PROGRESS 2008-1R TRUST

Monday, 25 September 2017 - Payment Date

Transaction Name: Trustee:

Progress 2008-1R Trust
Perpetual Trustee Company Limited
P.T. Limited
AMP Bank Limited
AMP Bank Limited
Thursday,23rd October 2008
Tuesday, 23th November 2049
The 23rd day of each month
Sydney & Melbourne
Three Business Days before each Payment Date.
Sunday, 23th October 2016 Security Trustee: Originator: Servicer & Custodian: Issue Date: Maturity Date: Maturity Date:
Payment Date:
Business Day for Payments:
Determination Date & Ex-Interest Date:
Substitution End Date:
Stock Exchange Listing:

Base 1 M BBSW 1 M BBSW 1 M BBSW Margin 50 bps 60 bps Interest Calculation Class A Notes Class AB Notes Class B Notes Actual/365 Actual/365 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\$	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%	
TOTAL		2,000,000,000.00	2.000.000.000.00	2,000,000,000.00	100.0000%	100.0000%	

Current Payment Date:		Monday, 25 Septembe		Interest Payment (per P	
	Pre Payment Date		Common Boto Booot Boto		
ol	Bond Factors	Coupon Rate	Coupon Rate Reset Date	Current Issued Notes (No.)	security)
Class A Notes	1.00	2.0950%	25-Sep-17	16,500	189.41
Class AB Notes	1.00	2.1950%	25-Sep-17	2,000	198.45
Class B Notes	1.00	1.5950%	25-Sep-17	1,500	144.21
TOTAL				20,000	532.07
COLLATERAL INFORMATION			At Issue		<u>Aug - 17</u>
Total pool size:			\$2,446,809,933.68		\$1,781,419,039.17
Total Number Of Loans (UnConsolidated):			12926		8915
Total number of loans (consolidating split loans):			7512		5562
Average loan Size:			\$325,720.17		\$320,283.90
Maximum loan size:			\$1,999,860.00		\$1,886,536.50
Total property value:			\$4,157,812,846.00		\$3,506,237,988.96
Number of Properties:			8480		6063
Average property value:			\$490,308.12		\$578,300.84
Average current LVR:			61.41%		53.12%
Average Term to Maturity (months):			327.41		281.74
Maximum Remaining Term to Maturity (months):			359.21		357.21
Weighted Average Seasoning (months):			14.47		44.27
Weighted Average Current LVR:			66.50%		62.97%
Weighted Average Term to Maturity (months):			333.36		305.57
% of pool with loans > \$500,000:			34.00%		36.64%
% of pool (amount) LoDoc Loans:			0.72%		0.14%
Maximum Current LVR:			95.00%		168.34%
% Fixed Rate Loans(Value):			23.92%		8.24%
% Interst Only loans (Value):			51.21%		35.56%
Weighted Average Coupon:			8.57%		4.36%
Investment Loans:			25.33%		22.45%
Outstanding Balance Distribution			\$ % at Issue		Aug - 17
≤\$0			0.00%		-0.11%
> \$0 and ≤ \$100,000			1.36%		1.55%
> \$100,000 and ≤ \$150,000			3.70%		2.55%
> \$150,000 and ≤ \$200,000			7.57%		4.80%
> \$200,000 and ≤ \$250,000			10.16%		7.85%
> \$250,000 and ≤ \$300,000			12.30%		9.94%
> \$300,000 and ≤ \$350,000			10.09%		10.33%
> \$350,000 and ≤ \$400,000			9.11%		9.48%
> \$400,000 and ≤ \$450,000			6.12%		8.84%
> \$450,000 and ≤ \$500,000			5.60%		8.12%
> \$500,000 and ≤ \$550,000			4.44%		6.65%
> \$550,000 and ≤ \$600,000			4.10%		5.91%
> \$600,000 and ≤ \$650,000			3.25%		4.94%
> \$650,000 and ≤ \$700,000			3.14%		4.63%
> \$700,000 and ≤ \$750,000			2.60%		3.47%
> \$750,000 and ≤ \$800,000			2.06%		2.53%
> \$800,000 and ≤ \$850,000			1.42%		2.22%
> \$850,000 and ≤ \$900,000			1.37%		2.01%
> \$900,000 and ≤ \$950,000			1.59%		1.46%
> \$950,000 and ≤ \$1,000,000			1.36%		1.70%
> \$1,000,000 and ≤ \$1,050,000			1.09%		0.12%
> \$1,050,000 and ≤ \$1,100,000			0.88%		0.18%
> \$1,100,000 and ≤ \$1,150,000			0.74%		0.06%
> \$1,150,000 and ≤ \$1,200,000			0.63%		0.07%
> \$1,200,000 and ≤ \$1,250,000			0.55%		0.00%
> \$1,250,000 and ≤ \$1,300,000			0.47%		0.00%
> \$1,300,000 and ≤ \$1,400,000			1.22%		0.23%
> \$1,400,000 and ≤ \$1,500,000			1.07%		0.08%
> \$1,500,000 and ≤ \$1,750,000			1.33%		0.27%
> \$1,750,000 and ≤ \$2,000,000			0.69%		0.11%
Total			100.00%		100.00%

