



## Greenhouse Funding 5 (RF) Ltd

(Public Company incorporated in the Republic of South Africa under number 2014/211008/06)

### Investor Report

31-Jan-2024

**Asset Class:** Residential Mortgage Backed Securitisation

**Main objective of the programme:** To source funding in the Debt Capital markets via the issuance of Floating Rate Notes backed by Residential Mortgages.

Transaction Parties:		Provider	Current Rating	Trigger Rating
<b>Programme Manager:</b>	Nedbank CIB: Specialised Funding Support	<b>Bank Account</b>	Nedbank	Aa1.za / P-1.za A3.za or P-1.za
<b>Servicer/ Originator</b>	Nedbank Retail: Home Loans	<b>Swap Counterparty - prime / Jibar:</b>	Nedbank	Aa1.za / P-1.za A3.za or P-1.za
<b>Rating Agency:</b>	Moody's Investor Services Ltd			
<b>Back-up Servicer:</b>	N/A			
<b>Administrator:</b>	Nedbank CIB: Specialised Funding Support			
<b>Single Issuance/ Programme</b>	Programme			
<b>Revolving / static securitisation:</b>	Revolving			
<b>Maximum programme size:</b>	R 5 000 000 000			

Reporting Period:	
<b>Inception Date</b>	5-Dec-19
<b>Determination Date</b>	31-Jan-24
<b>Report date</b>	31-Jan-24
<b>Payment Date</b>	26-Feb-24
<b>Reporting Period / Quarter</b>	16
<b>Reporting Month</b>	50
<b>Interest Period (from)</b>	26-Feb-24
<b>Interest Period (to)</b>	27-May-24
<b>Interest Days</b>	91
<b>Reporting Currency</b>	South African Rand

Contact Details:	
<b>Arranger</b>	<b>Servicer</b>
Nhlanganiso Kunene	Gideon Botha
Tel: 010 234 8620	Tel: +27114959033
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## Greenhouse Funding 5 (RF) Ltd

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### Outstanding Notes & Subordinated Loans

31-Jan-2024

Note Class	Class A1	Class A2	Class A3	Class B	Class C
ISIN Code	ZAG000165002	ZAG000165010	ZAG000165028	ZAG000165036	ZAG000165044
Initial Tranche Thickness	17,79%	41,93%	30,30%	4,70%	4,11%
Legal Final Maturity	25-Nov-53	25-Nov-53	25-Nov-53	25-Nov-53	25-Nov-53
Rating [Original // Current]	Ba1(sf) / Aaa.za(sf)	Ba1(sf) / Aaa.za(sf)	Ba1(sf) / Aaa.za(sf)	B2 (sf) / Baa3.za(sf)	Not Rated
Credit Enhancement %	9,98%	9,98%	9,98%	5,28%	1,17%
Initial Notes Aggregate Principal Outstanding Balance	303 000 000	714 000 000	516 000 000	80 000 000	70 000 000
Previously Redeemed	-	-	-	-	-
Principal Outstanding Balance Beginning of Period	-	714 000 000	516 000 000	80 000 000	70 000 000
Redemptions per Note (25 November 2022)	-	-	-	-	-
Principal Outstanding Balance End of Period	-	714 000 000	516 000 000	80 000 000	70 000 000
Current Tranche Thickness	0,00%	51,00%	36,86%	5,71%	5,00%
Reference Rate	3 Month Jibar	3 Month Jibar	3 Month Jibar	3 Month Jibar	3 Month Jibar
Interest Margin	1,240%	1,420%	1,480%	1,800%	4,000%
Current 3m Jibar Rate (26 February 2024)	8,367%	8,367%	8,367%	8,367%	8,367%
Total Rate	9,607%	9,787%	9,847%	10,167%	12,367%
Interest Days	91	91	91	91	91
Interest Payment Due (27 May 2024)	-	17 421 933	12 667 828	2 027 829	2 158 296
Unpaid Interest	Zero	Zero	Zero	Zero	Zero

Subordinated loan	1st Loss Sub loan
Credit enhancement available to each noteholder?	Yes
Provider	Nedbank Retail: Home Loans
Initial Subloan Aggregate Principal Outstanding Balance	20 000 000
Credit enhancement committed but not drawn	N/A
Redemptions this period	0
Principal Outstanding Balance End of Period	20 000 000



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### Allocation of Priority of Payments Funds

31-Jan-2024

	26 February 2024
<b>Funds available for distribution</b>	248 822 664
<b>Application of Funds</b>	
Senior fees and expenses	-2 683 878
Note Interest:	-
A1	-
A2	-17 421 933
A3	-12 667 828
Hedge Facility	-739 119
Note Interest:	-
B	-2 027 829
C	-2 158 296
Replenish Liquidity Reserve Account	-
Replenish Redraw Reserve Account	-
Repurchase of Additional loan agreements	-128 892 298
Redemption on A1 notes	-
Redemption on A2 notes	-
redemption on A3 notes	-
Redemption on B notes	-
Redemption on C notes	-
Arrears Reserve	-5 032 711
Interest and Fees payable - Class D	-
1st lossCredit Enhancement interest & fees due	-816 108
Distributable Reserves	76 382 665



## Greenhouse Funding 5 (RF) Ltd

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### Portfolio Information

31-Jan-2024

	At Closing	Current		At Closing	Current
<b>Current Loan Balance:</b>	1 616 168 380	1 201 208 272	<b>Number of Loans</b>	3 258	2 795
<b>Weighted Average Original LTV:</b>	73,78%	75,46%	<b>Weighted Average Concession (Linked to Prime):</b>	0,22%	0,21%
<b>Weighted Average Current LTV:</b>	59,15%	55,82%	<b>Weighted Average PTI:</b>	18,85%	19,61%
<b>Weighted Average Time to maturity:</b>	15,05 years	12,87 years			
<b>Average Time to maturity:</b>	12.86 years	9,76 years			

Aggregate Outstanding Principal Amount (R Thousand)		Balance	Number
Total Pool at Beginning of the period	31-Oct-23	1 199 090 648	2 850
<b>Payments</b>			
Scheduled repayments		(38 882 321)	
Unscheduled repayments		(53 869 134)	(68)
Settlements / Foreclosure Proceeds		(21 240 934)	32
Non eligible loans removed		(7 391 126)	(19)
Loans sold during the reporting period			
Total Collections		(121 383 516)	(55)
<b>Disbursements</b>			
Further Advances		-	
Withdrawals		44 936 453	
New Loans added during the reporting period		40 219 610	
Total Disbursements		85 156 063	-
<b>Interest and Fees</b>			
Interest Charged		34 195 211	
Fees Charged		622 629	
Insurance Charged		3 527 237	
Total Charges		38 345 077	
Other			
Losses realised			
Total Pool at End of Period	31-Jan-24	1 201 208 272	2 795



