

STEP 1

Interest Payment Date **10-11-2008**
 Interest Payment Period from **11-08-2008** to **10-11-2008**
 Determinating Date **06-11-2008**
 Record Date
 No. Days in Period **91**

Note Classes	Balance @ 11-08-2008	Interest Paid in Period	Interest shortfall	Cumulative Interest Shortfall	Note Redemptions in Period	Balance @ 10-11-2008
A Note Principal	€ 95 230 304	€ 1 268 118			€ 6 438 060	€ 88 792 244
A Note Pool Factor	0,6326					0,5898
B Note Principal	€ 3 007 273	€ 42 706			€ 203 307	€ 2 803 966
B Note Pool Factor	0,6326					0,5898
C Note Principal	€ 2 004 849	€ 32 779			€ 135 538	€ 1 869 311
C Note Pool Factor	0,6326					0,5898

Optional Redemption at 30% of the A, B and C Notes original Principal Amount Outstanding

Principal Deficiency Ledger (PDL)	Balance b/f 11-08-2008	Principal Losses*	Excess Spread Applied	Reserve Fund Applied	Balance c/f 10-11-2008
A Principal Deficiency Ledger	€ 0	€ 0	€ 0	€ 0	€ 0
B Principal Deficiency Ledger	€ 0	€ 0	€ 0	€ 0	€ 0
C Principal Deficiency Ledger	€ 0	€ 0	€ 0	€ 0	€ 0

*Losses are realised at the point of sale

Bonus Mortgage Loans	No of Bonus Loans In Period	Amount of Bonus Loans In Period	% of Total	Minimum Weighted Average Margin Test Passed
Bonus Mortgage Loans	45	23 602 684 kr	2,79%	Yes

Class X Loan	Balance b/f 11-08-2008	Senior (AAA) Distribution	Junior Distribution	Applied to Interest	Applied to Principal	Balance c/f 10-11-2008
X Loan	0 kr	0 kr	0 kr	0 kr	0 kr	0 kr

Subordinated Loan	Balance b/f 11-08-2008	Additions	Interest Paid	Principal Paid	Balance c/f 10-11-2008
Sub Loan	11 199 155 kr	0 kr	286 345 kr	9 590 470 kr	1 895 031 kr

Other Balances	Balance b/f 11-08-2008	Released to AIDA	Received from AIDA	Balance c/f 10-11-2008
Reserve Fund	9 000 000 kr	9 000 000 kr	9 000 000 kr	9 000 000 kr

Pool Performance Loans in Arrears	Month ending 31-01-2008	Month ending 30-04-2008	Month ending 31-07-2008	Month ending 31-10-2008
Total number of loans in Step 1	1 662	1 570	1 463	1 383
- Total number of loans in arrears (30+ days)	43	55	45	36
- Total number of loans in arrears (60+ days)	22	23	22	21
- Total number of loans in arrears (90+ days)	54	51	45	43
- Percentage of loans (by amount) in arrears (30+ days)	4,1%	4,1%	3,9%	3,5%
- Percentage of loans (by amount) in arrears (60+ days)	1,7%	2,4%	2,1%	2,0%
- Percentage of loans (by amount) in arrears (90+ days)	4,0%	4,3%	4,5%	4,3%
- Total number of loans in enforcement process	57	63	47	44
- Percentage of loans (by amount) in enforcement	4,3%	4,5%	4,1%	4,3%

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Pool Performance: Distribution of Loans Currently in Arrears (31/01/2008)	Months in Arrears	No. Of Loans	% of Total	Current Principal	
				Balance	% of Total
	Current	1 283	92,8%	762 975 178	90,2%
	>=1<=2	36	2,6%	29 982 974	3,5%
	>2<=3	21	1,5%	16 724 465	2,0%
	>3<=4	6	0,4%	3 145 355	0,4%
	>4<=5	7	0,5%	7 545 564	0,9%
	>5<=6	4	0,3%	4 957 245	0,6%
	>6<=7	3	0,2%	1 072 851	0,1%
	>7<=8	2	0,1%	1 297 403	0,2%
	>8<=9	3	0,2%	1 567 402	0,2%
	>9	18	1,3%	16 594 527	2,0%
	Total	1 383	100,0%	845 862 964	100,0%

Pool Performance	This Period	Last Period	Since Issue
Excess Spread after Principal Losses (SEK)*	3 855 149 kr	3 621 367 kr	28 228 386 kr
Excess Spread after Principal Losses (Annualised %)	1,68%	1,40%	1,16%
Annualised Forclosure Frequency by number of cases	0,57%	0,52%	0,10%
Gross Losses (inc. Principal, Interest & Fees) (SEK)	348 794 kr	42 384 kr	1 810 904 kr
Gross Losses (% of original deal)	0,024%	0,003%	0,126%
Loss Severity	29,8%	1,9%	9,0%

* Excess Spread after payment to Class C noteholders

Pool Performance Possessions	No. of Loans		Amount		No. of Loans		Amount	
	Since issue	Last Period	Since issue	Last Period	This period	This period		
Registered with KFM*		29	25 748 878 kr		32	21 081 276 kr		
<i>Forced sales</i>								
Total Sold (original balance)	15	2	17 983 000 kr	2 085 000 kr	2	1 040 000 kr		
Total Sold (outstanding balance)	15	2	20 187 489 kr	2 237 890 kr	2	1 169 730 kr		
Gross Loss on Sale (inc. all fees & interest)	8	2	1 810 904 kr	42 384 kr	1	348 794 kr		

(*KFM is the Swedish enforcement authority)

Pool Performance Mortgage Principal analysis		This Period		Since Issue	
		No. Of Loans	Amount	No. Of Loans	Amount
Opening mortgage principal balance @	01-08-2008	1 463	907 265 271 kr	2 107	1 434 109 441 kr
Overfunded principal at issue				0	0 kr
Unscheduled Prepayments		-80	-59 718 832 kr	-724	-574 123 994 kr
Unverified loans resold to originator			0 kr	0	0 kr
Substitutions			0 kr	0	0 kr
Scheduled Repayments			-1 683 475 kr	0	-14 122 483 kr
Closing mortgage principal balance @	31-10-2008	1 383	845 862 964 kr	1 383	845 862 964 kr
Reporting Error			0		0
Annualised CPR			26,0%		20,5%

STEP 1

Pro Rata Test		Required	Current	Passed
Class A Principal Amount	Greater than		30%	59% Yes
Cash Reserve Account	Greater than or equal to	9 000 000 kr		9 000 000 kr Yes
90 Day Arrears	Less than		12%	4,3% Yes
Test Passed				Yes

Principal Repayments Applied		EUR
1	A Note Principal	€ 6 438 060
2	B Note Principal	€ 203 307
3	C Note Principal	€ 135 538
NB Currently Pro-Rate Amortisation Applied		
Total Redemptions		<u>€ 6 776 905</u>

Priority of Payments		SEK	EUR
Available Interest Distribution Amount:		33 973 872 kr	
1	Tax, annual filing fees and exempt company fees		
2	Trustee Fees		
3	Agent Bank & Principal Paying Agent		
3	Cash Manager Fees	-11 581 kr	
3	Servicer	-265 536 kr	
3	Bank fees		
3	Corporate Service Provider		
4	Swap Interest Payment	-2 319 945 kr	
5/6	Class A Interest Amount	-11 789 090 kr	-€ 1 268 118
6	Senior Class X Loan Distribution Amount	-5 446 314 kr	
7	Reduce debit balance Class A PDL	-274 557 kr	-€ 30 338
8/9	Class B Interest Amount	-399 351 kr	-€ 42 706
10	Reduce debit balance Class B PDL	-8 670 kr	-€ 958
11/12	Class C Interest Amount	-308 892 kr	-€ 32 779
13	Reduce debit balance Class C PDL	-5 780 kr	-€ 639
14	Reserve Account Required Balance	-9 000 000 kr	
15	Swap Counterparty payment, early termination Swap agreement		
16	Junior Class X Loan		
17	Adviser Fees		
18	Balance Release to Issuer	-4 144 156 kr	
Balance		<u>-33 973 872 kr</u>	

STEP 1

Issuer

Name	Step Mortgages Securities No. 1 Ltd.
Pricing Date	12-05-2006
Issue Closing Date	12-07-2006
Address	47 Esplanade, St Helier, Jersey JE1 0BD
Web Address	N/A

Lead Manager(s)

Name	Barclays Capital
Web Address	www.barcap.com

Issuer Counsel

Name	Vinge
Web Address	www.vinge.se

Trustee

Name	The Bank of New York
Web Address	www.bankofny.com/corptrust

Account Bank /GIC Provider

Name	Danske Bank
Web Address	www.danskebank.se

Cash Manager

Name	Bluestep Bostadslån AB
Web Address	www.bluestep.se

Issuer Counsel as to English Law

Name	Clifford Chance LLP
Web Address	www.cliffordchance.com

Lead Manager Counsel

Name	Clifford Chance LLP
Web Address	www.cliffordchance.com

Mortgage Administrator

Name	Cerdo Bankpartner
Web Address	www.cerdo.se

Special Servicer

Name	Bluestep Bostadslån AB
Web Address	www.bluestep.se

Interest Rate SWAP provider

Name	Barclays Bank Plc
Web Address	www.barcap.com

Paying Agent

Name	Bluestep Bostadslån AB
Web Address	www.bluestep.se

Rating Agent

Name	Standard & Poor's
Web Address	www.standardandpoors.com