

PROGRESS 2008-1R TRUST

Tuesday, 23 February 2021 - 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	60 bps	Actual/365			
Class B Notes	1 M BBSW	0 bps	Actual/365			
	Currency	Initial Stated Amount	Current Invested Amount	Current Stated Amount	Percentages at Issue	Current Percentages
Class A Notes	A\$	3,300,000,000.00	3,300,000,000.00	3,300,000,000.00	82.5000%	82.5000%
Class AB Notes	A\$	400,000,000.00	400,000,000.00	400,000,000.00	10.0000%	10.0000%
Class B Notes	A\$	300,000,000.00	300,000,000.00	300,000,000.00	7.5000%	7.5000%
TOTAL		4,000,000,000.00	4,000,000,000.00	4,000,000,000.00	100.0000%	100.0000%

Current Payment Date:	Tuesday, 23 February 2021					
	Pre Payment Date	Coupon Rate	Coupon Rate Reset Date	Current Issued Notes (No.)	Interest Payment (per security)	Post Payment Date
	Bond Factors					Bond Factors
Class A Notes	1.00	0.5100%	23-Feb-21	33,000	40.52	1.0000
Class AB Notes	1.00	0.6100%	23-Feb-21	4,000	48.47	1.0000
Class B Notes	1.00	0.0100%	23-Feb-21	3,000	0.79	1.0000
TOTAL				40,000	89.78	

COLLATERAL INFORMATION

	At Issue	Jan - 21
Total pool size:	\$2,446,809,933.68	\$3,575,214,772.45
Total Number Of Loans (Unconsolidated):	12926	14,776
Total number of loans (consolidating split loans):	7512	8,857
Average loan size:	\$325,720.17	\$403,659.79
Maximum loan size:	\$1,999,860.00	\$1,993,507.00
Total property value:	\$4,157,812,846.00	\$6,798,064,289.67
Number of Properties:	8480	9,392
Average property value:	\$490,308.12	\$723,814.34
Average current LVR:	61.41%	55.41%
Average Term to Maturity (months):	327.41	280.22
Maximum Remaining Term to Maturity (months):	359.21	350.17
Weighted Average Seasoning (months):	14.47	52.82
Weighted Average Current LVR:	66.50%	62.65%
Weighted Average Term to Maturity (months):	333.36	300.19
% of pool with loans > \$500,000:	34.00%	52.84%
% of pool (amount) LoDoc Loans:	0.72%	0.04%
Maximum Current LVR:	95.00%	237.46%
% Fixed Rate Loans (Value):	23.92%	11.62%
% Interest Only loans (Value):	51.21%	16.17%
Weighted Average Coupon:	8.57%	3.13%
Investment Loans:	25.33%	21.86%

Outstanding Balance Distribution

	\$ % at Issue	Jan - 21
≤ \$0	0.00%	-0.06%
> \$0 and ≤ \$100,000	1.36%	0.73%
> \$100,000 and ≤ \$150,000	3.70%	1.22%
> \$150,000 and ≤ \$200,000	7.57%	2.79%
> \$200,000 and ≤ \$250,000	10.16%	4.70%
> \$250,000 and ≤ \$300,000	12.30%	6.66%
> \$300,000 and ≤ \$350,000	10.09%	7.24%
> \$350,000 and ≤ \$400,000	9.11%	7.93%
> \$400,000 and ≤ \$450,000	6.12%	7.67%
> \$450,000 and ≤ \$500,000	5.60%	8.29%
> \$500,000 and ≤ \$550,000	4.44%	7.57%
> \$550,000 and ≤ \$600,000	4.10%	7.01%
> \$600,000 and ≤ \$650,000	3.25%	5.89%
> \$650,000 and ≤ \$700,000	3.14%	5.18%
> \$700,000 and ≤ \$750,000	2.60%	4.41%
> \$750,000 and ≤ \$800,000	2.06%	3.08%
> \$800,000 and ≤ \$850,000	1.42%	2.60%
> \$850,000 and ≤ \$900,000	1.37%	2.47%
> \$900,000 and ≤ \$950,000	1.59%	2.67%
> \$950,000 and ≤ \$1,000,000	1.36%	2.59%
> \$1,000,000 and ≤ \$1,050,000	1.09%	2.50%
> \$1,050,000 and ≤ \$1,100,000	0.88%	2.10%
> \$1,100,000 and ≤ \$1,150,000	0.74%	1.73%
> \$1,150,000 and ≤ \$1,200,000	0.63%	1.45%
> \$1,200,000 and ≤ \$1,250,000	0.55%	0.78%
> \$1,250,000 and ≤ \$1,300,000	0.47%	0.04%
> \$1,300,000 and ≤ \$1,400,000	1.22%	0.19%
> \$1,400,000 and ≤ \$1,500,000	1.07%	0.12%
> \$1,500,000 and ≤ \$1,750,000	1.33%	0.41%
> \$1,750,000 and ≤ \$2,000,000	0.69%	0.06%
Total	100.00%	100.00%