## Greenhouse Funding 5 (RF) Ltd

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### Performance Data

31-Jan-2024

#### Accounts in Arrears:

Arrears Status	Number of Loans	% of Loans	Outstanding Balance	% of Balance
Current	2 677	95,8%	1 135 452 455,90	94,5%
1-30 days delinquent	48	1,7%	18 690 129,89	1,6%
31-60 days delinquent	18	0,6%	10 916 605,14	0,9%
61-90 days delinquent	12	0,4%	5 198 187,80	0,4%
91-120 days delinquent	7	0,3%	6 796 457,83	0,57%
121 plus	33	1,2%	24 154 435,37	2,01%
<b>Total</b>	<b>2 795</b>	<b>100,0%</b>	<b>1 201 208 271,93</b>	<b>100,0%</b>
<b>Annualised Default Rate, on loans defaulted since issue date 05 December 2019</b>				<b>1,1%</b>

#### Defaults / Recoveries / Losses/ SIE for the Quarter:

	Number	Rand Value		Number	Rand Value
Defaults as at the end the month	40	30 950 893	Sales in Executions at the end the period	-	-
Cumulative Defaults since closing	139	82 483 246	Cumulative Sales In Execution since closing	-	-
Foreclosures at the end of the period	5	4 055 199	Losses at the end of the period		
Cumulative foreclosures since closing	74	43 458 285	Cumulative Losses since closing		



## Greenhouse Funding 5 (RF) Ltd

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### Arrears Reserve and PDL

31-Jan-2024

Reference		Current Level	Arrears Reserve Required Amount	Current amount	Unprovided due to Shortage of Funds
		Proportion of loans in default i.e. 90 days plus *			
1	Arrears Reserve	2,42%	5 032 710,64	5 032 710,64	

\* Arrears Reserve excludes deceased estates

PRINCIPAL DEFICIENCY LEDGER		Current
	Balance on PDL from the Prior Period	-
	Potential Redemption Amount	128 892 298
	Residual Cashflow after payment of or provision for items one to eight	211 248 133
	Principal Deficiency Value	-



## Greenhouse Funding 5 (RF) Ltd

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### Redraw and Liquidity position

31-Jan-2024

Redraw capacity in the portfolio at the reporting date:

Redraw Limit	At Closing	At Reporting Date	Movement (%)
	5-Dec-19	31-Jan-24	
Max Redraw	1 997 472	-	-100,00%
Min Redraw	-	141 845	0,00%
Ave. Redraw	86 321	396 457 494	459184,71%
Aggregate Redraw	281 232 638	1	-100,00%

Liquidity and Redraw reseves / facilities

Reserve	At Closing	Reserve Required Amounts	Current Reserves	Breach
Liquidity (2.75% of Outstanding Notes)	46 282 500	37 950 000	37 950 000	N
Redraw (2.25% of Outstanding Notes plus subordinated loans)	38 317 500	38 317 500	38 317 500	N



## Greenhouse Funding 5 (RF) Ltd

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### Portfolio Covenants

31-Jan-2024

#	Reference	Initial Level	Current Level	Breached
1	The proportion of the Principal Balances of the Loan Agreements in the Loan Portfolio concluded by <b>self-employed</b> Borrowers relative to the Principal Balances of all the Loan Agreements in the Loan Portfolio is <b>not more than 10%</b> .	1,06%	1,09%	N
2	The <b>Weighted Average Concession</b> of the Loan Agreements in the Loan Portfolio is not more than 0.2 percentage points more than the Weighted Average Concession of the Loan Agreements in the Initial Loan Portfolio.	0,22%	0,21%	N
3	The <b>Weighted Average LTV</b> Ratio of the Loan Agreements in the Loan Portfolio is not more than 1.0 percentage point more than the Weighted Average LTV Ratio of the Loan Agreements in the Initial Loan Portfolio, each calculated as at the later of the date of origination thereof and the Most Recent Evaluation Date.	59,15%	55,82%	N
4	The <b>Weighted Average PTI</b> Ratio of the Loan Agreements in the Loan Portfolio is not more than 1.0 percentage point more than the Weighted Average PTI Ratio of the Loan Agreements in the Initial Loan Portfolio, each calculated as at the later of the date of origination thereof and the Most Recent Evaluation Date.	18,85%	19,61%	N
5	The proportion of the Principal Balances of the Loan Agreements in the Loan Portfolio in respect of which Properties have been valued using, inter alia, an <b>AVM</b> relative to the Principal Balances of all the Loan Agreements in the Loan Portfolio is <b>not more than 75%</b> ; provided that such AVM must be provided by Lightstone Risk Management or such other entity as may be satisfactorily evaluated by the Rating Agencies.	42,77%	63,65%	N
6	The proportion of the Principal Balances of the Loan Agreements in the Loan Portfolio in respect of which the Properties securing such Loan Agreements are <b>not owner-occupied</b> relative to the Principal Balances of all the Loan Agreements in the Loan Portfolio is <b>not more than 35%</b> . Properties will be assumed not to be owner occupied if two or more Properties are registered in the name of the Borrower at the deeds office. Deeds office verification will be performed on or about the Cut-Off Date in order to qualify for acquisition by the Issuer on the Relevant Issue Date and on or about the Transfer Date in order to qualify for substitution after the Relevant Issue Date.	23,11%	15,84%	N

\* Note -The WALTV includes the potential REDRAWS





## Greenhouse Funding 5 (RF) Ltd

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### Loan Pool Characteristics

31-Jan-2024

#### Current Balance (Capital Outstanding):

Aggregate Current Balance	1 201 208 272
Average Current Balance	429 770
Min Current Balance	(687 540)
Max Current Balance	3 274 544
Weighted Ave LTV (cur) (Including redraws)	55,82%
Original Balance (Total Bond Registered):	

Aggregate Total Bond	2 153 942 047
Average Total Bond	770 641
Min Total Bond	1
Max Total Bond	51 823
Weighted Ave LTV (Original) (Including redraws)	75,46%

Number of Accounts (at Closing):	-
Number of Accounts (Current):	2 795

#### Fixed Rate Loans:

Proportion of Fixed Rate loans	1,33%
Treshold allowed to remain unhedged	5,00%
Nominal Value of Hedge Required	-
Nominal Value of Existing Hedge	-
Unhedged Excess exposure	-



