

PROGRESS 2008-1R TRUST

Monday, 25 June 2012 - 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: Sunday, 23th October 2016
 Stock Exchange Listing:

	Base	Margin	Interest Calculation
Class A Notes	1 M BBSW	50 bps	Actual/365
Class B Notes	1 M BBSW	0.0000%	Actual/365

	Currency	Initial Stated Amount	Current Invested Amount	Current Stated Amount	Percentages at Issue	Current Percentages	Rating S&P
Class A Notes	AS	2,367,500,000.00	1,900,000,000.00	1,900,000,000.00	94.7000%	95.0000%	AAA
Class B Notes	AS	132,500,000.00	100,000,000.00	100,000,000.00	5.3000%	5.0000%	
TOTAL		2,500,000,000.00	2,000,000,000.00	2,000,000,000.00	100.0000%	100.0000%	

Current Payment Date: Monday, 25 June 2012

	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 A Notes	0.8025	4.1883%	25-Jun-12	2,368	3,038.94	-	0.8025
Class B Notes	0.7547	3.6883%	25-Jun-12	133	2,516.70	-	0.7547
TOTAL				2,500	5,555.64		

COLLATERAL INFORMATION

	At Issue	May - 12
Total pool size:	\$2,446,809,933.68	\$1,475,149,779.40
Total Number Of Loans (UnConsolidated):	12926	7843
Total number of loans (consolidating split loans):	7512	4291
Average loan size:	\$325,720.17	\$343,777.62
Maximum loan size:	\$1,999,860.00	\$1,903,089.65
Total property value:	\$4,157,812,846.00	\$2,604,284,286.00
Number of Properties:	8480	4939
Average property value:	\$490,308.12	\$527,289.79
Average current LVR:	61.41%	58.84%
Average Term to Maturity (months):	327.41	291.65
Maximum Remaining Term to Maturity (months):	359.21	349.32
Weighted Average Seasoning (months):	14.47	41.69
Weighted Average Current LVR:	66.50%	67.01%
Weighted Average Term to Maturity (months):	333.36	304.63
% of pool with loans > \$500,000:	34.00%	45.06%
% of pool (amount) LoDoc Loans:	0.72%	1.12%
Maximum Current LVR:	95.00%	156.04%
% Fixed Rate Loans(Value):	23.92%	16.15%
% Interest Only Loans (Value):	51.21%	56.28%
Weighted Average Coupon:	8.57%	6.51%
Investment Loans:	25.33%	28.79%

Outstanding Balance Distribution

	\$ % at Issue	May - 12
> \$0 up to and including \$100,000	1.36%	1.22%
> \$100,000 up to and including \$150,000	3.70%	2.51%
> \$150,000 up to and including \$200,000	7.57%	5.29%
> \$200,000 up to and including \$250,000	10.16%	8.08%
> \$250,000 up to and including \$300,000	12.30%	10.38%
> \$300,000 up to and including \$350,000	10.09%	9.57%
> \$350,000 up to and including \$400,000	9.11%	8.83%
> \$400,000 up to and including \$450,000	6.12%	4.80%
> \$450,000 up to and including \$500,000	5.60%	4.25%
> \$500,000 up to and including \$550,000	4.44%	6.14%
> \$550,000 up to and including \$600,000	4.10%	6.12%
> \$600,000 up to and including \$650,000	3.25%	3.94%
> \$650,000 up to and including \$700,000	3.14%	4.39%
> \$700,000 up to and including \$750,000	2.60%	4.13%
> \$750,000 up to and including \$800,000	2.06%	3.82%
> \$800,000 up to and including \$850,000	1.42%	3.14%
> \$850,000 up to and including \$900,000	1.37%	2.68%
> \$900,000 up to and including \$950,000	1.59%	2.20%
> \$950,000 up to and including \$1,000,000	1.36%	2.39%
> \$1,000,000 up to and including \$1,050,000	1.09%	0.48%
> \$1,050,000 up to and including \$1,100,000	0.88%	1.24%
> \$1,100,000 up to and including \$1,150,000	0.74%	0.31%
> \$1,150,000 up to and including \$1,200,000	0.63%	0.24%
> \$1,200,000 up to and including \$1,250,000	0.55%	0.67%
> \$1,250,000 up to and including \$1,300,000	0.47%	0.69%
> \$1,300,000 up to and including \$1,400,000	1.22%	0.64%
> \$1,400,000 up to and including \$1,500,000	1.07%	0.40%
> \$1,500,000 up to and including \$1,750,000	1.33%	1.20%
> \$1,750,000 up to and including \$2,000,000	0.69%	0.25%
Total	100.00%	100.00%

