

# PROGRESS 2008-1R TRUST

Monday, 25 September 2023 - Payment Date

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

	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	Rating S&P
Class A Notes	A\$	3,300,000,000.00	3,300,000,000.00	3,300,000,000.00	82.5000%	82.5000%	AAA
Class AB Notes	A\$	400,000,000.00	400,000,000.00	400,000,000.00	10.0000%	10.0000%	AAA
Class B Notes	A\$	300,000,000.00	300,000,000.00	300,000,000.00	7.5000%	7.5000%	
<b>TOTAL</b>		<b>4,000,000,000.00</b>	<b>4,000,000,000.00</b>	<b>4,000,000,000.00</b>	<b>100.0000%</b>	<b>100.0000%</b>	

Current Payment Date: Monday, 25 September 2023

	Pre Payment Date			Current Issued Notes (No.)	Interest Payment (per security)	Post Payment Date	
	Bond Factors	Coupon Rate	Coupon Rate Reset Date			Bond Factors	
Class A Notes	1.00	4.5550%	25-Sep-23	33,000	411.82	1.0000	
Class AB Notes	1.00	4.6550%	25-Sep-23	4,000	420.86	1.0000	
Class B Notes	1.00	4.0550%	25-Sep-23	3,000	366.62	1.0000	
<b>TOTAL</b>				<b>40,000</b>	<b>1,199.30</b>		

COLLATERAL INFORMATION

	At Issue	Aug - 23
Total pool size:	\$2,446,809,933.68	\$3,643,585,874.90
Total Number Of Loans (Unconsolidated):	12926	14,527
Total number of loans (consolidating split loans):	7512	8,588
Average loan Size:	\$325,720.17	\$424,264.77
Maximum loan size:	\$1,999,860.00	\$1,966,379.33
Total property value:	\$4,157,812,846.00	\$7,415,950,108.93
Number of Properties:	8480	9,280
Average property value:	\$490,308.12	\$799,132.55
Average current LVR:	61.41%	50.19%
Average Term to Maturity (months):	327.41	266.49
Maximum Remaining Term to Maturity (months):	359.21	357.24
Weighted Average Seasoning (months):	14.47	58.97
Weighted Average Current LVR:	66.50%	59.90%
Weighted Average Term to Maturity (months):	333.36	292.23
% of pool with loans > \$500,000:	34.00%	60.34%
% of pool (amount) LoDoc Loans:	0.72%	0.02%
Maximum Current LVR:	95.00%	166.22%
% Fixed Rate Loans(Value):	23.92%	26.50%
% Interest Only loans (Value):	51.21%	10.27%
Weighted Average Coupon:	8.57%	5.40%
Investment Loans:	25.33%	26.27%
Weighted Average Fixed Rate:		2.45%
Weighted Average Variable Rate:		6.47%