**Greenhouse Funding 5 (RF) Ltd**  
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**Loan Pool Characteristics**

**31-Jan-2024**

**Distribution of Home Loan Size:**

Original Bond (R)	Number of Home Loans				Aggregate Drawn Balance of Home Loans (R)			
	At Closing	At Reporting Date		Increase (Decrease)	At Closing	At Reporting Date		Increase (Decrease)
	#	#	%		Value	Value	%	
<= 100000	115	622	22,25%	507	5 743 313	17 548 925	1,46%	11 805 612
100001 - 200000	632	449	16,06%	(183)	93 940 260	67 782 708	5,64%	(26 157 552)
200001 - 300000	566	315	11,27%	(251)	140 224 540	78 409 943	6,53%	(61 814 597)
300001 - 400000	368	238	8,52%	(130)	128 213 407	82 558 164	6,87%	(45 655 243)
400001 - 500000	318	254	9,09%	(64)	142 741 198	114 082 527	9,50%	(28 658 671)
500001 - 600000	272	168	6,01%	(104)	149 112 539	92 905 977	7,73%	(56 206 562)
600001 - 700000	197	137	4,90%	(60)	127 212 282	88 577 908	7,37%	(38 634 374)
700001 - 800000	173	114	4,08%	(59)	129 441 899	86 131 053	7,17%	(43 310 846)
800001 - 900000	162	111	3,97%	(51)	137 538 620	94 314 350	7,85%	(43 224 270)
900001 - 1000000	144	84	3,01%	(60)	136 262 319	79 753 735	6,64%	(56 508 585)
1000001 - 1100000	67	104	3,72%	37	70 221 079	109 986 495	9,16%	39 765 416
1100001 - 1200000	54	67	2,40%	13	62 088 093	76 254 289	6,35%	14 166 197
1200001 - 1300000	45	43	1,54%	(2)	55 696 558	53 502 120	4,45%	(2 194 439)
1300001 - 1400000	26	18	0,64%	(8)	35 307 111	24 099 872	2,01%	(11 207 239)
1400001 - 1500000	38	12	0,43%	(26)	54 976 363	17 321 378	1,44%	(37 654 985)
1500001 - 1600000	16	10	0,36%	(6)	24 706 030	15 436 730	1,29%	(9 269 300)
1600001 - 1700000	18	9	0,32%	(9)	29 680 940	14 957 281	1,25%	(14 723 659)
1700001 - 1800000	14	9	0,32%	(5)	24 440 248	15 700 289	1,31%	(8 739 959)
1800001 - 1900000	14	3	0,11%	(11)	25 938 926	5 600 670	0,47%	(20 338 257)
1900001 - 2000000	8	5	0,18%	(3)	15 685 375	9 733 029	0,81%	(5 952 346)
> 2000000	11	23	0,82%	12	26 997 279	56 550 828	4,71%	29 553 549
<b>Totals</b>	<b>3 258</b>	<b>2 795</b>	<b>100%</b>	<b>(463)</b>	<b>1 616 168 380</b>	<b>1 201 208 272</b>	<b>100%</b>	<b>(414 960 108)</b>



## Greenhouse Funding 5 (RF) Ltd

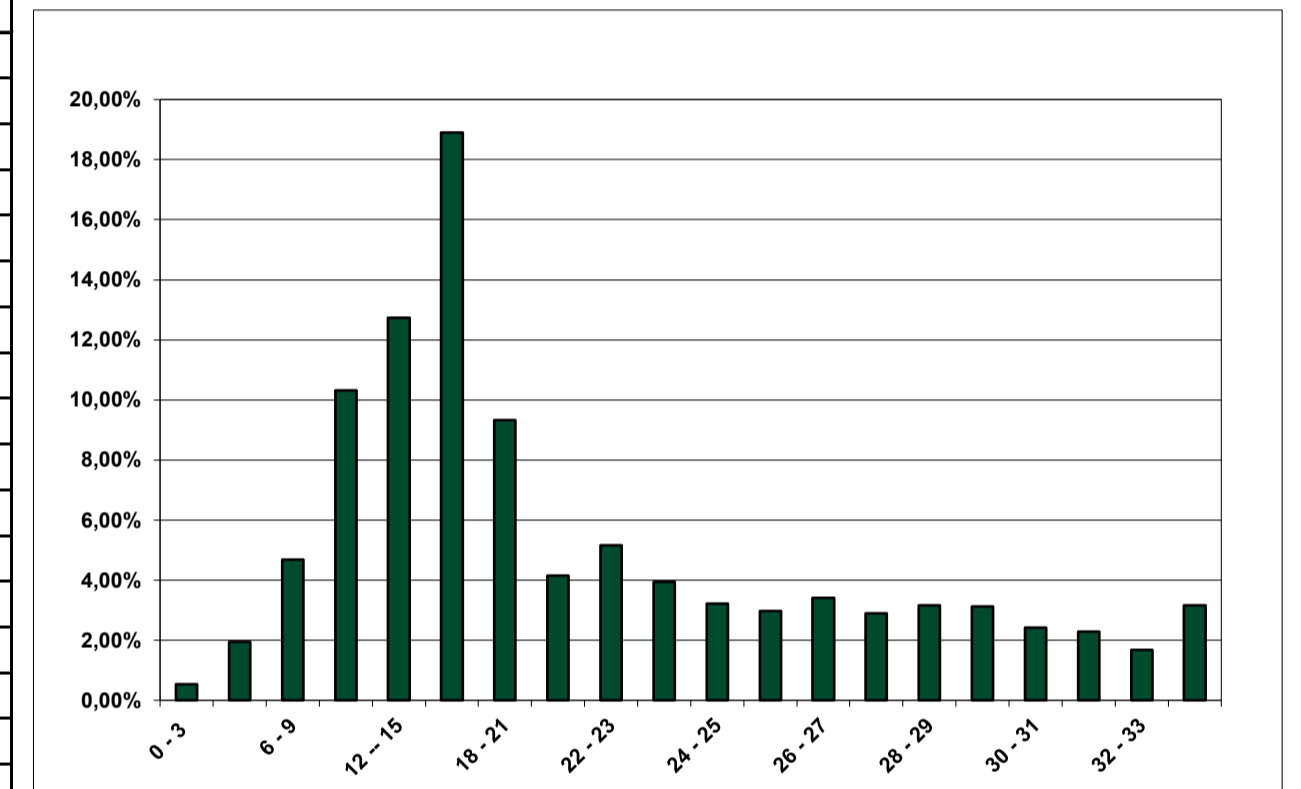
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### Loan Pool Characteristics

31-Jan-2024

#### Payment to Income:

PTI (%)	Number of Home Loans	Proportion of Total Number (%)	Aggregate Drawn Balance of Home Loans (R)	Proportion of Total Amount (%)
0 - 3	57	2,04%	6 481 467	0,54%
3 - 6	113	4,04%	23 319 045	1,94%
6 - 9	216	7,73%	56 305 654	4,69%
9 - 12	327	11,70%	124 020 871	10,32%
12 -- 15	347	12,42%	152 865 664	12,73%
15 - 18	501	17,92%	227 092 817	18,91%
18 - 21	238	8,52%	111 986 471	9,32%
21 - 22	104	3,72%	49 822 669	4,15%
22 - 23	109	3,90%	61 987 025	5,16%
23 - 24	90	3,22%	47 286 282	3,94%
24 - 25	84	3,01%	38 596 860	3,21%
25 - 26	79	2,83%	35 738 809	2,98%
26 - 27	87	3,11%	40 960 638	3,41%
27 - 28	83	2,97%	34 698 681	2,89%
28 - 29	75	2,68%	38 000 284	3,16%
29 - 30	92	3,29%	37 590 625	3,13%
30 - 31	67	2,40%	29 014 618	2,42%
31 - 32	50	1,79%	27 364 693	2,28%
32 - 33	32	1,14%	20 215 264	1,68%
> 33	44	1,57%	37 859 835	3,15%
<b>Totals</b>	<b>2 795</b>	<b>100%</b>	<b>1 201 208 272</b>	<b>100%</b>



