% and ≤ 60%	6.65%	14.14%
> 60% and ≤ 65%	8.11%	14.41%
> 65% and ≤ 70%	9.76%	15.96%
> 70% and ≤ 75%	12.31%	13.69%
> 75% and ≤ 80%	32.32%	9.55%
> 80% and ≤ 85%	2.08%	0.51%
> 85% and ≤ 90%	3.02%	0.21%
> 90% and ≤ 95%	3.59%	0.02%
> 95% and ≤ 100%	0.00%	0.02%
> 100%	0.00%	0.03%
Total	**100.00%**	**100.00%**

Mortgage Insurance	$ % at Issue	Oct - 26
Genworth	14.08%	6.71%
QBE	7.20%	1.12%
Insurable	78.72%	92.17%
Total	**100.00%**	**100.00%**

Seasoning Analysis	$ % at Issue	Oct - 26
> 0 mths and ≤ 3 mths	12.74%	0.90%
> 3 mths and ≤ 6 mths	30.29%	3.76%
> 6 mths and ≤ 9 mths	18.24%	5.34%
> 9 mths and ≤ 12 mths	9.96%	2.96%
> 12 mths and ≤ 15 mths	7.04%	1.94%
> 15 mths and ≤ 18 mths	2.91%	5.44%
> 18 mths and ≤ 21 mths	1.68%	4.41%
> 21 mths and ≤ 24 mths	1.89%	4.99%
> 24 mths and ≤ 36 mths	4.91%	7.50%
> 36 mths and ≤ 48 mths	2.48%	13.16%
> 48 mths and ≤ 60 mths	2.61%	10.67%
> 60 mths and ≤ 72 mths	1.97%	9.02%
> 72 mths and ≤ 84 mths	1.38%	4.14%
> 84 mths and ≤ 96 mths	0.65%	4.05%
> 96 mths and ≤ 108 mths	0.45%	4.91%
> 108 mths and ≤ 120 mths	0.42%	6.11%
> 120 mths	0.38%	10.70%
Total	**100.00%**	**100.00%**

Geographic Distribution	$ % at Issue	Oct - 26
NSW - Inner City	0.23%	0.13%
NSW - Metro	33.00%	42.44%
NSW - Non Metro	8.03%	3.86%
Total NSW	41.26%	46.43%
ACT - Inner City	0.00%	0.00%
ACT - Metro	2.02%	1.45%
ACT - Non Metro	0.00%	0.00%
Total ACT	2.02%	1.45%
VIC - Inner City	0.53%	0.18%
VIC - Metro	18.19%	21.50%
VIC - Non Metro	2.26%	1.48%
Total VIC	20.98%	23.16%
TAS - Inner City	0.16%	0.00%
TAS - Metro	0.39%	0.43%
TAS - Non Metro	0.48%	0.17%
Total TAS	1.03%	0.60%
QLD - Inner City	0.22%	0.02%
QLD - Metro	8.44%	12.22%
QLD - Non Metro	7.26%	1.64%
Total QLD	15.92%	13.88%
WA - Inner City	0.18%	0.01%
WA - Metro	11.46%	9.31%
WA - Non Metro	1.09%	0.87%
Total WA	12.74%	10.19%
SA - Inner City	0.05%	0.02%
SA - Metro	5.23%	3.57%
SA - Non Metro	0.56%	0.49%
Total SA	5.84%	4.07%
NT - Inner City	0.00%	0.00%
NT - Metro	0.18%	0.18%
NT - Non Metro	0.03%	0.02%
Total NT	0.20%	0.20%
Total Inner City	1.37%	0.36%
Total Metro	78.92%	91.10%
Total Non Metro	19.71%	8.52%
Secured by Term Deposit	0.00%	0.02%
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

ARREARS $ % (scheduled balance basis)	31-60	61-90	90+	Total
Nov-25	0.31%	0.16%	0.63%	1.09%
Dec-25	0.21%	0.22%	0.63%	1.06%
Jan-26	0.31%	0.12%	0.64%	1.06%
Feb-26	0.34%	0.17%	0.57%	1.07%
Mar-26	0.24%	0.25%	0.47%	0.96%
Apr-26	0.36%	0.16%	0.54%	1.05%
May-26	0.27%	0.13%	0.49%	0.88%
Jun-26	0.31%	0.15%	0.52%	0.98%
Jul-26	0.45%	0.13%	0.53%	1.11%
Aug-26	0.44%	0.24%	0.52%	1.21%
Sep-26	0.31%	0.34%	0.62%	1.27%
Oct-26	0.26%	0.31%	0.81%	1.37%