Outstanding Balance Distribution

	\$ % at Issue	Aug - 23
≤ \$0	0.00%	-0.10%
> \$0 and ≤ \$100,000	1.36%	0.93%
> \$100,000 and ≤ \$150,000	3.70%	1.35%
> \$150,000 and ≤ \$200,000	7.57%	2.44%
> \$200,000 and ≤ \$250,000	10.16%	3.96%
> \$250,000 and ≤ \$300,000	12.30%	5.21%
> \$300,000 and ≤ \$350,000	10.09%	5.69%
> \$350,000 and ≤ \$400,000	9.11%	6.68%
> \$400,000 and ≤ \$450,000	6.12%	6.53%
> \$450,000 and ≤ \$500,000	5.60%	6.97%
> \$500,000 and ≤ \$550,000	4.44%	6.67%
> \$550,000 and ≤ \$600,000	4.10%	6.47%
> \$600,000 and ≤ \$650,000	3.25%	5.56%
> \$650,000 and ≤ \$700,000	3.14%	4.76%
> \$700,000 and ≤ \$750,000	2.60%	3.40%
> \$750,000 and ≤ \$800,000	2.06%	2.98%
> \$800,000 and ≤ \$850,000	1.42%	2.90%
> \$850,000 and ≤ \$900,000	1.37%	2.81%
> \$900,000 and ≤ \$950,000	1.59%	2.72%
> \$950,000 and ≤ \$1,000,000	1.36%	2.17%
> \$1,000,000 and ≤ \$1,050,000	1.09%	2.39%
> \$1,050,000 and ≤ \$1,100,000	0.88%	2.15%
> \$1,100,000 and ≤ \$1,150,000	0.74%	1.57%
> \$1,150,000 and ≤ \$1,200,000	0.63%	1.45%
> \$1,200,000 and ≤ \$1,250,000	0.55%	1.11%
> \$1,250,000 and ≤ \$1,300,000	0.47%	1.29%
> \$1,300,000 and ≤ \$1,400,000	1.22%	2.14%
> \$1,400,000 and ≤ \$1,500,000	1.07%	1.86%
> \$1,500,000 and ≤ \$1,750,000	1.33%	3.84%
> \$1,750,000 and ≤ \$2,000,000	0.69%	2.10%
> \$2,000,000	0.00%	0.00%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<u>Outstanding Balance LVR Distribution</u>	<u>\$ % at Issue</u>	<u>Aug - 23</u>
≤ 0%	0.00%	-0.10%
> 0% and ≤ 25%	2.44%	3.40%
> 25% and ≤ 30%	1.42%	2.04%
> 30% and ≤ 35%	2.16%	2.54%
> 35% and ≤ 40%	2.84%	2.90%
> 40% and ≤ 45%	3.64%	3.60%
> 45% and ≤ 50%	4.42%	5.31%
> 50% and ≤ 55%	5.25%	7.55%
> 55% and ≤ 60%	6.65%	12.08%
> 60% and ≤ 65%	8.11%	16.84%
> 65% and ≤ 70%	9.76%	20.01%
> 70% and ≤ 75%	12.31%	16.10%
> 75% and ≤ 80%	32.32%	6.35%
> 80% and ≤ 85%	2.08%	0.99%
> 85% and ≤ 90%	3.02%	0.17%
> 90% and ≤ 95%	3.59%	0.07%
> 95% and ≤ 100%	0.00%	0.05%
> 100%	0.00%	0.11%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<u>Mortgage Insurance</u>	<u>\$ % at Issue</u>	<u>Aug - 23</u>
Genworth	14.08%	10.84%
QBE	7.20%	2.18%
Insurable	78.72%	86.98%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<u>Seasoning Analysis</u>	<u>\$ % at Issue</u>	<u>Aug - 23</u>
> 0 mths and ≤ 3 mths	12.74%	0.00%
> 3 mths and ≤ 6 mths	30.29%	1.76%
> 6 mths and ≤ 9 mths	18.24%	0.93%
> 9 mths and ≤ 12 mths	9.96%	2.64%
> 12 mths and ≤ 15 mths	7.04%	2.02%
> 15 mths and ≤ 18 mths	2.91%	2.79%
> 18 mths and ≤ 21 mths	1.68%	5.22%
> 21 mths and ≤ 24 mths	1.89%	8.83%
> 24 mths and ≤ 36 mths	4.91%	13.01%
> 36 mths and ≤ 48 mths	2.48%	10.61%
> 48 mths and ≤ 60 mths	2.61%	7.47%
> 60 mths and ≤ 72 mths	1.97%	11.38%
> 72 mths and ≤ 84 mths	1.38%	12.27%
> 84 mths and ≤ 96 mths	0.65%	5.61%
> 96 mths and ≤ 108 mths	0.45%	3.98%
> 108 mths and ≤ 120 mths	0.42%	3.62%
> 120 mths	0.38%	7.87%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<u>Geographic Distribution</u>	<u>\$ % at Issue</u>	<u>Aug - 23</u>
NSW - Inner City	0.23%	0.04%
NSW - Metro	33.00%	38.99%
NSW - Non Metro	8.03%	8.55%
<b>Total NSW</b>	<b>41.26%</b>	<b>47.57%</b>
ACT - Inner City	0.00%	0.00%
ACT - Metro	2.02%	1.89%
ACT - Non Metro	0.00%	0.00%
<b>Total ACT</b>	<b>2.02%</b>	<b>1.89%</b>
VIC - Inner City	0.53%	0.15%
VIC - Metro	18.19%	20.65%
VIC - Non Metro	2.26%	1.75%
<b>Total VIC</b>	<b>20.98%</b>	<b>22.55%</b>
TAS - Inner City	0.16%	0.01%
TAS - Metro	0.39%	0.37%
TAS - Non Metro	0.48%	0.10%
<b>Total TAS</b>	<b>1.03%</b>	<b>0.47%</b>
QLD - Inner City	0.22%	0.03%
QLD - Metro	8.44%	8.04%
QLD - Non Metro	7.26%	4.86%
<b>Total QLD</b>	<b>15.92%</b>	<b>12.93%</b>
WA - Inner City	0.18%	0.03%
WA - Metro	11.46%	9.79%
WA - Non Metro	1.09%	0.72%
<b>Total WA</b>	<b>12.74%</b>	<b>10.54%</b>
SA - Inner City	0.05%	0.04%
SA - Metro	5.23%	3.50%
SA - Non Metro	0.56%	0.31%
<b>Total SA</b>	<b>5.84%</b>	<b>3.84%</b>
NT - Inner City	0.00%	0.00%
NT - Metro	0.18%	0.16%
NT - Non Metro	0.03%	0.03%
<b>Total NT</b>	<b>0.20%</b>	<b>0.19%</b>
<b>Total Inner City</b>	<b>1.37%</b>	<b>0.30%</b>
<b>Total Metro</b>	<b>78.92%</b>	<b>83.39%</b>
<b>Total Non Metro</b>	<b>19.71%</b>	<b>16.31%</b>
<b>Secured by Term Deposit</b>	<b>0.00%</b>	<b>0.01%</b>
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