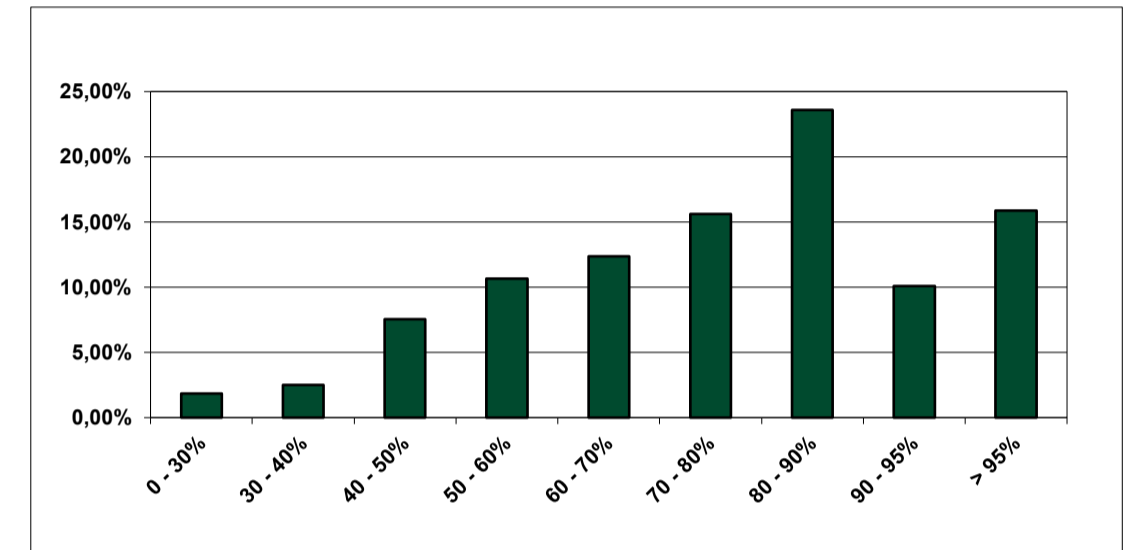


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**Loan Pool Characteristics** **31-Jan-2024**

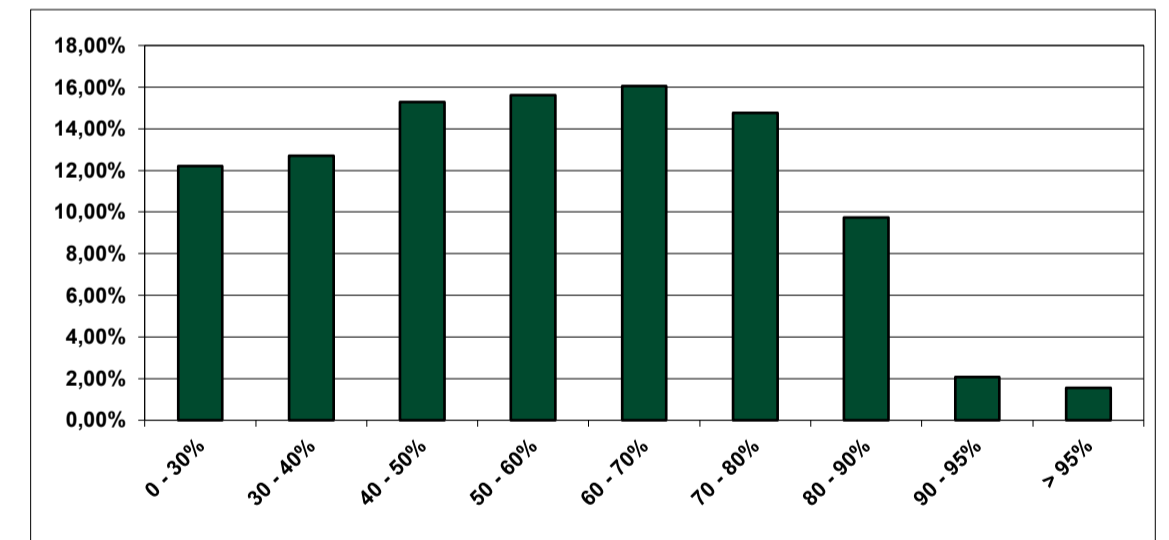
**Original Loan To Value Ratio :**

LTV (%)	Number of Home Loans	Proportion of Total Number (%)	Aggregate Drawn Balance of Home Loans (R)	Proportion of Total Amount (%)
0 - 30%	126	4,51%	22 204 820	1,85%
30 - 40%	121	4,33%	29 838 329	2,48%
40 - 50%	253	9,05%	90 375 164	7,52%
50 - 60%	318	11,38%	127 767 125	10,64%
60 - 70%	362	12,95%	148 666 820	12,38%
70 - 80%	397	14,20%	187 249 682	15,59%
80 - 90%	544	19,46%	283 325 025	23,59%
90 - 95%	315	11,27%	120 995 455	10,07%
> 95%	359	12,84%	190 785 852	15,88%
<b>Totals</b>	<b>2 795</b>	<b>100%</b>	<b>1 201 208 272</b>	<b>100%</b>



**Current Loan To Value Ratio: (LTV's calculated includes potential redraws)**

LTV (%)	Number of Home Loans	Proportion of Total Number (%)	Aggregate Drawn Balance of Home Loans (R)	Proportion of Total Amount (%)
0 - 30%	1 086	38,86%	146 582 610	12,20%
30 - 40%	422	15,10%	152 590 609	12,70%
40 - 50%	357	12,77%	183 492 486	15,28%
50 - 60%	292	10,45%	187 607 316	15,62%
60 - 70%	283	10,13%	192 983 322	16,07%
70 - 80%	206	7,37%	177 468 251	14,77%
80 - 90%	113	4,04%	116 809 429	9,72%
90 - 95%	24	0,86%	24 958 686	2,08%
> 95%	12	0,43%	18 715 565	1,56%
<b>Totals</b>	<b>2 795</b>	<b>100%</b>	<b>1 201 208 272</b>	<b>100%</b>