Outstanding Balance LVR Distribution

	\$ % at Issue	May - 12
up to and including 25%	2.44%	2.49%
> 25% up to and including 30%	1.42%	1.57%
> 30% up to and including 35%	2.16%	2.19%
> 35% up to and including 40%	2.84%	2.60%
> 40% up to and including 45%	3.64%	4.17%
> 45% up to and including 50%	4.42%	4.03%
> 50% up to and including 55%	5.25%	5.23%
> 55% up to and including 60%	6.65%	6.55%
> 60% up to and including 65%	8.11%	7.81%
> 65% up to and including 70%	9.76%	8.06%
> 70% up to and including 75%	12.31%	12.45%
> 75% up to and including 80%	32.32%	29.58%
> 80% up to and including 85%	2.08%	3.49%
> 85% up to and including 90%	3.02%	5.89%
> 90% up to and including 95%	3.59%	3.73%
> 95% up to and including 100%	0.00%	0.14%
> 100%	0.00%	0.03%
Total	100.00%	100.00%

<u>Mortgage Insurance</u>	<u>\$ % at Issue</u>	<u>May - 12</u>
Genworth	14.08%	28.23%
Genworth - Insurable	78.72%	57.99%
PMI Mortgage Insurance Ltd	7.20%	13.78%
Total	100.00%	100.00%

<u>Seasoning Analysis</u>	<u>\$ % at Issue</u>	<u>May - 12</u>
> 0 months up to and including 3 months	12.74%	0.00%
> 3 months up to and including 6 months	30.29%	0.00%
> 6 months up to and including 9 months	18.24%	0.00%
> 9 months up to and including 12 months	9.96%	5.43%
> 12 months up to and including 15 months	7.04%	15.69%
> 15 months up to and including 18 months	2.91%	11.55%
> 18 months up to and including 21 months	1.68%	6.99%
> 21 months up to and including 24 months	1.89%	5.42%
> 24 months up to and including 36 months	4.91%	4.36%
> 36 months up to and including 48 months	2.48%	11.43%
> 48 months up to and including 60 months	2.61%	20.20%
> 60 months up to and including 72 months	1.97%	6.33%
> 72 months up to and including 84 months	1.38%	3.73%
> 84 months up to and including 96 months	0.65%	1.93%
> 96 months up to and including 108 months	0.45%	2.36%
> 108 months up to and including 120 months	0.42%	1.22%
> 120 months	0.38%	3.38%
Total	100.00%	100.00%

