

HOME OBLIGORS MORTGAGE ENHANCED SECURITIES (PROPRIETARY) LIMITED (Series 1)

(Private company incorporated in the Republic of South Africa under number 2006/007171/07)

Investor report dated 19 January 2010

Determination date as at 31 December 2009

Salient information

Asset class Residential mortgage backed home loans

Transaction parties

- Series manager	Absa Capital (division of Absa Bank Ltd)	- Swap counterparty	Absa Capital (division of Absa Bank Ltd)
- Servicer	Absa Home Loans (division of Absa Bank Ltd)	- Liquidity facility provider	Rand Merchant Bank (division of Firstrand Bank Ltd)
- Rating agencies	Fitch Ratings, Moody's Investor Services and Standard & Poor's	- Redraw facility provider	Rand Merchant Bank (division of Firstrand Bank Ltd)

Notes in Issue

Issue date 20 Aug 2007
Interest payment dates 19th day of Jan, Apr, Jul and Oct

Class	Amount	Rating	ISIN number	BESA stock code	Issue margin	Issue date	Scheduled maturity	Legal maturity
B1	852,000,000	AAA(zaf), Aaa.za, zaAAA	ZAG000043266	HMS1B1	+45 bps	20-Aug-07	19-Jul-10	19-Jul-43
B2	670,000,000	AAA(zaf), Aaa.za, zaAAA	ZAG000043274	HMS1B2	+50 bps	20-Aug-07	19-Jul-12	19-Jul-45
B3	600,000,000	AAA(zaf), Aaa.za, zaAAA	ZAG000043282	HMS1B3	+50 bps	20-Aug-07	19-Jul-12	19-Jul-45
B4	396,000,000	AAA(zaf), Aaa.za, zaAAA	ZAG000043290	HMS1B4	10.61% Nacs	20-Aug-07	19-Jul-10	19-Jul-43
B5	219,000,000	AAA(zaf), Aaa.za, zaAAA	ZAG000043308	HMS1B5	10.43% Nacs	20-Aug-07	19-Jul-12	19-Jul-45
B6	44,000,000	AAA(zaf), Aaa.za, zaAAA	ZAG000043316	HMS1B6	10.29% Nacs	20-Aug-07	19-Jul-12	19-Jul-45
C1	106,000,000	AA(zaf), Aa1.za	ZAG000043324	HMS1C1	+64 bps	20-Aug-07	19-Jul-10	19-Jul-43
C2	130,000,000	AA(zaf), Aa1.za	ZAG000043332	HMS1C2	+74 bps	20-Aug-07	19-Jul-12	19-Jul-45
D1	60,000,000	A(zaf), Aa2.za	ZAG000043340	HMS1D1	+100 bps	20-Aug-07	19-Jul-10	19-Jul-43
D2	73,000,000	A(zaf), Aa2.za	ZAG000043357	HMS1D2	+105 bps	20-Aug-07	19-Jul-12	19-Jul-45
E1	34,000,000	BBB(zaf), A3.za	ZAG000043365	HMS1E1	+200 bps	20-Aug-07	19-Jul-10	19-Jul-43
E2	41,000,000	BBB(zaf), A3.za	ZAG000043373	HMS1E2	+215 bps	20-Aug-07	19-Jul-12	19-Jul-45
F1	15,000,000	BB(zaf), Baa1.za	ZAG000043381	HMS1F1	+300 bps	20-Aug-07	19-Jul-10	19-Jul-43
F2	19,000,000	BB(zaf), Baa1.za	ZAG000043399	HMS1F2	+350 bps	20-Aug-07	19-Jul-12	19-Jul-45
G1	15,000,000	Baa3.za	ZAG000043407	HMS1G1	+500 bps	20-Aug-07	19-Jul-10	19-Jul-43
G2	18,000,000	Baa3.za	ZAG000043415	HMS1G2	+550 bps	20-Aug-07	19-Jul-12	19-Jul-45
Subloan	50,000,000							
Total	3,342,000,000							

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Collateral portfolio

Current loan balance	R 3,185,942,254
Current property market valuation	R 6,142,604,761
Weighted average seasoning (months)	32
Weighted average index LTV	69.91%
Number of loans	7,297