MORTGAGE IN POSSESSION	No of Accounts	Amount ($)
Nov-25	1	563,345
Dec-25	4	1,011,106
Jan-26	5	1,502,583
Feb-26	4	900,149
Mar-26	4	913,822
Apr-26	5	1,282,884
May-26	5	1,306,093
Jun-26	3	444,561
Jul-26	1	496,260
Aug-26	2	658,709
Sep-26	2	664,191
Oct-26	-	-

MORTGAGE SAFETY NET	No of Accounts	Amount ($)
Nov-25	80	31,914,725
Dec-25	82	30,404,481
Jan-26	89	31,931,081
Feb-26	69	25,165,489
Mar-26	67	21,256,936
Apr-26	70	23,684,933
May-26	77	24,658,882
Jun-26	83	29,212,554
Jul-26	92	33,180,029
Aug-26	82	30,495,117
Sep-26	91	32,421,500
Oct-26	110	40,657,138

PRINCIPAL LOSS	Gross Loss	LMI Claim	LMI Payment	Net loss
2009	29,266.69	29,266.69	29,266.69	-
2010	-	-	-	-
2011	126,623.50	126,623.50	92,720.35	33,903.15
2012	521,921.56	353,165.36	282,384.07	239,537.49
2013	442,475.74	442,475.74	445,409.24	(2,933.50)
2014	71,736.25	71,736.25	65,674.88	6,061.37
2015	1,244.06	1,244.06	229.33	1,014.73
2016	-	-	-	-
2017	313,329.50	245,218.03	222,352.33	90,977.17
2018	530,679.67	484,681.19	355,996.89	174,682.78
2019	136,543.54	102,841.32	101,610.01	34,933.53
2020	138,762.13	138,762.13	135,751.13	3,011.00
2021	380,028.88	280,150.20	223,984.87	156,044.01
2022	51,633.99	51,633.99	25,851.80	25,782.12
2023				
2024	-	-	-	-
2025	-	-	-	-
2026	-	-	-	-
Total	**2,744,245.51**	**2,327,798.46**	**1,981,231.59**	**763,013.85**

EXCESS SPREAD	Excess Spread (A$)	Excess Spread % p.a	Opening Bond Balance
Nov-25	828,646.54	0.2486%	4,000,000,000.00
Dec-25	3,510,548.98	1.0532%	4,000,000,000.00
Jan-26	1,067,696.73	0.3203%	4,000,000,000.00
Feb-26	1,446,050.02	0.4338%	4,000,000,000.00
Mar-26	2,011,527.53	0.6035%	4,000,000,000.00
Apr-26	1,696,831.71	0.5090%	4,000,000,000.00
May-26	319,002.76	0.0957%	4,000,000,000.00
Jun-26	4,078,828.73	1.2236%	4,000,000,000.00
Jul-26	317,476.37	0.0952%	4,000,000,000.00
Aug-26	2,992,465.48	0.8977%	4,000,000,000.00
Sep-26	2,204,008.31	0.6612%	4,000,000,000.00
Oct-26	678,186.66	0.2035%	4,000,000,000.00
Total	**21,151,269.82**		

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	186,563,983.56	
Inward Substitution Principal Amount		-
Inward Substitution Loan Count		0
Outward Substitution Principal Amount	-	
Outward Substitution Loan Count	0	

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 Warehouse Trust No .3
	Progress 2006-1 Trust	Progress 2019-1 Trust	Progress Warehouse Trust No .4
	Progress 2007-1G Trust	Progress 2020-1 Trust	Progress Warehouse Trust No .5
	Progress 2008-1R Trust	Progress 2021-1 Trust	Progress Warehouse Trust No .6
	Progress 2009-1 Trust	Progress 2021-1 Trust	Progress Warehouse Trust No .7
	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 2025-1 Trust	
	Progress 2016-1 Trust	Progress 2025-2 Trust	
	Progress 2017-1 Trust	Progress 2026-1 Trust	
	Progress 2017-2 Trust		
Back-Up Servicer:	Perpetual Trustee (Cold)		