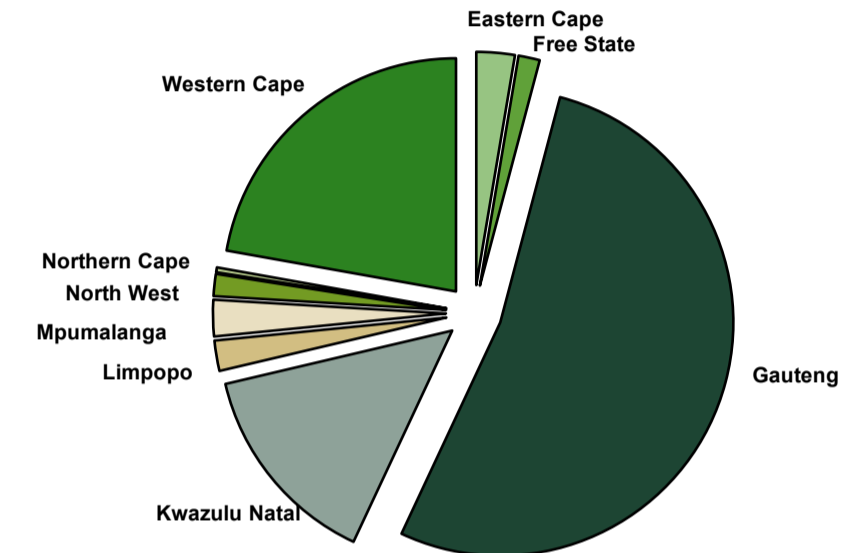
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**Loan Pool Characteristics**

**31-Jan-2024**

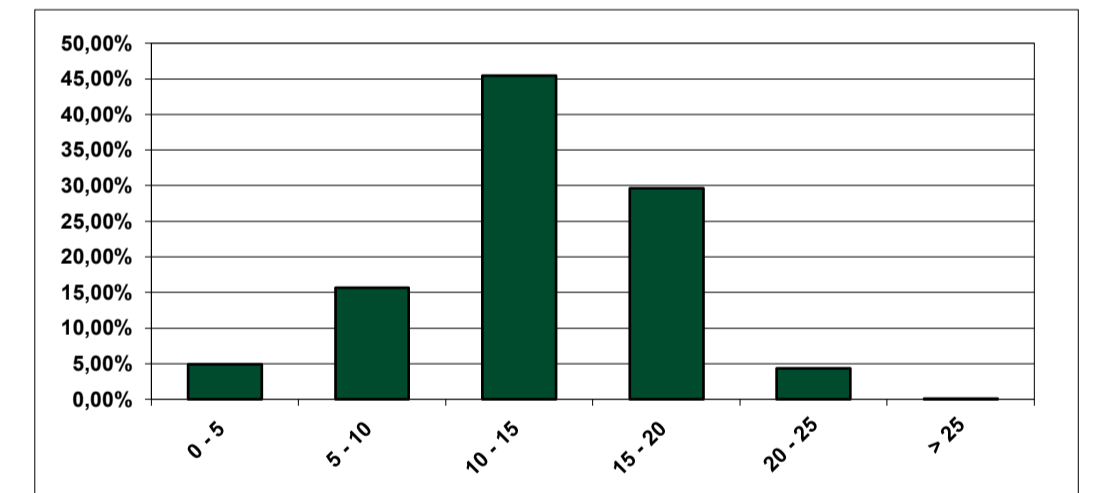
**Geographical Split by Province:**

Region	Number of Home Loans	Proportion of Total Number (%)	Aggregate Drawn Balance of Home Loans (R)	Proportion of Total Amount (%)
Eastern Cape	97	3,47%	31 920 087	2,66%
Free State	62	2,22%	17 753 634	1,48%
Gauteng	1 443	51,63%	634 585 728	52,83%
Kwazulu Natal	423	15,13%	172 462 152	14,36%
Limpopo	63	2,25%	25 260 867	2,10%
Mpumalanga	83	2,97%	30 284 722	2,52%
North West	62	2,22%	18 353 616	1,53%
Northern Cape	22	0,79%	4 036 911	0,34%
Western Cape	540	19,32%	266 550 555	22,19%
<b>Totals</b>	<b>2 795</b>	<b>100%</b>	<b>1 201 208 272</b>	<b>100%</b>



**Remaining Loan Maturity:**

Number of years to maturity	Number of Home Loans	Proportion of Total Number (%)	Aggregate Drawn Balance of Home Loans (R)	Proportion of Total Amount (%)
0 - 5	561	20,07%	58 756 599	4,89%
5 - 10	746	26,69%	187 854 079	15,64%
10 - 15	1 011	36,17%	545 435 229	45,41%
15 - 20	433	15,49%	355 827 667	29,62%
20 - 25	43	1,54%	52 255 045	4,35%
> 25	1	0,04%	1 079 652	0,09%
<b>Totals</b>	<b>2 795</b>	<b>100%</b>	<b>1 201 208 272</b>	<b>100%</b>





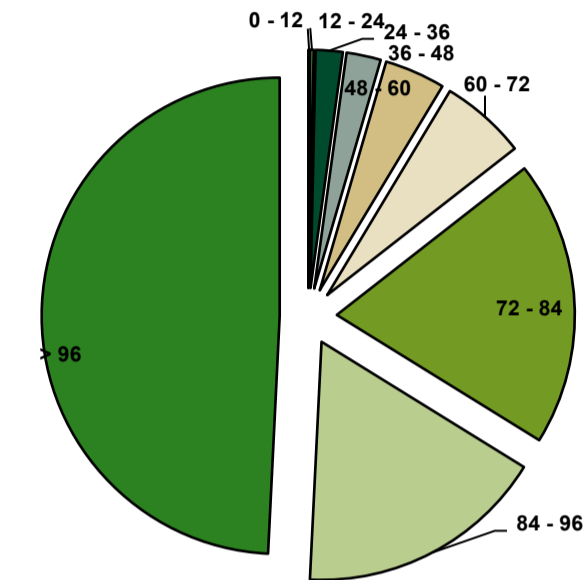
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**Loan Pool Characteristics**

**31-Jan-2024**

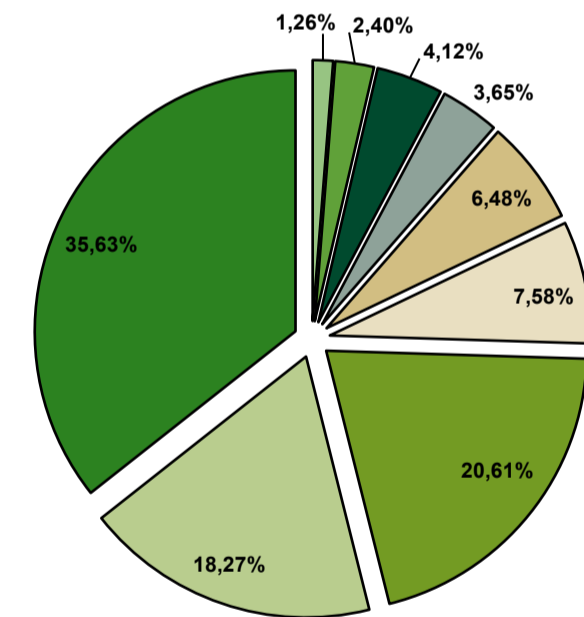
**Seasoning since inception: (time period the loan has been on Nedbanks books)**

