

## PROGRESS 2008-1R TRUST

Thursday, 23 August 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, 23rd 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, 23rd October 2016  
Stock Exchange Listing:

	Base	Margin	Interest Calculation
Class A Notes	1 M BBSW	50 bps	Actual/365
Class AB Notes	1 M BBSW	0.0000%	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	1,650,000,000.00	1,650,000,000.00	1,650,000,000.00	82.5000%	82.5000%	AAA
Class AB Notes	AS	200,000,000.00	200,000,000.00	200,000,000.00	10.0000%	10.0000%	AAA
Class B Notes	AS	150,000,000.00	150,000,000.00	150,000,000.00	7.5000%	7.5000%	
<b>TOTAL</b>		<b>2,000,000,000.00</b>	<b>2,000,000,000.00</b>	<b>2,000,000,000.00</b>	<b>100.0000%</b>	<b>100.0000%</b>	

Current Payment Date: Thursday, 23 August 2012

	Pre Payment Date Bond Factors	Coupon Rate	Coupon Rate Reset Date	Current Issued Notes (No.)	Interest Payment (per security)	Principal Payment (per security)	Post Payment Date Bond Factors
Class A Notes	1.00	4.0500%	23-Aug-12	16,500	343.97	-	1.0000
Class AB Notes	1.00	4.1500%	23-Aug-12	2,000	352.47	-	1.0000
Class B Notes	1.00	3.5500%	23-Aug-12	1,500	301.51	-	1.0000
<b>TOTAL</b>				<b>20,000</b>	<b>997.95</b>	<b>-</b>	

### COLLATERAL INFORMATION

	At Issue	Jul - 12
Total pool size:	\$2,446,809,933.68	\$1,930,957,379.76
Total Number Of Loans (UnConsolidated):	12926	11067
Total number of loans (consolidating split loans):	7512	5807
Average loan Size:	\$325,720.17	\$332,522.37
Maximum loan size:	\$1,999,860.00	\$1,877,777.14
Total property value:	\$4,157,812,846.00	\$3,482,292,593.00
Number of Properties:	8480	6650
Average property value:	\$490,308.12	\$523,653.02
Average current LVR:	61.41%	57.57%
Average Term to Maturity (months):	327.41	281.37
Maximum Remaining Term to Maturity (months):	359.21	359.21
Weighted Average Seasoning (months):	14.47	48.11
Weighted Average Current LVR:	66.50%	63.73%
Weighted Average Term to Maturity (months):	333.36	294.76
% of pool with loans > \$500,000:	34.00%	41.70%
% of pool (amount) LoDoc Loans:	0.72%	0.84%
Maximum Current LVR:	95.00%	157.96%
% Fixed Rate Loans(Value):	23.92%	16.63%
% Interest Only loans (Value):	51.21%	52.65%
Weighted Average Coupon:	8.57%	6.32%
Investment Loans:	25.33%	26.68%

### Outstanding Balance Distribution

	\$ % at Issue	Jul - 12
> \$0 up to and including \$100,000	1.36%	1.28%
> \$100,000 up to and including \$150,000	3.70%	2.49%
> \$150,000 up to and including \$200,000	7.57%	5.38%
> \$200,000 up to and including \$250,000	10.16%	8.14%
> \$250,000 up to and including \$300,000	12.30%	10.27%
> \$300,000 up to and including \$350,000	10.09%	9.80%
> \$350,000 up to and including \$400,000	9.11%	8.83%
> \$400,000 up to and including \$450,000	6.12%	4.67%
> \$450,000 up to and including \$500,000	5.60%	4.27%
> \$500,000 up to and including \$550,000	4.44%	6.18%
> \$550,000 up to and including \$600,000	4.10%	6.15%
> \$600,000 up to and including \$650,000	3.25%	3.97%
> \$650,000 up to and including \$700,000	3.14%	4.05%
> \$700,000 up to and including \$750,000	2.60%	4.20%
> \$750,000 up to and including \$800,000	2.06%	3.79%
> \$800,000 up to and including \$850,000	1.42%	3.31%
> \$850,000 up to and including \$900,000	1.37%	2.67%
> \$900,000 up to and including \$950,000	1.59%	2.17%
> \$950,000 up to and including \$1,000,000	1.36%	2.36%
> \$1,000,000 up to and including \$1,050,000	1.09%	0.57%
> \$1,050,000 up to and including \$1,100,000	0.88%	1.11%
> \$1,100,000 up to and including \$1,150,000	0.74%	0.39%
> \$1,150,000 up to and including \$1,200,000	0.63%	0.32%
> \$1,200,000 up to and including \$1,250,000	0.55%	0.51%
> \$1,250,000 up to and including \$1,300,000	0.47%	0.61%
> \$1,300,000 up to and including \$1,400,000	1.22%	0.83%
> \$1,400,000 up to and including \$1,500,000	1.07%	0.31%
> \$1,500,000 up to and including \$1,750,000	1.33%	1.11%
> \$1,750,000 up to and including \$2,000,000	0.69%	0.26%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

### Outstanding Balance LVR Distribution

	\$ % at Issue	Jul - 12
up to and including 25%	2.44%	2.88%
> 25% up to and including 30%	1.42%	1.81%
> 30% up to and including 35%	2.16%	2.41%
> 35% up to and including 40%	2.84%	2.75%
> 40% up to and including 45%	3.64%	4.21%
> 45% up to and including 50%	4.42%	3.99%
> 50% up to and including 55%	5.25%	5.78%
> 55% up to and including 60%	6.65%	6.48%
> 60% up to and including 65%	8.11%	8.01%
> 65% up to and including 70%	9.76%	9.28%
> 70% up to and including 75%	12.31%	12.65%
> 75% up to and including 80%	32.32%	29.51%
> 80% up to and including 85%	2.08%	2.73%
> 85% up to and including 90%	3.02%	5.12%
> 90% up to and including 95%	3.59%	2.52%
> 95% up to and including 100%	0.00%	0.13%
> 100%	0.00%	0.04%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<u>Mortgage Insurance</u>	<u>\$ % at Issue</u>	<u>Jul - 12</u>
Genworth	14.08%	76.86%
Genworth - Insurable	78.72%	6.51%
PMI Mortgage Insurance Ltd	7.20%	16.62%
Total	100.00%	100.00%

<u>Seasoning Analysis</u>	<u>\$ % at Issue</u>	<u>Jul - 12</u>
> 0 months up to and including 3 months	12.74%	0.87%
> 3 months up to and including 6 months	30.29%	0.85%
> 6 months up to and including 9 months	18.24%	0.75%
> 9 months up to and including 12 months	9.96%	0.53%
> 12 months up to and including 15 months	7.04%	8.81%
> 15 months up to and including 18 months	2.91%	11.55%
> 18 months up to and including 21 months	1.68%	8.14%
> 21 months up to and including 24 months	1.89%	5.08%
> 24 months up to and including 36 months	4.91%	6.91%
> 36 months up to and including 48 months	2.48%	8.21%
> 48 months up to and including 60 months	2.61%	20.25%
> 60 months up to and including 72 months	1.97%	9.46%
> 72 months up to and including 84 months	1.38%	5.44%
> 84 months up to and including 96 months	0.65%	2.69%
> 96 months up to and including 108 months	0.45%	3.93%
> 108 months up to and including 120 months	0.42%	2.09%
> 120 months	0.38%	4.44%
Total	100.00%	100.00%

<u>Geographic Distribution</u>	<u>\$ % at Issue</u>	<u>Jul - 12</u>
NSW - Inner City	0.23%	0.05%
NSW - Metro	33.00%	30.95%
NSW - Non Metro	8.03%	8.50%
Total NSW	41.26%	39.50%
ACT - Inner City	0.00%	0.00%
ACT - Metro	2.02%	2.13%
ACT - Non Metro	0.00%	0.00%
Total ACT	2.02%	2.13%
VIC - Inner City	0.53%	0.33%
VIC - Metro	18.19%	17.73%
VIC - Non Metro	2.26%	2.51%
Total VIC	20.98%	20.57%
TAS - Inner City	0.16%	0.07%
TAS - Metro	0.39%	0.31%
TAS - Non Metro	0.48%	0.34%
Total TAS	1.03%	0.71%
QLD - Inner City	0.22%	0.15%
QLD - Metro	8.44%	9.62%
QLD - Non Metro	7.26%	7.51%
Total QLD	15.92%	17.27%
WA - Inner City	0.18%	0.25%
WA - Metro	11.46%	12.29%
WA - Non Metro	1.09%	1.16%
Total WA	12.74%	13.70%
SA - Inner City	0.05%	0.07%
SA - Metro	5.23%	5.21%
SA - Non Metro	0.56%	0.53%
Total SA	5.84%	5.81%
NT - Inner City	0.00%	0.00%
NT - Metro	0.18%	0.24%
NT - Non Metro	0.03%	0.05%
Total NT	0.20%	0.29%
Total Inner City	1.37%	0.91%
Total Metro	78.92%	78.48%
Total Non Metro	19.71%	20.59%
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>
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%
Jun-12	0.389%	0.159%	0.389%	0.94%
Jul-12	0.191%	0.168%	0.284%	0.64%

<u>MORTGAGE IN POSSESSION</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Sep-11	1.00	1,067,855
Oct-11	-	-
Nov-11	-	-
Dec-11	-	-
Jan-12	-	-
Feb-12	-	-
Mar-12	-	-

<u>MORTGAGE SAFETY NET</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
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
Jun-12	16.00	5,116,674
Jul-12	17.00	5,287,966

<u>MORTGAGE INSURANCE</u>	<u>No. of claims</u>	<u>Gross claim (A\$)</u>	<u>Gross payment (A\$)</u>	<u>LMI net loss</u>
2008	-	-	-	-
2009	1	77,586.96	-	77,586.96
2010	1	328,619.20	138,897.33	189,721.87
2011	-	-	-	-
2012	1	20,774	-	20,774
Total	3	426,980.05	138,897.33	288,082.72

<u>EXCESS SPREAD</u>	<u>Excess Spread (A\$)</u>	<u>Excess Spread % p.a</u>	<u>Opening Bond Balance</u>
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
Jun-12	875,691.16	0.525%	\$ 2,000,000,000
Jul-12	98,087.38	0.059%	\$ 2,000,000,000
<b>Total</b>	<b>28,074,176.46</b>		
<u>RESERVES</u>	<u>Available</u>	<u>Drawn</u>	
Principal Draw	n/a	-	
Liquidity Reserve Account	30,000,000.00	-	
Redraw Facility Limit	-	-	
Limit	560,000,000.00		
Substitution Account Balance	39,030,059.33		

<u>SUPPORTING RATINGS</u>	<u>Party</u>	<u>Current Rating S&amp;P / Moody's</u>	<u>Rating Trigger S&amp;P / Moody's</u>
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
<u>SERVICER</u>			
Servicer:	AMP Bank Limited		
Servicer Ranking or Rating:	A / A2		
Servicer Rating:	N/A		
Servicer Experience:	Progress 2005-1 Trust 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 Warehouse Trust No.1 Perpetual Trustee (Cold)		
Back-Up Servicer:			