

PROGRESS 2008-1R TRUST

Monday, 24 March 2014 - 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:	

	<u>Base</u>	<u>Margin</u>	<u>Interest Calculation</u>
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

	<u>Currency</u>	<u>Initial Stated Amount</u>	<u>Current Invested Amount</u>	<u>Current Stated Amount</u>	<u>Percentages at Issue</u>	<u>Current Percentages</u>	<u>Rating S&P</u>
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, 24 March 2014					
	<u>Pre Payment Date</u>			<u>Interest Payment (per security)</u>		<u>Post Payment Date</u>
	<u>Bond Factors</u>	<u>Coupon Rate</u>	<u>Coupon Rate Reset Date</u>	<u>Current Issued Notes (No.)</u>		<u>Bond Factors</u>
Class A Notes	1.00	3.1150%	24-Mar-14	16,500	238.96	1.0000
Class AB Notes	1.00	3.2150%	24-Mar-14	2,000	246.63	1.0000
Class B Notes	1.00	2.6150%	24-Mar-14	1,500	200.60	1.0000
TOTAL				20,000	686.19	

COLLATERAL INFORMATION

	<u>At Issue</u>	<u>Feb - 14</u>
Total pool size:	\$2,446,809,933.68	\$1,705,114,662.98
Total Number Of Loans (UnConsolidated):	12926	9246
Total number of loans (consolidating split loans):	7512	5461
Average loan size:	\$325,720.17	\$312,234.88
Maximum loan size:	\$1,999,860.00	\$1,860,030.35
Total property value:	\$4,157,812,846.00	\$3,069,959,472.00
Number of Properties:	8480	6044
Average property value:	\$490,308.12	\$507,935.05
Average current LVR:	61.41%	58.26%
Average Term to Maturity (months):	327.41	287.28
Maximum Remaining Term to Maturity (months):	359.21	354.28
Weighted Average Seasoning (months):	14.47	45.19
Weighted Average Current LVR:	66.50%	67.10%
Weighted Average Term to Maturity (months):	333.36	301.54
% of pool with loans > \$500,000:	34.00%	34.07%
% of pool (amount) LoDoc Loans:	0.72%	0.53%
Maximum Current LVR:	95.00%	95.00%
% Fixed Rate Loans(Value):	23.92%	21.34%
% Interst Only loans (Value):	51.21%	43.85%
Weighted Average Coupon:	8.57%	5.34%
Investment Loans:	25.33%	28.86%

Outstanding Balance Distribution

	<u>\$ % at Issue</u>	<u>Feb - 14</u>
> \$0 and ≤ \$100,000	1.36%	1.58%
> \$100,000 and ≤ \$150,000	3.70%	3.02%
> \$150,000 and ≤ \$200,000	7.57%	5.78%
> \$200,000 and ≤ \$250,000	10.16%	9.60%
> \$250,000 and ≤ \$300,000	12.30%	11.30%
> \$300,000 and ≤ \$350,000	10.09%	11.30%
> \$350,000 and ≤ \$400,000	9.11%	9.44%
> \$400,000 and ≤ \$450,000	6.12%	7.34%
> \$450,000 and ≤ \$500,000	5.60%	6.57%
> \$500,000 and ≤ \$550,000	4.44%	5.26%
> \$550,000 and ≤ \$600,000	4.10%	5.23%
> \$600,000 and ≤ \$650,000	3.25%	4.01%
> \$650,000 and ≤ \$700,000	3.14%	3.04%
> \$700,000 and ≤ \$750,000	2.60%	3.70%
> \$750,000 and ≤ \$800,000	2.06%	2.82%
> \$800,000 and ≤ \$850,000	1.42%	2.61%
> \$850,000 and ≤ \$900,000	1.37%	1.54%
> \$900,000 and ≤ \$950,000	1.59%	2.06%
> \$950,000 and ≤ \$1,000,000	1.36%	1.16%
> \$1,000,000 and ≤ \$1,050,000	1.09%	0.36%
> \$1,050,000 and ≤ \$1,100,000	0.88%	0.63%
> \$1,100,000 and ≤ \$1,150,000	0.74%	0.20%
> \$1,150,000 and ≤ \$1,200,000	0.63%	0.00%
> \$1,200,000 and ≤ \$1,250,000	0.55%	0.22%
> \$1,250,000 and ≤ \$1,300,000	0.47%	0.30%
> \$1,300,000 and ≤ \$1,400,000	1.22%	0.16%
> \$1,400,000 and ≤ \$1,500,000	1.07%	0.08%
> \$1,500,000 and ≤ \$1,750,000	1.33%	0.47%
> \$1,750,000 and ≤ \$2,000,000	0.69%	0.21%
Total	100.00%	100.00%

Outstanding Balance LVR Distribution	\$ % at Issue	Feb - 14
> 0% and ≤ 25%	2.44%	2.94%
> 25% and ≤ 30%	1.42%	1.56%
> 30% and ≤ 35%	2.16%	2.07%
> 35% and ≤ 40%	2.84%	2.59%
> 40% and ≤ 45%	3.64%	3.35%
> 45% and ≤ 50%	4.42%	4.03%
> 50% and ≤ 55%	5.25%	5.36%
> 55% and ≤ 60%	6.65%	5.88%
> 60% and ≤ 65%	8.11%	7.45%
> 65% and ≤ 70%	9.76%	8.22%
> 70% and ≤ 75%	12.31%	12.94%
> 75% and ≤ 80%	32.32%	29.98%
> 80% and ≤ 85%	2.08%	4.43%
> 85% and ≤ 90%	3.02%	7.58%
> 90% and ≤ 95%	3.59%	1.62%
> 95% and ≤ 100%	0.00%	0.00%
> 100%	0.00%	0.00%
Total	100.00%	100.00%

Mortgage Insurance	\$ % at Issue	Feb - 14
Genworth	14.08%	30.16%
Genworth - Insurable	78.72%	61.20%
QBE	7.20%	8.64%
Total	100.00%	100.00%

Seasoning Analysis	\$ % at Issue	Feb - 14
> 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%	6.74%
> 9 mths and ≤ 12 mths	9.96%	6.17%
> 12 mths and ≤ 15 mths	7.04%	4.93%
> 15 mths and ≤ 18 mths	2.91%	6.26%
> 18 mths and ≤ 21 mths	1.68%	7.28%
> 21 mths and ≤ 24 mths	1.89%	7.62%
> 24 mths and ≤ 36 mths	4.91%	12.46%
> 36 mths and ≤ 48 mths	2.48%	13.51%
> 48 mths and ≤ 60 mths	2.61%	3.78%
> 60 mths and ≤ 72 mths	1.97%	11.37%
> 72 mths and ≤ 84 mths	1.38%	7.89%
> 84 mths and ≤ 96 mths	0.65%	3.98%
> 96 mths and ≤ 108 mths	0.45%	2.09%
> 108 mths and ≤ 120 mths	0.42%	1.41%
> 120 mths	0.38%	4.51%
Total	100.00%	100.00%

Geographic Distribution	\$ % at Issue	Feb - 14
NSW - Inner City	0.23%	0.07%
NSW - Metro	33.00%	29.21%
NSW - Non Metro	8.03%	8.90%
Total NSW	41.26%	38.18%
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%	0.31%
VIC - Metro	18.19%	17.41%
VIC - Non Metro	2.26%	2.36%
Total VIC	20.98%	20.08%
TAS - Inner City	0.16%	0.08%
TAS - Metro	0.39%	0.37%
TAS - Non Metro	0.48%	0.33%
Total TAS	1.03%	0.78%
QLD - Inner City	0.22%	0.10%
QLD - Metro	8.44%	10.76%
QLD - Non Metro	7.26%	7.53%
Total QLD	15.92%	18.39%
WA - Inner City	0.18%	0.20%
WA - Metro	11.46%	12.65%
WA - Non Metro	1.09%	0.96%
Total WA	12.74%	13.81%
SA - Inner City	0.05%	0.04%
SA - Metro	5.23%	5.58%
SA - Non Metro	0.56%	0.46%
Total SA	5.84%	6.08%
NT - Inner City	0.00%	0.00%
NT - Metro	0.18%	0.24%
NT - Non Metro	0.03%	0.15%
Total NT	0.20%	0.40%
Total Inner City	1.37%	0.80%
Total Metro	78.92%	78.48%
Total Non Metro	19.71%	20.70%
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-13	0.00%	0.22%	0.22%	0.44%
Feb-13	0.00%	0.21%	0.14%	0.35%
Mar-13	0.00%	0.40%	0.10%	0.50%
Apr-13	0.00%	0.45%	0.09%	0.54%
May-13	0.00%	0.35%	0.14%	0.49%
Jun-13	0.00%	0.58%	0.19%	0.77%
Jul-13	0.00%	0.44%	0.10%	0.54%
Aug-13	0.00%	0.47%	0.08%	0.55%
Sep-13	0.00%	0.29%	0.13%	0.43%
Oct-13	0.00%	0.34%	0.05%	0.39%
Nov-13	0.48%	0.12%	0.20%	0.80%
Dec-13	0.45%	0.15%	0.22%	0.82%
Jan-14	0.60%	0.18%	0.23%	1.01%
Feb-14	0.46%	0.15%	0.29%	0.91%

<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>
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
Sep-13	22	6,148,290
Oct-13	20	5,853,252
Nov-13	17	4,777,385
Dec-13	16	4,882,404
Jan-14	16	4,773,844
Feb-14	17	5,194,503

<u>MORTGAGE INSURANCE/SALE SHORTFALL</u>	<u>No. of claims</u>	<u>Gross claim (A\$)</u>	<u>Gross payment (A\$)</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 (A\$)</u>	<u>Excess Spread % p.a</u>	<u>Opening Bond Balance</u>
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
Sep-13	148,620.23	0.089%	\$ 2,000,000,000
Oct-13	1,317,469.13	0.790%	\$ 2,000,000,000
Nov-13	966,913.02	0.580%	\$ 2,000,000,000
Dec-13	1,067,450.62	0.640%	\$ 2,000,000,000
Jan-14	568,920.67	0.341%	\$ 2,000,000,000
Feb-14	1,345,076.57	0.807%	\$ 2,000,000,000
Total	44,955,960.59		

<u>RESERVES</u>	<u>Available</u>	<u>Drawn</u>
Principal Draw	n/a	-
Liquidity Reserve Account	30,000,000.00	-
Redraw Facility Limit	-	-
Substitution Limit	560,000,000.00	-
Substitution Account Balance	264,599,169.97	-

<u>SUPPORTING RATINGS</u>	<u>Party</u>	<u>Current Rating S&P / Moodys</u>	<u>Rating Trigger S&P / Moody's</u>
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

<u>SERVICER</u>	
Servicer:	AMP Bank Limited
Servicer Ranking or Rating:	A+ / A2
Servicer Rating:	N/A
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 Progress 2012-2 Trust Progress 2013-1 Trust Progress Warehouse Trust No. 1
Back-Up Servicer:	Perpetual Trustee (Cold)