

# PROGRESS 2008-1R TRUST

Monday, 23 September 2013 - 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 AB Notes	1 M BBSW	60 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	A\$	1,650,000,000.00	1,650,000,000.00	1,650,000,000.00	82.5000%	82.5000%	AAA
Class AB Notes	A\$	200,000,000.00	200,000,000.00	200,000,000.00	10.0000%	10.0000%	AAA
Class B Notes	A\$	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:		Monday, 23 September 2013					Post Payment Date	
	Pre Payment Date	Bond Factors	Coupon Rate	Coupon Rate Reset Date	Current Issued Notes (No.)	Interest Payment (per security)	Bond Factors	
Class A Notes	1.00	3.0933%	23-Sep-13	16,500	262.72		1.0000	
Class AB Notes	1.00	3.1933%	23-Sep-13	2,000	271.21		1.0000	
Class B Notes	1.00	2.5933%	23-Sep-13	1,500	220.25		1.0000	
<b>TOTAL</b>				<b>20,000</b>	<b>754.18</b>			

## COLLATERAL INFORMATION

	At Issue	Aug - 13
Total pool size:	\$2,446,809,933.68	\$1,438,736,454.41
Total Number Of Loans (UnConsolidated):	12926	8553
Total number of loans (consolidating split loans):	7512	4529
Average loan Size:	\$325,720.17	\$317,671.99
Maximum loan size:	\$1,999,860.00	\$1,869,988.06
Total property value:	\$4,157,812,846.00	\$2,704,323,095.00
Number of Properties:	8480	5172
Average property value:	\$490,308.12	\$522,877.63
Average current LVR:	61.41%	55.74%
Average Term to Maturity (months):	327.41	269.53
Maximum Remaining Term to Maturity (months):	359.21	352.27
Weighted Average Seasoning (months):	14.47	59.66
Weighted Average Current LVR:	66.50%	65.36%
Weighted Average Term to Maturity (months):	333.36	283.91
% of pool with loans > \$500,000:	34.00%	39.64%
% of pool (amount) LoDoc Loans:	0.72%	0.81%
Maximum Current LVR:	95.00%	95.12%
% Fixed Rate Loans(Value):	23.92%	17.57%
% Interst Only loans (Value):	51.21%	47.53%
Weighted Average Coupon:	8.57%	5.52%
Investment Loans:	25.33%	27.83%

## Outstanding Balance Distribution

	\$ % at Issue	Aug - 13
> \$0 and ≤ \$100,000	1.36%	1.58%
> \$100,000 and ≤ \$150,000	3.70%	3.01%
> \$150,000 and ≤ \$200,000	7.57%	5.88%
> \$200,000 and ≤ \$250,000	10.16%	8.70%
> \$250,000 and ≤ \$300,000	12.30%	10.69%
> \$300,000 and ≤ \$350,000	10.09%	9.89%
> \$350,000 and ≤ \$400,000	9.11%	8.81%
> \$400,000 and ≤ \$450,000	6.12%	6.06%
> \$450,000 and ≤ \$500,000	5.60%	5.73%
> \$500,000 and ≤ \$550,000	4.44%	5.62%
> \$550,000 and ≤ \$600,000	4.10%	5.09%
> \$600,000 and ≤ \$650,000	3.25%	4.39%
> \$650,000 and ≤ \$700,000	3.14%	4.12%
> \$700,000 and ≤ \$750,000	2.60%	4.29%
> \$750,000 and ≤ \$800,000	2.06%	3.57%
> \$800,000 and ≤ \$850,000	1.42%	2.99%
> \$850,000 and ≤ \$900,000	1.37%	2.19%
> \$900,000 and ≤ \$950,000	1.59%	2.18%
> \$950,000 and ≤ \$1,000,000	1.36%	1.50%
> \$1,000,000 and ≤ \$1,050,000	1.09%	0.57%
> \$1,050,000 and ≤ \$1,100,000	0.88%	0.75%
> \$1,100,000 and ≤ \$1,150,000	0.74%	0.16%
> \$1,150,000 and ≤ \$1,200,000	0.63%	0.41%
> \$1,200,000 and ≤ \$1,250,000	0.55%	0.09%
> \$1,250,000 and ≤ \$1,300,000	0.47%	0.53%
> \$1,300,000 and ≤ \$1,400,000	1.22%	0.19%
> \$1,400,000 and ≤ \$1,500,000	1.07%	0.10%
> \$1,500,000 and ≤ \$1,750,000	1.33%	0.78%
> \$1,750,000 and ≤ \$2,000,000	0.69%	0.13%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<b><u>Outstanding Balance LVR Distribution</u></b>	<b><u>\$ % at Issue</u></b>	<b><u>Aug - 13</u></b>
> 0% and ≤ 25%	2.44%	3.18%
> 25% and ≤ 30%	1.42%	1.90%
> 30% and ≤ 35%	2.16%	2.48%
> 35% and ≤ 40%	2.84%	3.13%
> 40% and ≤ 45%	3.64%	4.03%
> 45% and ≤ 50%	4.42%	4.42%
> 50% and ≤ 55%	5.25%	5.37%
> 55% and ≤ 60%	6.65%	7.05%
> 60% and ≤ 65%	8.11%	7.67%
> 65% and ≤ 70%	9.76%	9.01%
> 70% and ≤ 75%	12.31%	13.89%
> 75% and ≤ 80%	32.32%	26.78%
> 80% and ≤ 85%	2.08%	3.44%
> 85% and ≤ 90%	3.02%	5.28%
> 90% and ≤ 95%	3.59%	2.30%
> 95% and ≤ 100%	0.00%	0.04%
> 100%	0.00%	0.00%
Total	100.00%	100.00%