Weighted Average Seasoning Since Inception					88
Number of Months	Number of Home Loans	Proportion of Total Number (%)	Aggregate Drawn Balance of Home Loans (R)	Proportion of Total Amount (%)	
0 - 12	1	0,04%	1 191 312	0,10%	
12 - 24	3	0,11%	2 910 871	0,24%	
24 - 36	21	0,75%	22 011 208	1,83%	
36 - 48	23	0,82%	28 036 229	2,33%	
48 - 60	43	1,54%	49 421 874	4,11%	
60 - 72	91	3,26%	70 003 645	5,83%	
72 - 84	366	13,09%	232 606 455	19,36%	
84 - 96	323	11,56%	203 791 006	16,97%	
> 96	1 924	68,84%	591 235 671	49,22%	
<b>Totals</b>	<b>2 795</b>	<b>100%</b>	<b>1 201 208 272</b>	<b>100%</b>	



**Seasoning since registration: (time period since most recent registration)**

Weighted Average Seasoning Since Registration					61
Number of Months	Number of Home Loans	Proportion of Total Number (%)	Aggregate Drawn Balance of Home Loans (R)	Proportion of Total Amount (%)	
0 - 12	15	0,54%	15 115 634	1,26%	
12 - 24	27	0,97%	28 783 573	2,40%	
24 - 36	49	1,75%	49 435 460	4,12%	
36 - 48	43	1,54%	43 904 064	3,65%	
48 - 60	93	3,33%	77 832 554	6,48%	
60 - 72	141	5,04%	91 105 680	7,58%	
72 - 84	422	15,10%	247 535 216	20,61%	
84 - 96	377	13,49%	219 511 535	18,27%	
> 96	1 628	58,25%	427 984 555	35,63%	
<b>Totals</b>	<b>2 795</b>	<b>100%</b>	<b>1 201 208 272</b>	<b>100%</b>	





## Greenhouse Funding 5 (RF) Ltd

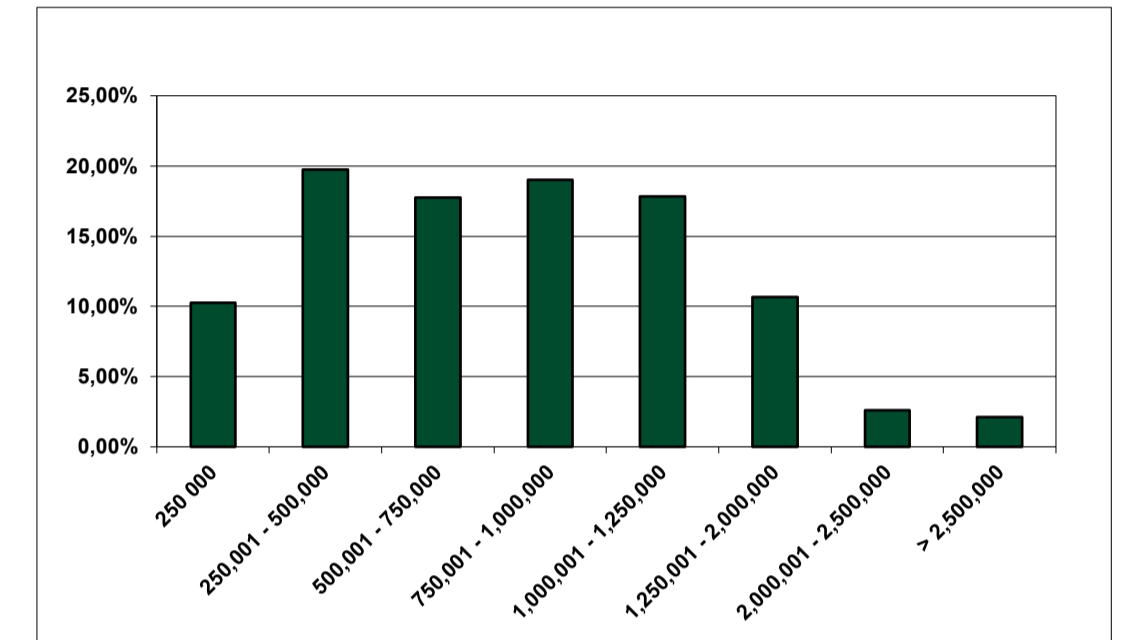
(Public Company incorporated in the Republic of South Africa under number 2014/211008/06)

### Loan Pool Characteristics

31-Jan-2024

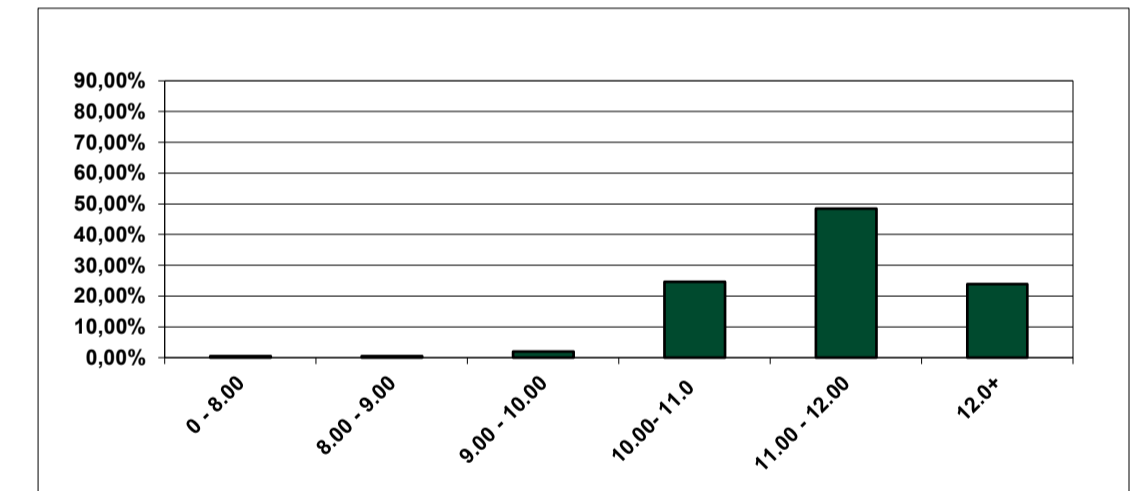
#### Outstanding Balance:

Home Loan (R)	Number of Home Loans	Proportion of Total Number (%)	Aggregate Drawn Balance of Home Loans (R)	Proportion of Total Amount (%)
250 000	1 240	44,36%	123 425 779	10,28%
250,001 - 500,000	638	22,83%	236 956 488	19,73%
500,001 - 750,000	349	12,49%	213 273 545	17,75%
750,001 - 1,000,000	265	9,48%	228 409 477	19,01%
1,000,001 - 1,250,000	194	6,94%	214 340 269	17,84%
1,250,001 - 2,000,000	86	3,08%	128 251 885	10,68%
2,000,001 - 2,500,000	14	0,50%	31 068 333	2,59%
> 2,500,000	9	0,32%	25 482 495	2,12%
<b>Totals</b>	<b>2 795</b>	<b>100%</b>	<b>1 201 208 272</b>	<b>100%</b>



#### Interest Rate Distribution (Prime =11,25%):

Rate Charged (%)	Number of Home Loans	Proportion of Total Number (%)	Aggregate Drawn Balance of Home Loans (R)	Proportion of Total Amount (%)
0 - 8.00	18	0,64%	5 511 685	0,46%
8.00 - 9.00	10	0,36%	5 060 368	0,42%
9.00 - 10.00	89	3,18%	24 638 727	2,05%
10.00- 11.0	842	30,13%	296 362 750	24,67%
11.00 - 12.00	1 146	41,00%	582 830 779	48,52%
12.0+	690	24,69%	286 803 963	23,88%
<b>Totals</b>	<b>2 795</b>	<b>100%</b>	<b>1 201 208 272</b>	<b>100%</b>





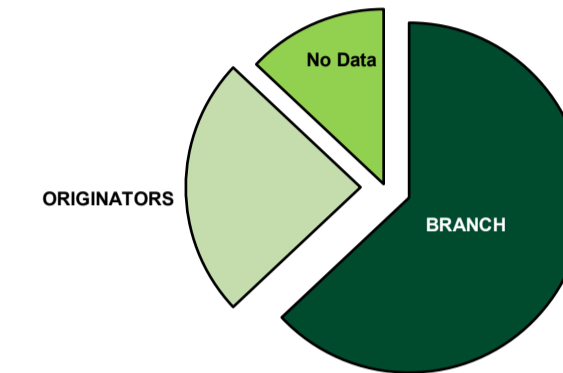
**Greenhouse Funding 5 (RF) Ltd**  
 (Public Company incorporated in the Republic of South Africa under number 2014/211008/06)

**Loan Pool Characteristics**

**31-Jan-2024**

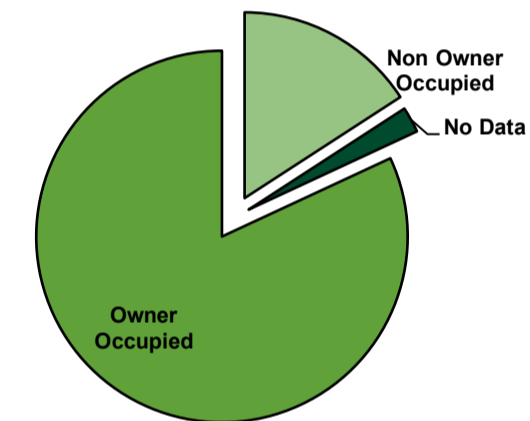
**Loan Originator Channel:**

Channel	Number of Home Loans	Proportion of Total Number (%)	Aggregate Drawn Balance of Home Loans (R)	Proportion of Total Amount (%)
BRANCH	1 744	63,00%	756 761 211	63,00%
ORIGINATORS	651	24,00%	288 289 985	24,00%
No Data	343	13,00%	156 157 075	13,00%
<b>Totals</b>	<b>2 795</b>	<b>100%</b>	<b>1 201 208 272</b>	<b>100%</b>



**Owner Occupancy Type:**

Method	Number of Home Loans	Proportion of Total Number (%)	Aggregate Drawn Balance of Home Loans (R)	Proportion of Total Amount (%)
Non Owner Occupied	607	21,72%	190 312 596	15,84%
No Data	112	4,01%	26 855 802	2,24%
Owner Occupied	2 076	74,28%	984 039 874	81,92%
<b>Totals</b>	<b>2 795</b>	<b>100%</b>	<b>1 201 208 272</b>	<b>100%</b>





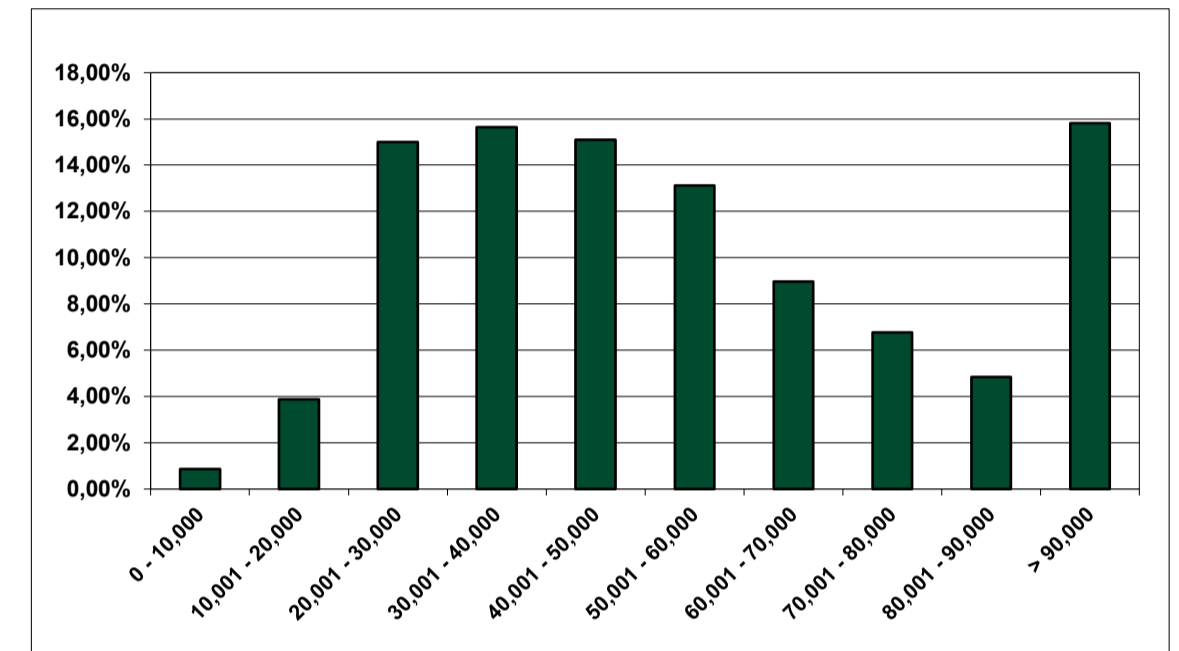


**Greenhouse Funding 5 (RF) Ltd**  
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**Loan Pool Characteristics** **31-Jan-2024**