<u>Geographic Distribution</u>	<u>\$ % at Issue</u>	<u>May - 12</u>
NSW - Inner City	0.23%	0.06%
NSW - Metro	33.00%	30.08%
NSW - Non Metro	8.03%	8.16%
Total NSW	41.26%	38.31%
ACT - Inner City	0.00%	0.00%
ACT - Metro	2.02%	2.23%
ACT - Non Metro	0.00%	0.00%
Total ACT	2.02%	2.35%
VIC - Inner City	0.53%	0.39%
VIC - Metro	18.19%	18.02%
VIC - Non Metro	2.26%	2.02%
Total VIC	20.98%	20.43%
TAS - Inner City	0.16%	0.10%
TAS - Metro	0.39%	0.28%
TAS - Non Metro	0.48%	0.33%
Total TAS	1.03%	0.71%
QLD - Inner City	0.22%	0.13%
QLD - Metro	8.44%	9.91%
QLD - Non Metro	7.26%	7.44%
Total QLD	15.92%	17.48%
WA - Inner City	0.18%	0.28%
WA - Metro	11.46%	13.54%
WA - Non Metro	1.09%	1.22%
Total WA	12.74%	15.03%
SA - Inner City	0.05%	0.04%
SA - Metro	5.23%	5.10%
SA - Non Metro	0.56%	0.39%
Total SA	5.84%	5.54%
NT - Inner City	0.00%	0.00%
NT - Metro	0.18%	0.24%
NT - Non Metro	0.03%	0.02%
Total NT	0.20%	0.26%
Total Inner City	1.37%	1.01%
Total Metro	78.92%	79.40%
Total Non Metro	19.71%	19.59%
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>
Oct-08	0.142%	0.123%	0.006%	0.27%
Nov-08	0.202%	0.034%	0.003%	0.24%
Dec-08	0.320%	0.129%	0.027%	0.48%
Jan-09	0.266%	0.128%	0.095%	0.49%
Feb-09	0.331%	0.189%	0.056%	0.58%
Mar-09	0.396%	0.196%	0.083%	0.68%
Apr-09	0.365%	0.139%	0.087%	0.59%
May-09	0.294%	0.047%	0.097%	0.44%
Jun-09	0.316%	0.113%	0.118%	0.55%
Jul-09	0.261%	0.087%	0.150%	0.50%
Aug-09	0.311%	0.085%	0.195%	0.59%
Sep-09	0.170%	0.031%	0.235%	0.44%
Oct-09	0.329%	0.041%	0.182%	0.55%
Nov-09	0.250%	0.048%	0.150%	0.45%
Dec-09	0.216%	0.117%	0.134%	0.47%
Jan-10	0.393%	0.034%	0.222%	0.65%
Feb-10	0.281%	0.118%	0.231%	0.63%
Mar-10	0.317%	0.138%	0.255%	0.71%
Apr-10	0.400%	0.118%	0.304%	0.82%
May-10	0.211%	0.128%	0.295%	0.63%
Jun-10	0.221%	0.206%	0.365%	0.79%
Jul-10	0.389%	0.113%	0.287%	0.79%
Aug-10	0.346%	0.083%	0.366%	0.80%
Sep-10	0.270%	0.063%	0.353%	0.69%
Oct-10	0.331%	0.121%	0.352%	0.80%
Nov-10	0.443%	0.182%	0.299%	0.92%
Dec-10	0.316%	0.293%	0.314%	0.92%
Jan-11	0.711%	0.191%	0.301%	1.20%
Feb-11	0.639%	0.206%	0.290%	1.14%
Mar-11	0.527%	0.211%	0.312%	1.05%
Apr-11	0.665%	0.177%	0.379%	1.22%
May-11	1.057%	0.228%	0.438%	1.72%
Jun-11	0.837%	0.329%	0.497%	1.66%
Jul-11	0.414%	0.185%	0.344%	0.94%
Aug-11	0.305%	0.168%	0.385%	0.86%
Sep-11	0.459%	0.186%	0.374%	1.02%
Oct-11	0.435%	0.146%	0.358%	0.94%
Nov-11	0.546%	0.098%	0.288%	0.93%
Dec-11	0.531%	0.281%	0.247%	1.06%
Jan-12	0.732%	0.059%	0.355%	1.15%
Feb-12	0.517%	0.251%	0.316%	1.08%
Mar-12	0.370%	0.062%	0.300%	0.73%
Apr-12	0.533%	0.129%	0.306%	0.97%
May-12	0.455%	0.125%	0.421%	1.00%