  

<b><u>Mortgage Insurance</u></b>	<b><u>\$ % at Issue</u></b>	<b><u>Aug - 13</u></b>
Genworth	14.08%	33.47%
Genworth - Insurable	78.72%	50.88%
QBE	7.20%	15.65%
Total	100.00%	100.00%

  

<b><u>Seasoning Analysis</u></b>	<b><u>\$ % at Issue</u></b>	<b><u>Aug - 13</u></b>
> 0 mths and ≤ 3 mths	12.74%	0.00%
> 3 mths and ≤ 6 mths	30.29%	0.00%
> 6 mths and ≤ 9 mths	18.24%	0.00%
> 9 mths and ≤ 12 mths	9.96%	0.00%
> 12 mths and ≤ 15 mths	7.04%	0.62%
> 15 mths and ≤ 18 mths	2.91%	0.91%
> 18 mths and ≤ 21 mths	1.68%	0.80%
> 21 mths and ≤ 24 mths	1.89%	0.68%
> 24 mths and ≤ 36 mths	4.91%	33.92%
> 36 mths and ≤ 48 mths	2.48%	7.73%
> 48 mths and ≤ 60 mths	2.61%	7.18%
> 60 mths and ≤ 72 mths	1.97%	20.16%
> 72 mths and ≤ 84 mths	1.38%	9.84%
> 84 mths and ≤ 96 mths	0.65%	5.50%
> 96 mths and ≤ 108 mths	0.45%	2.91%
> 108 mths and ≤ 120 mths	0.42%	3.65%
> 120 mths	0.38%	6.12%
Total	100.00%	100.00%

  

<b><u>Geographic Distribution</u></b>	<b><u>\$ % at Issue</u></b>	<b><u>Aug - 13</u></b>
NSW - Inner City	0.23%	0.03%
NSW - Metro	33.00%	30.32%
NSW - Non Metro	8.03%	8.31%
Total NSW	41.26%	38.66%
ACT - Inner City	0.00%	0.00%
ACT - Metro	2.02%	2.26%
ACT - Non Metro	0.00%	0.00%
Total ACT	2.02%	2.26%
VIC - Inner City	0.53%	0.30%
VIC - Metro	18.19%	17.19%
VIC - Non Metro	2.26%	2.46%
Total VIC	20.98%	19.95%
TAS - Inner City	0.16%	0.07%
TAS - Metro	0.39%	0.31%
TAS - Non Metro	0.48%	0.26%
Total TAS	1.03%	0.64%
QLD - Inner City	0.22%	0.16%
QLD - Metro	8.44%	10.32%
QLD - Non Metro	7.26%	7.90%
Total QLD	15.92%	18.38%
WA - Inner City	0.18%	0.23%
WA - Metro	11.46%	12.09%
WA - Non Metro	1.09%	1.23%
Total WA	12.74%	13.55%
SA - Inner City	0.05%	0.06%
SA - Metro	5.23%	5.56%
SA - Non Metro	0.56%	0.61%
Total SA	5.84%	6.23%
NT - Inner City	0.00%	0.00%
NT - Metro	0.18%	0.26%
NT - Non Metro	0.03%	0.03%
Total NT	0.20%	0.30%
Total Inner City	1.37%	0.86%
Total Metro	78.92%	78.31%
Total Non Metro	19.71%	20.81%
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%
Aug-12	0.265%	0.085%	0.239%	0.59%
Sep-12	0.288%	0.083%	0.229%	0.60%
Oct-12	0.239%	0.018%	0.266%	0.52%
Nov-12	0.351%	0.115%	0.173%	0.64%
Dec-12	0.33%	0.12%	0.20%	0.65%
Jan-13	0.22%	0.22%	0.21%	0.65%
Feb-13	0.21%	0.14%	0.30%	0.65%
Mar-13	0.40%	0.10%	0.28%	0.77%
Apr-13	0.45%	0.09%	0.28%	0.83%
May-13	0.35%	0.14%	0.26%	0.75%
Jun-13	0.58%	0.19%	0.26%	1.03%
Jul-13	0.44%	0.10%	0.33%	0.87%
Aug-13	0.47%	0.08%	0.27%	0.82%