Portfolio characteristics

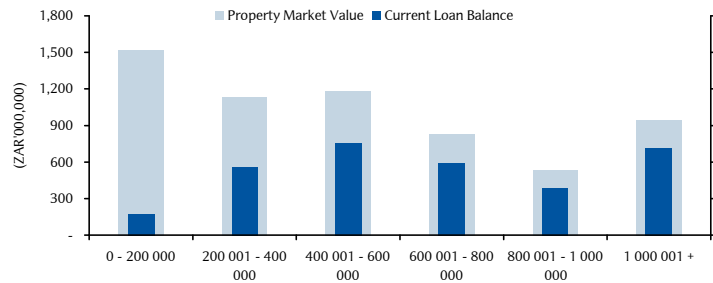
Weighted average original LTV	74.51%
Weighted average current LTV (Excl potential redraws)	71.93%
Weighted average current LTV (Incl potential redraws)	75.95%
Weighted average PTI ratio	19.56%
Non owner occupied	3.92%
Self employed borrowers	28.01%
Weighted average interest rate (Prime - 1.56%)	8.94%
Highest single borrower balance	R 3,791,031
Large loans	0.73%
AVM %	0.00%

Portfolio covenants

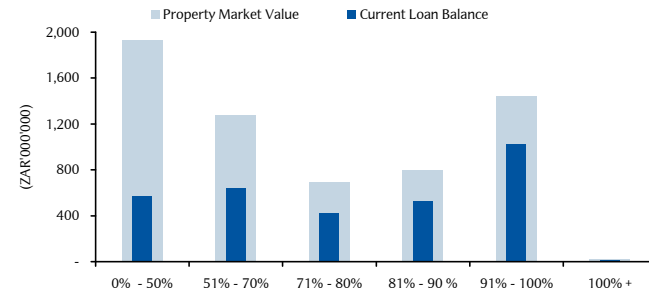
		Breached
Required Weighted average original LTV	78.51%	No
Required Weighted average current LTV (Excl potential redraws)	77.54%	No
Required Weighted average current LTV (Incl potential redraws)	79.77%	No
Required Weighted average PTI ratio	22.34%	No
Non owner occupied limit	5.20%	No
Self employed borrowers limit	28.10%	No
Required Weighted average interest rate (Prime- 1.90%)	8.60%	No
Highest Single borrower balance limit	R 5,000,001	No
Large loans limit	5.00%	No
AVM limit %	0.00%	No

Collateral portfolio distribution data

Loan Distribution



Original LTV Distribution

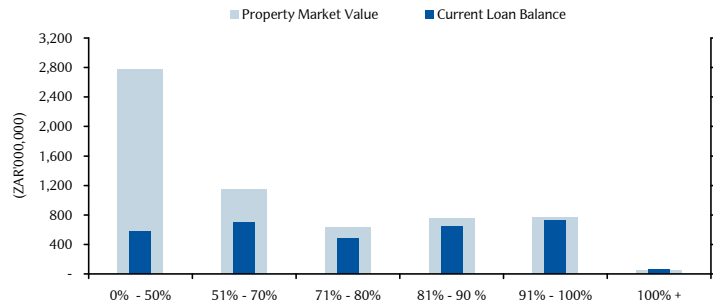


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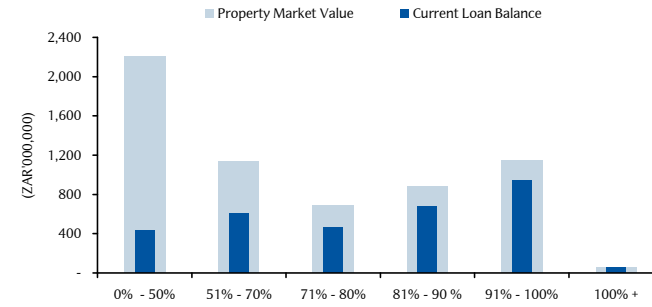
(Private company incorporated in the Republic of South Africa under number 2006/007171/07)

Collateral portfolio distribution data (continued)

