

MAXIS Securitisation Fund 2009-1

MONTHLY REPORT

Your Monthly Investment Report as at 12 January 2012

Portfolio Structure

	Current Principal Amt	Current Interest Amt		Coupon Rate
		12 December 2011	12 January 2012	12 December 2011 12 January 2012
Class A1 Bonds	106,966,059		559,469	6.1583%
Class A2 Bonds	15,456,000		84,122	6.4083%
Class B Bonds	5,244,000		28,541	6.4083%
Principal Collections	(3,804,104)			
Total Portfolio	123,861,955		672,132	

Bond Factors @ 12 January 2012

Program:	0.44877520
Class A1 Bonds	0.40408130
Class A2 Bonds	1.00000000
Number of Loans	1,325
Average Loan Size	93,481
Maximum Loan Size	710,885
Weighted Average LVR	65%
Maximum LVR	95%
WA Seeding (months)	77
WA Term to Maturity (years) *	21
Full Documentation Loans	100%
WA Variable Interest Rate	7.61%

	monthly	quarterly	since inception
	05 Dec 2011 to 05 Jan 2012	05 Oct 2011 to 05 Jan 2012	14 Nov 2009 05 Jan 2012
Prepayment Analysis			
CPR	28.78%	31.36%	27.14%
SMM	2.79%	3.09%	2.60%

Tranche Structure	A1	A2	B
Issue Currency	AUD	AUD	AUD
Issue Size ('000M)	255.3	15.5	5.2
Size (\$A)	255.3	15.5	5.2
Debt Type	Snr	Snr	Snr
Frequency	Monthly	Monthly	Monthly
Coupon Margin	1.750	2.000	2.000
Benchmark	30-day BBSW	30-day BBSW	30-day BBSW

Issuer:	Perpetual Limited
Manager:	ME Portfolio Management Limited
Trustee:	Perpetual Limited
Lead Manager:	Westpac Banking Corporation
Register:	Perpetual Limited

Your Fund's Current Position

Geographical Location

		\$'000 loans	%
VIC	- metro	5,759	5%
	- other	6,573	5%
NSW	- metro	9,662	8%
	- other	9,576	8%
QLD	- metro	4,868	4%
	- other	14,054	11%
SA	- metro	6,157	5%
	- other	688	1%
WA	- metro	9,264	7%
	- other	6,097	5%
TAS	- metro	36,301	29%
	- other	10,503	8%
ACT	- metro	3,184	3%
NT	- metro	1,176	1%
TOTAL		123,862	100%

Loan to Value Ratio

	\$'000 loans	%
>90% & <= 95%	15,003	13%
>85% & <= 90%	11,364	9%
>80% & <= 85%	12,316	10%
>75% & <= 80%	9,645	8%
>70% & <= 75%	9,089	7%
>65% & <= 70%	11,214	9%
>60% & <= 65%	9,438	8%
>55% & <= 60%	8,430	7%
>50% & <= 55%	6,700	5%
>45% & <= 50%	6,522	5%
>40% & <= 45%	5,688	5%
>35% & <= 40%	5,688	5%
>30% & <= 35%	3,094	2%
>25% & <= 30%	3,039	2%
<=25%	6,632	5%
TOTAL	123,862	100%

Loan Size

	\$'000 loans	%
>\$250,000	28,814	23%
>\$200,000 & <\$250,000	13,364	11%
>\$150,000 & <\$200,000	20,591	17%
>\$100,000 & <\$150,000	23,764	19%
>\$50,000 & <\$100,000	25,160	20%
<= \$50,000	12,169	10%
TOTAL	123,862	100%

Loan Term

	\$'000 loans	%
<=5 yrs	-	0%
>5 & <=10yrs	160	0%
>10 & <=15yrs	1,340	1%
>15 & <=20yrs	3,015	2%
>20 & <=25yrs	49,028	40%
>25yrs	70,319	57%
TOTAL	123,862	100%

Loan Security

	\$'000 loans	%
House	103,528	84%
Land	6,585	5%
Apartment	1,779	1%
Unit	11,227	9%
Townhouse	743	1%
TOTAL	123,862	100%

Interest Option

	\$'000 loans	%
Variable	107,149	87%
Fixed <3 years	16,713	13%
Fixed >3 years	-	0%
TOTAL	123,862	100%

Mortgage Insurance

	\$'000 loans	%
GEMICO	123,358	100%
HLIC	437	0%
HLIC PL	67	0%
TOTAL	123,862	100%

Owner/Investment split

	\$'000 loans	%
Owner Occupied	92,033	74%
Investment	31,829	26%
TOTAL	123,862	100%

Loan Purpose

	\$'000 loans	%
Refinance	32,764	26%
Renovation	1,292	1%
Purchase	47,502	39%
Construction	7,966	6%
Other	34,338	28%
TOTAL	123,862	100%

Interest Rate Exposure

	\$'000 loans	%
> 8.00%	5,926	5%
> 7.00% & <= 8.00%	116,098	94%
> 6.00% & <= 7.00%	1,838	1%
> 5.00% & <= 6.00%	-	0%
<= 5.00%	-	0%
TOTAL	123,862	100%

Pool Details

	monthly 05 Dec 2011 to 05 Jan 2012	quarterly 05 Oct 2011 to 05 Jan 2012	since inception 14 Nov 2009 to 05 Jan 2012
Repayment Analysis			
Balance @ Determination Date	127,666,059	136,860,506	276,000,000
Scheduled Repayments	(251,044)	(756,789)	(9,324,394)
Prepayments	(3,923,719)	(13,359,523)	(160,312,848)
Redraw Advances:	370,660	1,117,760	17,252,697
Topup Advances	-	-	246,500
Balance @ 05 Jan 2012	123,861,955	123,861,955	123,861,955

Delinquency & Foreclosure Information

	Dec-11	Nov-11	Oct-11
30-59 days			
Number of loans	13	8	8
Outstanding Balance (\$)	2,651,328	1,483,125	989,793
% of Pool Outstanding Balance	2.14%	1.16%	0.75%
60-89 days			
Number of loans	4	8	9
Outstanding Balance (\$)	527,154	992,889	1,302,847
% of Pool Outstanding Balance	0.43%	0.78%	0.98%
90+ days			
Number of loans	22	21	21
Outstanding Balance (\$)	4,582,958	4,290,415	3,995,870
% of Pool Outstanding Balance	3.70%	3.36%	3.01%
TOTAL Delinquencies			
Number of loans	39	37	38
Outstanding Balance (\$)	7,761,439	6,766,429	6,288,510
% of Pool Outstanding Balance	6.27%	5.30%	4.74%
Pool Information			
Number of loans	1,325	1,362	1,412
Outstanding Balance (\$ m)	124	128	133
Claims to MI for month*			
Number of loans	0	0	0
Value of LMI Claims for Month	0	0	0
Foreclosure Information Since Inception			
Total number of foreclosed loans	1	Total number of residual losses	0
Total balance of foreclosed loans (\$)	189,802	Total balance of residual losses (\$)	0
Total number of claims against Mortgage Insurer	0		
Total balance of claims against Mortgage Insurer (\$)	0		

Each housing loan is insured under a mortgage insurance policy. Each housing loan held by the fund is insured under one of the following

* master policy with the Commonwealth of Australia dated July 4th, 1994;

* master policy with GE Mortgage Insurance Pty Limited (formerly Housing Loans Insurance Corporation Pty Limited (ACN 071 466 334) dated 12 Dec, 1997;

* master policy with GE Capital Mortgage Insurance Corporation (Australia) Pty Limited (ACN 081 488 440) and GE Mortgage Insurance Pty Limited (ACN 071 466 334) which is effective from October 25, 1999.

For further details on the above mortgage Insurance policies reference should be made to the Offering circular and the Transaction Documents.

Please note that limitations and exclusions apply with the mortgage Insurance policies, including 'timely payment cover' for a limited period.