<u>ARREARS \$ % (scheduled balance basis)</u>	<u>31-60</u>	<u>61-90</u>	<u>90+</u>	<u>Total</u>
Sep-22	0.16%	0.09%	0.33%	0.57%
Oct-22	0.25%	0.06%	0.31%	0.63%
Nov-22	0.26%	0.06%	0.29%	0.62%
Dec-22	0.31%	0.13%	0.22%	0.67%
Jan-23	0.31%	0.18%	0.29%	0.78%
Feb-23	0.44%	0.21%	0.35%	1.00%
Mar-23	0.29%	0.26%	0.36%	0.91%
Apr-23	0.50%	0.18%	0.39%	1.07%
May-23	0.39%	0.33%	0.43%	1.14%
Jun-23	0.47%	0.29%	0.46%	1.21%
Jul-23	0.39%	0.32%	0.50%	1.20%
Aug-23	0.48%	0.26%	0.55%	1.28%

<u>MORTGAGE IN POSSESSION</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Sep-22	1	71,200
Oct-22	3	887,778
Nov-22	3	904,476
Dec-22	3	911,748
Jan-23	3	976,015
Feb-23	-	-
Mar-23	3	258,853
Apr-23	3	286,917
May-23	3	289,657
Jun-23	3	297,471
Jul-23	5	932,731
Aug-23	2	664,925

<u>MORTGAGE SAFETY NET\HARDSHIPS Incl. COV-19</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Sep-22	33	12,152,263
Oct-22	36	12,806,584
Nov-22	37	13,517,618
Dec-22	34	10,977,344
Jan-23	33	10,545,819
Feb-23	47	14,944,815
Mar-23	51	15,612,983
Apr-23	57	18,819,175
May-23	50	16,628,105
Jun-23	49	16,934,322
Jul-23	56	16,694,863
Aug-23	60	18,483,530

<u>*COVID-19 HARDSHIP</u>	<u>No of Accounts</u>	<u>Amount (\$)</u>
Mar-22	-	-
Apr-22	-	-
May-22	-	-
Jun-22	-	-
Jul-22	-	-
Aug-22	-	-
Sep-22	-	-
Oct-22	-	-
Nov-22	-	-
Dec-22	-	-

<u>PRINCIPAL LOSS</u>	<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	786,660.46	611,980.67	473,484.57	313,175.89
2019	130,091.85	102,841.32	101,610.01	21,641.44
2020	190,460.25	138,762.13	135,751.13	54,709.12
2021	102,891.51	54,710.95	47,930.95	187,549.56
2022	277,073.24	277,073.24	201,905.72	75,167.45
2023	-	-	-	-
<b>Total</b>	<b>3,020,098.45</b>	<b>2,414,601.55</b>	<b>2,095,586.66</b>	<b>1,045,117.57</b>

<u>EXCESS SPREAD</u>	<u>Excess Spread (\$A\$)</u>	<u>Excess Spread % p.a</u>	<u>Opening Bond Balance</u>
Sep-22	2,043,399.65	0.6130%	4,000,000,000.00
Oct-22	590,472.41	0.1771%	4,000,000,000.00
Nov-22	2,377,171.24	0.7132%	4,000,000,000.00
Dec-22	843,926.39	0.2532%	4,000,000,000.00
Jan-23	1,886,766.65	0.5660%	4,000,000,000.00
Feb-23	2,584,057.92	0.7752%	4,000,000,000.00
Mar-23	-	0.0000%	4,000,000,000.00
Apr-23	977,078.15	0.2931%	4,000,000,000.00
May-23	2,520,389.18	0.7561%	4,000,000,000.00
Jun-23	1,189,282.78	0.3568%	4,000,000,000.00
Jul-23	2,120,060.37	0.6360%	4,000,000,000.00
Aug-23	799,160.12	0.2397%	4,000,000,000.00
<b>Total</b>	<b>17,931,764.86</b>		

**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	296,414,125.76	-	
Inward Substitution Principal Amount		-	
Inward Substitution Loan Count		0	
Outward Substitution Principal Amount	-		
Outward Substitution Loan Count	0		

**SUPPORTING RATINGS**

<u>Role</u>	<u>Party</u>	<u>Current Rating S&amp;P</u>	<u>Rating Trigger S&amp;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 2021-1 Trust
	Progress 2021-1 Trust
	Progress 2022-1 Trust
	Progress 2022-2 Trust
	Progress 2023-1 Trust
	Progress Warehouse Trust No.1
Back-Up Servicer:	Perpetual Trustee (Cold)