MORTGAGE IN POSSESSION		No of Accounts	Amount (\$)		
Sep-11		1.00	1,067,855		
Oct-11		-	-		
Nov-11		-	-		
Dec-11		-	-		
Jan-12		-	-		
Feb-12		-	-		
Mar-12		-	-		
MORTGAGE SAFETY NET		No of Accounts	Amount (\$)		
Feb-12		5.00	2,765,964		
Mar-12		8.00	3,689,031		
Apr-12		12.00	4,123,899		
May-12		15.00	4,863,382		
MORTGAGE INSURANCE		No. of claims	Gross claim (\$)	Gross payment (\$)	LMI net loss
2008		-	-	-	-
2009		1	77,586.96	-	77,586.96
2010		1	328,619.20	138,897.33	189,721.87
2011		-	-	-	-
2012		2	43,579	9,654	33,925
Total		3	426,980.05	138,897.33	288,082.72
EXCESS SPREAD		Excess Spread (\$)	Excess Spread % p.a	Opening Bond Balance	
Sep-08		-	0.000%	\$ 2,500,000,000	
Oct-08		-	0.000%	\$ 2,500,000,000	
Nov-08		-	0.000%	\$ 2,500,000,000	
Dec-08		-	0.000%	\$ 2,500,000,000	
Jan-09		-	0.000%	\$ 2,500,000,000	
Feb-09		-	0.000%	\$ 2,500,000,000	
Mar-09		-	0.000%	\$ 2,500,000,000	
Apr-09		-	0.000%	\$ 2,500,000,000	
May-09		-	0.000%	\$ 2,500,000,000	
Jun-09		-	0.000%	\$ 2,500,000,000	
Jul-09		-	0.000%	\$ 2,500,000,000	
Aug-09		-	0.000%	\$ 2,500,000,000	
Sep-09		457,792.30	0.220%	\$ 2,500,000,000	
Oct-09		508,781.05	0.244%	\$ 2,500,000,000	
Nov-09		1,675,304.90	0.804%	\$ 2,500,000,000	
Dec-09		103,259.79	0.050%	\$ 2,500,000,000	
Jan-10		1,994,675.12	0.957%	\$ 2,500,000,000	
Feb-10		102,666.84	0.049%	\$ 2,500,000,000	
Mar-10		1,419,389.16	0.681%	\$ 2,500,000,000	
Apr-10		2,351,813.65	1.411%	\$ 2,000,000,000	
May-10		386,033.10	0.232%	\$ 2,000,000,000	
Jun-10		2,986,878.84	1.792%	\$ 2,000,000,000	
Jul-10		235,492.99	0.141%	\$ 2,000,000,000	
Aug-10		1,203,043.10	0.722%	\$ 2,000,000,000	
Sep-10		432,833.80	0.260%	\$ 2,000,000,000	
Oct-10		397,216.57	0.238%	\$ 2,000,000,000	
Nov-10		-	0.000%	\$ 2,000,000,000	
Dec-10		-	0.000%	\$ 2,000,000,000	
Jan-11		845,641.50	0.507%	\$ 2,000,000,000	
Feb-11		278,609.23	0.167%	\$ 2,000,000,000	
Mar-11		-	0.000%	\$ 2,000,000,000	
Apr-11		1,314,183.11	0.789%	\$ 2,000,000,000	
May-11		2,018,526.27	1.211%	\$ 2,000,000,000	
Jun-11		-	0.000%	\$ 2,000,000,000	
Jul-11		-	0.000%	\$ 2,000,000,000	
Aug-11		1,231,121.50	0.739%	\$ 2,000,000,000	
Sep-11		827,461.16	0.496%	\$ 2,000,000,000	
Oct-11		921,453.64	0.553%	\$ 2,000,000,000	
Nov-11		1,267,766.13	0.761%	\$ 2,000,000,000	
Dec-11		500,289.79	0.300%	\$ 2,000,000,000	
Jan-12		960,155.93	0.576%	\$ 2,000,000,000	
Feb-12		1,315,568.64	0.789%	\$ 2,000,000,000	
Mar-12		-	0.000%	\$ 2,000,000,000	
Apr-12		903,945.29	0.542%	\$ 2,000,000,000	
May-12		460,494.52	0.276%	\$ 2,000,000,000	
Total		27,100,397.92			
RESERVES		Available	Drawn		
Principal Draw		n/a	-		
Liquidity Reserve Account		29,000,000.00	-		
Redraw Facility Limit		-	-		
Limit		560,000,000.00	-		
Substitution Account Balance		645,075,819.17	-		
SUPPORTING RATINGS		Party	Current Rating S&P / Moody's	Rating Trigger S&P / Moody's	
Fixed Rate Swap Provider	AMP Bank Limited		A / A2	below A1 / P-1	
Liquidity Reserve Account Holder					
Bank Account Provider	Westpac & CBA		A1 / P-1	below A1 / P-1	
SERVICER		AMP Bank Limited	A / A2		
Servicer:					
Servicer Ranking or Rating:		N/A			
Servicer Rating:		Progress 2005-1 Trust			
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			
Back-Up Servicer:		Perpetual Trustee (Cold)			