Outstanding Balance LVR Distribution

	\$ % at Issue	Jan - 21
≤ 0%	0.00%	-0.06%
> 0% and ≤ 25%	2.44%	2.86%
> 25% and ≤ 30%	1.42%	1.64%
> 30% and ≤ 35%	2.16%	2.41%
> 35% and ≤ 40%	2.84%	3.51%
> 40% and ≤ 45%	3.64%	4.80%
> 45% and ≤ 50%	4.42%	5.52%
> 50% and ≤ 55%	5.25%	7.52%
> 55% and ≤ 60%	6.65%	8.19%
> 60% and ≤ 65%	8.11%	10.12%
> 65% and ≤ 70%	9.76%	12.38%
> 70% and ≤ 75%	12.31%	18.06%
> 75% and ≤ 80%	32.32%	16.45%
> 80% and ≤ 85%	2.08%	4.34%
> 85% and ≤ 90%	3.02%	1.63%
> 90% and ≤ 95%	3.59%	0.23%
> 95% and ≤ 100%	0.00%	0.13%
> 100%	0.00%	0.27%
Total	100.00%	100.00%

<u>Mortgage Insurance</u>	<u>\$ % at Issue</u>	<u>Jan - 21</u>
Genworth	14.08%	17.25%
QBE	7.20%	2.08%
Insurable	78.72%	80.67%
Total	100.00%	100.00%

<u>Seasoning Analysis</u>	<u>\$ % at Issue</u>	<u>Jan - 21</u>
> 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%	1.92%
> 12 mths and ≤ 15 mths	7.04%	3.59%
> 15 mths and ≤ 18 mths	2.91%	6.69%
> 18 mths and ≤ 21 mths	1.68%	2.25%
> 21 mths and ≤ 24 mths	1.89%	2.86%
> 24 mths and ≤ 36 mths	4.91%	15.86%
> 36 mths and ≤ 48 mths	2.48%	24.41%
> 48 mths and ≤ 60 mths	2.61%	14.80%
> 60 mths and ≤ 72 mths	1.97%	6.79%
> 72 mths and ≤ 84 mths	1.38%	6.60%
> 84 mths and ≤ 96 mths	0.65%	4.69%
> 96 mths and ≤ 108 mths	0.45%	2.24%
> 108 mths and ≤ 120 mths	0.42%	1.34%
> 120 mths	0.38%	5.96%
Total	100.00%	100.00%

<u>Geographic Distribution</u>	<u>\$ % at Issue</u>	<u>Jan - 21</u>
NSW - Inner City	0.23%	0.11%
NSW - Metro	33.00%	38.13%
NSW - Non Metro	8.03%	8.14%
Total NSW	41.26%	46.38%
ACT - Inner City	0.00%	0.00%
ACT - Metro	2.02%	1.98%
ACT - Non Metro	0.00%	0.00%
Total ACT	2.02%	1.98%
VIC - Inner City	0.53%	0.14%
VIC - Metro	18.19%	19.13%
VIC - Non Metro	2.26%	1.74%
Total VIC	20.98%	21.02%
TAS - Inner City	0.16%	0.01%
TAS - Metro	0.39%	0.41%
TAS - Non Metro	0.48%	0.13%
Total TAS	1.03%	0.55%
QLD - Inner City	0.22%	0.02%
QLD - Metro	8.44%	8.38%
QLD - Non Metro	7.26%	5.14%
Total QLD	15.92%	13.55%
WA - Inner City	0.18%	0.08%
WA - Metro	11.46%	11.22%
WA - Non Metro	1.09%	0.60%
Total WA	12.74%	11.90%
SA - Inner City	0.05%	0.04%
SA - Metro	5.23%	3.97%
SA - Non Metro	0.56%	0.36%
Total SA	5.84%	4.37%
NT - Inner City	0.00%	0.00%
NT - Metro	0.18%	0.18%
NT - Non Metro	0.03%	0.05%
Total NT	0.20%	0.23%
Total Inner City	1.37%	0.40%
Total Metro	78.92%	83.41%
Total Non Metro	19.71%	16.16%
Secured by Term Deposit	0.00%	0.03%
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>
Feb-20	0.21%	0.23%	0.41%	0.85%
Mar-20	0.42%	0.14%	0.45%	1.01%
Apr-20	0.28%	0.15%	0.36%	0.79%
May-20	0.25%	0.15%	0.41%	0.81%
Jun-20	0.10%	0.13%	0.48%	0.71%
Jul-20	0.09%	0.06%	0.49%	0.65%
Aug-20	0.12%	0.05%	0.49%	0.67%
Sep-20	0.19%	0.08%	0.48%	0.76%
Oct-20	0.15%	0.08%	0.44%	0.67%
Nov-20	0.30%	0.07%	0.48%	0.85%
Dec-20	0.32%	0.19%	0.50%	1.01%
Jan-21	0.34%	0.24%	0.56%	1.13%

<u>MORTGAGE IN POSSESSION</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Feb-20	1	238,807
Mar-20	1	239,815
Apr-20	1	240,693
May-20	1	241,530
Jun-20	1	242,453
Jul-20	1	243,240
Aug-20	2	539,951
Sep-20	2	564,883
Oct-20	2	570,703
Nov-20	2	596,692
Dec-20	2	599,032
Jan-21	1	282,251

<u>MORTGAGE SAFETY NET\HARDSHIPS Incl. COV-19</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Feb-20	50	14,269,821
Mar-20	64	18,179,471
Apr-20	1,343	411,916,858
May-20	1,441	444,404,278
Jun-20	1,312	403,442,905
Jul-20	1,233	380,851,013
Aug-20	1,197	369,043,350
Sep-20	1,079	336,919,117
Oct-20	419	133,448,727
Nov-20	299	96,929,202
Dec-20	239	80,624,940
Jan-21	176	57,542,491

***COVID-19 HARDSHIP**

	<u>No of Accounts</u>	<u>Amount (\$)</u>
Feb-20	-	-
Mar-20	35	9,937,778
Apr-20	1,279	392,392,190
May-20	1,379	424,667,391
Jun-20	1,312	403,442,905
Jul-20	1,165	360,990,946
Aug-20	1,124	348,332,236
Sep-20	1,021	321,348,914
Oct-20	339	109,340,889
Nov-20	229	73,415,935
Dec-20	165	55,876,524
Jan-21	103	33,923,748

PRINCIPAL LOSS

	<u>Gross Loss</u>	<u>LMI Claim</u>	<u>LMI Payment</u>	<u>Net loss</u>
2009	77,586.96	-	-	77,586.96
2010	338,619.20	181,682.89	168,164.02	170,455.18
2012	296,135.60	260,535.58	234,496.76	66,046.01
2013	354,807.46	321,243.45	320,134.72	37,714.24
2014	322,150.81	322,150.21	309,451.39	108.00
2015	71,736.25	71,736.25	65,674.88	6,061.37
2016	1,244.06	1,244.06	229.33	1,014.73
2017	70,640.80	70,640.80	36,753.18	33,887.62
2018	773,368.37	611,980.67	473,484.57	299,883.80
2019	136,543.54	102,841.32	101,610.01	34,933.53
2020	138,762.13	138,762.13	135,751.13	3,011.00
Total	2,581,595.18	2,082,817.36	1,845,749.99	730,702.44

EXCESS SPREAD

	<u>Excess Spread (\$)</u>	<u>Excess Spread % p.a</u>	<u>Opening Bond Balance</u>
Feb-20	1,225,337.23	0.4901%	3,000,000,000.00
Mar-20	1,683,577.00	0.6734%	3,000,000,000.00
Apr-20	62,825.03	0.0190%	4,000,000,000.00
May-20	1,234,252.56	0.3703%	4,000,000,000.00
Jun-20	2,763,890.09	0.8290%	4,000,000,000.00
Jul-20	1,029,497.85	0.3088%	4,000,000,000.00
Aug-20	2,298,932.15	0.6897%	4,000,000,000.00
Sep-20	2,114,014.51	0.6342%	4,000,000,000.00
Oct-20	1,229,097.51	0.3687%	4,000,000,000.00
Nov-20	2,542,831.85	0.7628%	4,000,000,000.00
Dec-20	1,472,721.99	0.4418%	4,000,000,000.00
Jan-21	1,353,643.29	0.4061%	4,000,000,000.00
Total	19,010,621.06		

RESERVES

	<u>Available</u>	<u>Drawn</u>
Principal Draw	n/a	-
Liquidity Reserve Account	60,000,000.00	-
Redraw Facility Limit	-	-
Substitution Limit	840,000,000.00	-
Substitution Account Balance	364,785,228.21	-
Inward Substitution Principal Amount	-	-
Inward Substitution Loan Count	-	0
Outward Substitution Principal Amount	-	-
Outward Substitution Loan Count	3411	-

SUPPORTING RATINGS

<u>Role</u>	<u>Party</u>	<u>Current Rating S&P</u>	<u>Rating Trigger S&P</u>
Fixed Rate Swap Provider	BNP	A+/A2	below A-1 and A
Liquidity Reserve Account Holder	CBA	A-1	below A-2 or BBB+
Bank Account Provider	Westpac	A-1	below A-1

SERVICER

Servicer:	AMP Bank Limited
Servicer Ranking or Rating:	BBB/Baa2
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 2014-1 Trust Progress 2014-2 Trust Progress 2016-1 Trust Progress 2017-1 Trust Progress 2017-2 Trust Progress 2018-1 Trust Progress 2019-1 Trust Progress 2020-1 Trust Progress Warehouse Trust No. 1
Back-Up Servicer:	Perpetual Trustee (Cold)