<u>MORTGAGE IN POSSESSION</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Sep-11	1.00	1,067,855
Sep-12	3.00	1,057,362
Oct-12	1.00	404,004
Nov-12	1.00	404,004
Jan-13	1.00	852,786
Feb-13	1.00	857,389

<u>MORTGAGE SAFETY NET\HARDSHIPS</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Feb-12	5	2,765,964
Mar-12	8	3,689,031
Apr-12	12	4,123,899
May-12	15	4,863,382
Jun-12	16	5,116,674
Jul-12	17	5,287,966
Aug-12	17	5,264,395
Sep-12	16	5,104,261
Oct-12	6	1,447,786
Nov-12	25	6,221,062
Dec-12	25	6,216,497
Jan-13	25	6,211,832
Feb-13	25	6,217,006
Mar-13	41	9,027,254
Apr-13	39	8,356,426
May-13	38	8,146,710
Jun-13	30	7,177,198
Jul-13	24	5,930,524
Aug-13	25	6,993,911

<u>MORTGAGE INSURANCE/SALE SHORTFALL</u>	<u>No. of claims</u>	<u>Gross claim (\$)</u>	<u>Gross payment (\$)</u>	<u>Net Loss</u>
2008	-	-	-	-
2009	1	77,586.96	-	77,586.96
2010	4	328,619.20	138,897.33	189,721.87
2011	-	-	-	-
2012	6	275,192	208,230	66,962.08
2013	2	111,647	104,982	6,664.88
Total	13	793,045.68	452,109.89	340,935.79

<u>EXCESS SPREAD</u>	<u>Excess Spread (\$)</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
Aug-12	1,950,181.21	1.170%	\$ 2,000,000,000
Sep-12	384,882.10	0.231%	\$ 2,000,000,000
Oct-12	1,644,241.90	0.987%	\$ 2,000,000,000
Nov-12	913,289.66	0.548%	\$ 2,000,000,000
Dec-12	792,475.70	0.475%	\$ 2,000,000,000
Jan-13	301,218.78	0.181%	\$ 2,000,000,000
Feb-13	1,480,728.42	0.888%	\$ 2,000,000,000
Mar-13	-	0.000%	\$ 2,000,000,000
Apr-13	1,192,008.63	0.715%	\$ 2,000,000,000
May-13	224,739.91	0.135%	\$ 2,000,000,000
Jun-13	675,700.04	0.405%	\$ 2,000,000,000
Jul-13	1,136,091.21	0.682%	\$ 2,000,000,000
Aug-13	771,776.34	0.463%	\$ 2,000,000,000
Total	39,541,510.35		

**RESERVES**

Principal Draw  
 Liquidity Reserve Account  
 Redraw Facility Limit  
 Substitution Limit  
 Substitution Account Balance

**Available**

n/a  
 30,000,000.00  
 -  
 560,000,000.00  
 530,910,510.72

**Drawn**

-  
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**SUPPORTING RATINGS**

<b>Role</b>	<b>Party</b>	<b>Current Rating S&amp;P / Moodys</b>	<b>Rating Trigger S&amp;P / Moodys</b>
Fixed Rate Swap Provider	AMP Bank Limited	A / A2	below A1 / P-1
Liquidity Reserve Account Holder	CBA	A1 / P-1	below A1 / P-1
Bank Account Provider	Westpac	A1 / P-1	below A1 / P-1

**SERVICER**

Servicer:  
 Servicer Ranking or Rating:  
 Servicer Rating:  
 Servicer Experience:

AMP Bank Limited  
 A / A2  
 N/A  
 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 2012-2 Trust  
 Progress Warehouse Trust No .1  
 Perpetual Trustee (Cold)

Back-Up Servicer: