

SUPERFIRST MORTGAGE ASSET RECEIVABLES TRANSACTION 1 LTD

Monthly Investor Report - Security Information

Mortgage-Backed Securities

| | |
|--|---------------------------------------|
| Closing Date | December 9, 2004 |
| Note Payment Date | February 25, 2009 |
| Report Determination Date | February 23, 2009 |
| Note Interest Period (inclusive of both dates) | January 25, 2009 to February 24, 2009 |
| Index Determination Period (inclusive of both dates) | January 1, 2009 to January 31, 2009 |

(Amounts in HKD)

| | Class A | Class B |
|---------------------------------------|------------------|-----------------|
| ISIN Code | XS0206174970 | XS0206175431 |
| Current Rating (Moody's / S&P) | Aa2 / AA- | BBB |
| Original Balance | \$221,000,000.00 | \$36,000,000.00 |
| Beginning Principal Balance | \$0.00 | \$22,281,582.19 |
| Beginning Note Factor | 0.00000000 | 0.61893284 |
| Index Rate (description) | Prime | Prime |
| Index Rate (percentage) | 5.125000% | 5.125000% |
| Margin | -2.750000% | -0.500000% |
| Coupon Rate | 2.375000% | 4.625000% |
| Principal Payment Per \$1Million Note | \$0.00 | \$20,057.16 |
| Interest Payment Per \$1Million Note | \$0.00 | \$2,431.22 |
| Total Principal Payment | \$0.00 | \$722,057.90 |
| Total Coupon Payment | \$0.00 | \$87,523.89 |
| Ending Principal Balance | \$0.00 | \$21,559,524.29 |
| Ending Note Factor | 0.00000000 | 0.59887567 |

Contact:

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