Post Payment Date Bond Factors 1.0000

1.0000 1.0000

Outstanding Balance LVR Distribution ≤ 0%		
	\$ % at Issue	Aug - 17
≤ 0% > 0% and ≤ 25%	0.00% 2.44%	-0.11% 3.85%
> 25% and ≤ 30%	1.42%	2.19%
> 30% and ≤ 35%	2.16%	2.29%
> 35% and ≤ 40%	2.84%	3.22%
> 40% and ≤ 45%	3.64%	4.48%
> 45% and ≤ 50%	4.42%	5.77%
> 50% and ≤ 55%	5.25%	6.31%
> 55% and ≤ 60% > 60% and ≤ 65%	6.65% 8.11%	8.32% 8.57%
> 65% and ≤ 70%	9.76%	10.55%
> 70% and ≤ 75%	12.31%	14.10%
> 75% and ≤ 80%	32.32%	24.81%
> 80% and ≤ 85%	2.08%	2.96%
> 85% and ≤ 90%	3.02%	2.13%
> 90% and ≤ 95%	3.59%	0.47%
> 95% and ≤ 100%	0.00%	0.00%
> 100% Total	0.00% 100.00%	0.10% 100.00%
1001	100.007/	100.00%
Mortgage Insurance	\$ % at Issue	Aug - 17
Genworth	14.08%	18.10%
QBE	7.20%	6.53%
Uninsured Total	78.72% 100.00%	75.37% 100.00%
Total	100.00%	100.0070
Seasoning Analysis	\$ % at Issue	<u>Aug - 17</u>
> 0 mths and ≤ 3 mths	12.74%	0.00%
> 3 mths and ≤ 6 mths	30.29%	7.46%
> 6 mths and ≤ 9 mths	18.24%	8.86%
> 9 mths and ≤ 12 mths > 12 mths and ≤ 15 mths	9.96% 7.04%	6.35% 8.78%
> 12 mins and ≤ 15 mins > 15 mths and ≤ 18 mths	2.91%	6.68%
> 18 mths and ≤ 21 mths	1.68%	2.70%
> 21 mths and ≤ 24 mths	1.89%	1.16%
> 24 mths and ≤ 36 mths	4.91%	15.57%
> 36 mths and ≤ 48 mths	2.48%	11.05%
> 48 mths and ≤ 60 mths	2.61%	7.00%
> 60 mths and ≤ 72 mths	1.97%	3.74%
> 72 mths and ≤ 84 mths	1.38%	4.30%
> 84 mths and ≤ 96 mths > 96 mths and ≤ 108 mths	0.65% 0.45%	1.92% 2.37%
> 108 mths and ≤ 120 mths	0.42%	3.74%
> 120 mths	0.38%	8.32%
Total	100.00%	100.00%
Geographic Distribution	<u>\$ % at Issue</u>	<u>Aug - 17</u>
Geographic Distribution NSW - Inner City	<u>\$ % at Issue</u> 0.23%	<u>Aug - 17</u> 0.13%
Geographic Distribution	<u>\$ % at Issue</u>	<u>Aug - 17</u>
Geographic Distribution NSW - Inner City NSW - Metro	\$ % at Issue 0.23% 33.00%	<u>Aug - 17</u> 0.13% 31.76%
Geographic Distribution NSW - Inner City NSW - Metro NSW - Non Metro Total NSW	\$ % at issue 0.23% 33.00% 8.03% 41.26%	Aug - 17 0.13% 31.76% 8.50% 40.39%
Geographic Distribution NSW - Inner City NSW - Metro NSW - Non Metro Total NSW ACT - Inner City	\$ % at Issue 0.23% 33.00% 8.03% 41.26% 0.00%	Aug - 17 0.13% 31.76% 8.50% 40.39% 0.00%
Geographic Distribution NSW - Inner City NSW - Metro NSW - Non Metro Total NSW ACT - Inner City ACT - Metro	\$ at Issue 0.23% 33.00% 8.03% 41.26% 0.00% 2.02%	Aug - 17 0.13% 31.76% 8.50% 40.39% 0.00% 1.76%
Geographic Distribution NSW - Inner City NSW - Metro NSW - Non Metro Total NSW ACT - Inner City	\$ % at Issue 0.23% 33.00% 8.03% 41.26% 0.00%	Aug - 17 0.13% 31.76% 8.50% 40.39% 0.00%
Geographic Distribution NSW - Inner City NSW - Metro NSW - Non Metro Total NSW ACT - Inner City ACT - Metro ACT - Non Metro Total ACT	\$\frac{\$\psi}{at \text{ lssue}}\$ 0.23\% 33.00\% 8.03\% 41.26\% 0.00\% 2.02\% 0.00\% 2.02\%	Aug - 17 0.13% 31.76% 8.50% 40.39% 0.00% 1.76% 0.00% 1.76%
Geographic Distribution NSW - Inner City NSW - Metro NSW - Non Metro Total NSW ACT - Inner City ACT - Metro ACT - Metro ACT - Montero Total ACT VIC - Inner City VIC - Inner City	\$ % at issue 0.23% 33.00% 8.03% 41.26% 0.00% 2.02% 0.00% 2.02%	Aug - 17 0.13% 31.76% 8.50% 40.39% 0.00% 1.76% 0.00% 0.22%
Geographic Distribution NSW - Inner City NSW - Metro NSW - Non Metro Total NSW ACT - Inner City ACT - Metro ACT - Non Metro Total ACT VIC - Inner City VIC - Inner City VIC - Metro	\$ at Issue 0.23% 33.00% 8.03% 41.26% 0.00% 2.02% 0.00% 2.02% 0.53% 18.19%	Aug - 17 0.13% 31.76% 8.50% 40.39% 0.00% 1.76% 0.00% 0.22% 19.79%
Geographic Distribution NSW - Inner City NSW - Metro NSW - Non Metro Total NSW ACT - Inner City ACT - Metro ACT - Non Metro Total ACT VIC - Inner City VIC - Metro VIC - Non Metro VIC - Non Metro	\$\frac{\$\\$ at Issue}{0.23\%}\$ 33.00\% 8.03\% 41.26\% 0.00\% 2.02\% 0.00\% 2.02\% 0.53\% 18.19\% 2.26\%	Aug - 17 0.13% 31.76% 8.50% 40.39% 0.00% 1.76% 0.00% 1.76% 0.22% 19.79% 2.11%
Geographic Distribution NSW - Inner City NSW - Metro NSW - Non Metro Total NSW ACT - Inner City ACT - Metro ACT - Metro ACT - Montero Total ACT VIC - Inner City VIC - Inner City	\$ at Issue 0.23% 33.00% 8.03% 41.26% 0.00% 2.02% 0.00% 2.02% 0.53% 18.19%	Aug - 17 0.13% 31.76% 8.50% 40.39% 0.00% 1.76% 0.00% 1.76% 0.22%
Geographic Distribution NSW - Inner City NSW - Metro NSW - Non Metro Total NSW ACT - Inner City ACT - Metro Total ACT VIC - Inner City VIC - Inner City VIC - Metro VIC - Non Metro Total ACT Total ACT Total ACT Total ACT	\$\frac{\$\\$ at Issue}{0.23\%}\$ 33.00\% 8.03\% 41.26\% 0.00\% 2.02\% 0.00\% 2.02\% 0.53\% 18.19\% 2.26\%	Aug - 17 0.13% 31.76% 8.50% 40.39% 0.00% 1.76% 0.00% 1.76% 0.22% 19.79% 2.11%
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Geographic Distribution NSW - Inner City NSW - Inner City NSW - Non Metro Total NSW ACT - Inner City ACT - Metro ACT - Non Metro Total ACT VIC - Inner City VIC - Inner City VIC - Metro VIC - Non Metro Total ACT TAS - Metro TAS - Inner City TAS - Inner City ULD - Metro ULD - Mon Metro Total TAS QLD - Inner City ULD - Mon Metro Total QLD WA - Inner City WA - Metro WA - Non Metro Total VIA SA - Inner City SA - Metro SA - Mon Metro Total SA	\$\frac{\\$ at \text{ lssue}}{33.00\%}\$ 33.00\% 8.03\% 41.26\% 0.00\% 2.02\% 0.00\% 2.02\% 0.00\% 2.02\% 0.53\% 18.19\% 2.26\% 20.98\% 0.16\% 0.39\% 0.48\% 1.03\% 1.03\% 0.22\% 8.44\% 7.26\% 15.92\% 0.18\% 11.46\% 1.09\% 12.74\% 0.05\% 5.23\% 0.56\% 5.84\%	Aug - 17 0.13% 31.76% 8.50% 40.39% 0.00% 1.76% 0.00% 1.76% 0.22% 19.79% 2.11% 22.12% 0.05% 0.54% 0.20% 0.79% 0.11% 9.10% 5.79% 15.01% 0.14% 12.50% 1.12% 13.75% 0.08% 5.36% 0.38% 5.82%
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ARREARS \$ % (scheduled balance basis)	31-60	61-90	90+	Total
Mar-16	0.33%	0.11%	0.32%	0.76%
Apr-16	0.45% 0.28%	0.14% 0.12%	0.32% 0.35%	0.91% 0.76%
May-16 Jun-16	0.28%	0.12%	0.42%	0.81%
Jul-16	0.22%	0.12%	0.46%	0.79%
Aug-16	0.27%	0.16%	0.40%	0.83%
Sep-16 Oct-16	0.43% 0.43%	0.16% 0.11%	0.48% 0.50%	1.06% 1.04%
Nov-16	0.42%	0.22%	0.50%	1.14%
Dec-16	0.44%	0.15%	0.67%	1.27%
Jan-17	0.61%	0.19%	0.78%	1.58%
Feb-17 Mar-17	0.58% 0.34%	0.17% 0.16%	0.83% 0.57%	1.57% 1.08%
Apr-17	0.35%	0.21%	0.55%	1.11%
May-17	0.66%	0.13%	0.75%	1.54%
Jun-17 Jul-17	0.32% 0.31%	0.17% 0.09%	0.51% 0.54%	1.01% 0.94%
Aug-17	0.19%	0.09%	0.56%	0.84%
MODE ACE IN DOCCESSION				
MORTGAGE IN POSSESSION Mar-16	No of Accounts	Amount (\$) 379,968		
Apr-16	1	383,189		
May-16	1	384,887		
Jun-16 Jul-16	1 2	392,568 523,523		
Aug-16	1	398,442		
Sep-16	1	403,224		
Oct-16	1	405,003		
Nov-16 Dec-16	2 2	712,304 723,735		
Jan-17	3	1,015,727		
Feb-17	2	613,295		
Mar-17 Apr-17	2 2	620,530 624,030		
Apr-17 May-17	1	313,191		
Jun-17	2	681,376		
Jul-17	5	1,032,728		
Aug-17	5	1,038,855		
MORTGAGE SAFETY NET\HARDSHIPS	No of Accounts	Amount (\$)		
Mar-16 Apr-16	18 18	5,432,722 5,144,066		
May-16	16	4,357,923		
Jun-16	18	5,230,818		
Jul-16	18	4,931,577		
Aug-16 Sep-16	16 18	4,235,479 4,624,811		
Oct-16	22	5,643,293		
Nov-16	29	6,877,172		
Dec-16	30	7,431,376		
Jan-17 Feb-17	34 35	7,793,850 8,106,773		
Mar-17	35	7,675,931		
Apr-17	27	6,298,243		
May-17 Jun-17	31 27	7,740,525 7,750,482		
Jul-17	27	6,791,062		
Aug-17	33	7,758,704		
PRINCIPAL LOSS	No. of loans	Gross Loss	LMI Payment	Net loss
2008	-	-	-	-
2009 2010	1 4	77,586.96 328,619.20	138,897.33	77,586.96 189,721.87
2011		328,013.20	130,037.33	183,721.87
2012	6	275,192	208,230	66,962.08
2013	2	111,647	104,982	6,664.88
2015 2016	1 1	71,736 1,244	65,675 229	6,061.37 1,014.73
2017	2	138,758	36,753	101,999.00
Total	17	1,004,783.99	554,767.28	450,010.89
EXCESS SPREAD	Excess Spread (A\$)	Excess Spread % p.a	Opening Bond Balance	
Mar-16	- E3E 020 20	0.000%	\$ 2,000,000,000	
Apr-16 May-16	525,830.30 930,122.93	0.315% 0.558%	\$ 2,000,000,000 \$ 2,000,000,000	
Jun-16	1,760,002.90	1.056%	\$ 2,000,000,000	
Jul-16	626,033.34	0.376%	\$ 2,000,000,000	
Aug-16 Sep-16	1,284,666.73 1,030,569.67	0.771% 0.618%	\$ 2,000,000,000 \$ 2,000,000,000	
Oct-16	477,436.30	0.286%	\$ 2,000,000,000	
Nov-16	812,039.54	0.487%	\$ 2,000,000,000	
Dec-16	281,666.41	0.169%	\$ 2,000,000,000	
Jan-17 Feb-17	573,687.85 1,053,486.51	0.344% 0.632%	\$ 2,000,000,000 \$ 2,000,000,000	
Mar-17	-	0.000%	\$ 2,000,000,000	
Apr-17	479,195.73	0.288%	\$ 2,000,000,000	
May-17 Jun-17	2,396,578.95	1.438% 0.000%	\$ 2,000,000,000 \$ 2,000,000,000	
Jul-17 Jul-17	728,732.73	0.437%	\$ 2,000,000,000	
Aug-17	699,713.41	0.420%	\$ 2,000,000,000	
Total	69,979,268.87			
RESERVES	Available	Drawn		
Principal Draw	n/a	-		
Liquidity Reserve Account Redraw Facility Limit	30,000,000.00	-		
Substitution Limit	560,000,000.00	-		
Substitution Account Balance	188,580,961.48			

SUPPORTING RATINGS

SUPPORTING RATINGS Role	<u>Party</u>	Current Rating S&P / Moodys	Rating Trigger S&P / Moodys
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

AMP Bank Limited
A+ /A2
N/A
Progress 2005-2 Trust
Progress 2006-1 Trust
Progress 2006-1 Trust
Progress 2008-18 Trust
Progress 2009-10 Trust
Progress 2009-1 Trust
Progress 2010-1 Trust
Progress 2011-1 Trust

Back-Up Servicer:

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