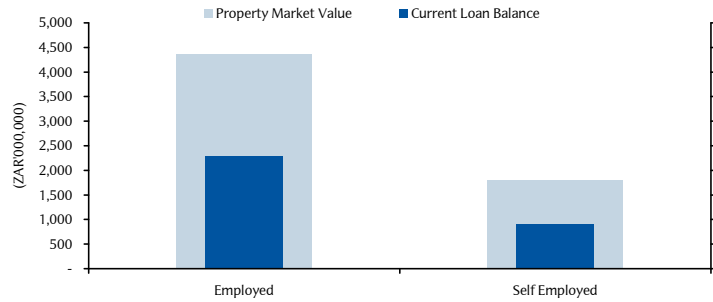
Current LTV Distribution (Excl potential redraws)



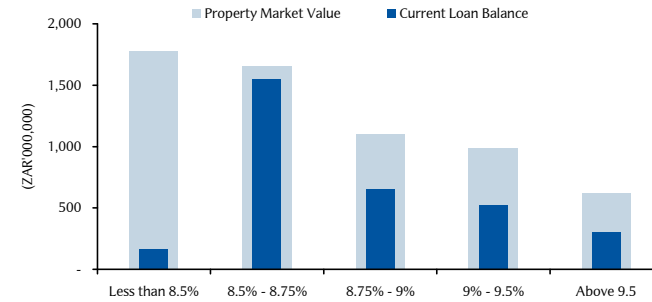
Current LTV Distribution (Incl potential redraws)



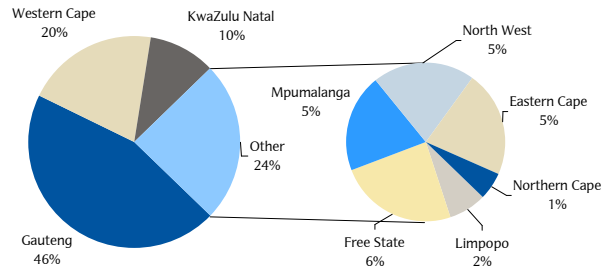
Occupational Status Distribution



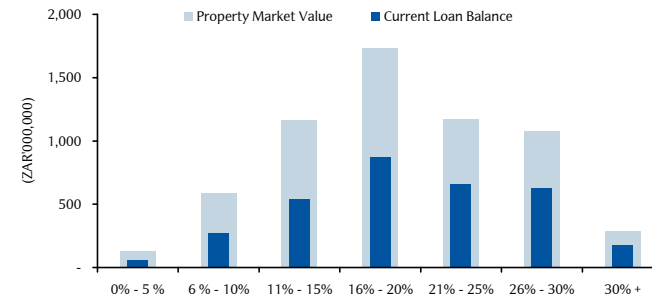
Interest Rate Distribution



Geographical Distribution



PTI Ratio Distribution



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Collateral portfolio performance

Arrears Distribution as at 31 December 2009

	Current Loan Balance	%
Cash available to top-up assets	129,414,085	3.87%
Performing Loans	3,043,326,939.17	91.06%
1 Month	102,272,465.46	3.06%
2 Months	31,645,627.25	0.95%
3 Months	17,160,540.10	0.51%
>= 4 Months	18,180,343.00	0.54%
	3,342,000,000.00	

Arrears Trigger Event

Arrears reserve trigger event (>3 month arrears exceeds 0.75%)

No

Early Amortisation Trigger Event

Principal deficiency for 3 consecutive payment date

No

Arrears reserve not funded for 6 consecutive payment dates

No

3 Month rolling average arrears (>3 month arrears exceeds 2.00%)

No

WA Original LTV (exceeds required WA original LTV + 10%)

No

WA Interest rate (falls below required WA interest rate less 0.1%)

No

Commentary

Homes Series 1 is performing in line with expectations from an arrears perspective and no trigger has been breached to date.

As at 31 December 2009, a total of 102 loans were repurchased at Fair Value. The Book Value of the loans amounted to R 76.4m, which represents 2% of the original portfolio, and the related Fair Value impairment amounted to R 11.8m. All repurchases were done in accordance with Regulatory Requirements and Transaction Documents.

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