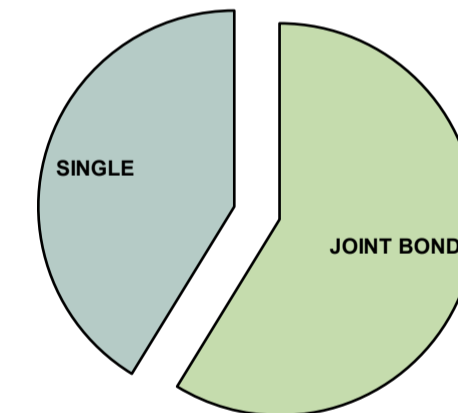
**Borrower's Income:**

Income bracket	Number of Home Loans	Proportion of Total Number (%)	Aggregate Drawn Balance of Home Loans (R)	Proportion of Total Amount (%)
0 - 10,000	44	1,57%	10 377 089	0,86%
10,001 - 20,000	334	11,95%	46 624 147	3,88%
20,001 - 30,000	649	23,22%	180 318 917	15,01%
30,001 - 40,000	500	17,89%	187 828 256	15,64%
40,001 - 50,000	387	13,85%	181 442 923	15,11%
50,001 - 60,000	286	10,23%	157 474 746	13,11%
60,001 - 70,000	164	5,87%	107 710 621	8,97%
70,001 - 80,000	119	4,26%	81 473 511	6,78%
80,001 - 90,000	81	2,90%	58 123 822	4,84%
> 90,000	231	8,26%	189 834 239	15,80%
<b>Totals</b>	<b>2 795</b>	<b>100%</b>	<b>1 201 208 272</b>	<b>100%</b>



**Single or Joint Bond:**

Method	Number of Home Loans	Proportion of Total Number (%)	Aggregate Drawn Balance of Home Loans (R)	Proportion of Total Amount (%)
JOINT BOND	1 502	53,74%	705 789 166	58,76%
SINGLE	1 293	46,26%	495 419 106	41,24%
<b>Totals</b>	<b>2 795</b>	<b>100%</b>	<b>1 201 208 272</b>	<b>100%</b>





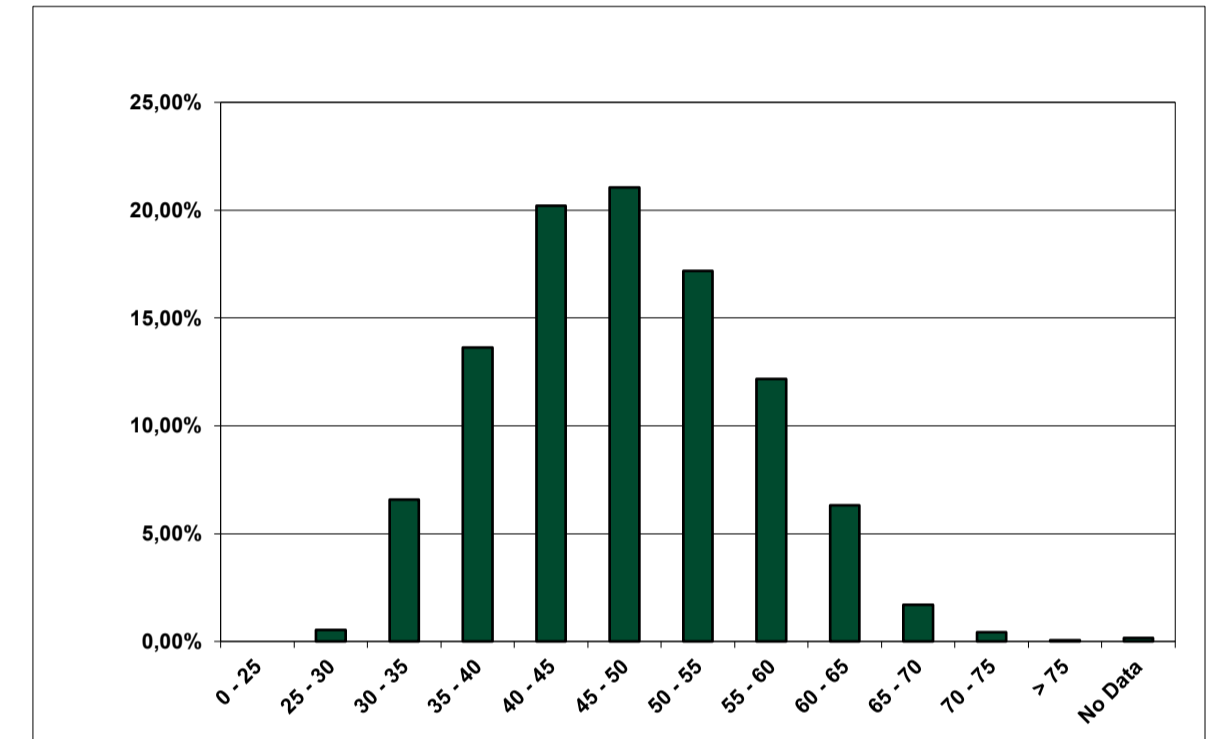
**Greenhouse Funding 5 (RF) Ltd**  
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**Loan Pool Characteristics**

**31-Jan-2024**

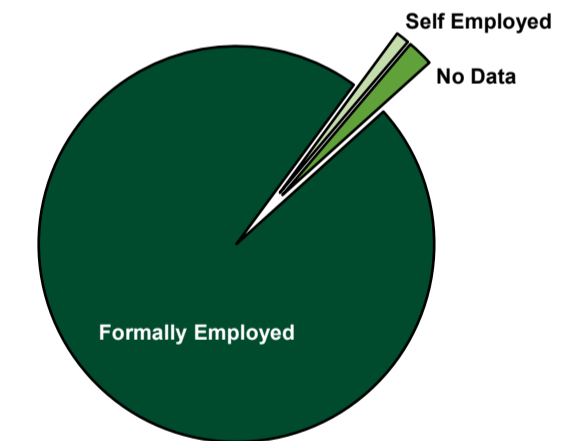
**Borrower's Age:**

Age bracket	Number of Home Loans	Proportion of Total Number (%)	Aggregate Drawn Balance of Home Loans (R)	Proportion of Total Amount (%)
0 - 25	-	0,00%	-	0,00%
25 - 30	10	0,36%	6 336 095	0,53%
30 - 35	124	4,44%	79 049 387	6,58%
35 - 40	264	9,45%	163 867 618	13,64%
40 - 45	420	15,03%	242 650 253	20,20%
45 - 50	520	18,60%	252 865 868	21,05%
50 - 55	527	18,86%	206 263 036	17,17%
55 - 60	395	14,13%	146 229 783	12,17%
60 - 65	327	11,70%	75 757 438	6,31%
65 - 70	149	5,33%	20 475 923	1,70%
70 - 75	41	1,47%	5 200 750	0,43%
> 75	8	0,29%	609 665	0,05%
No Data	10	0,36%	1 902 457	0,16%
<b>Totals</b>	<b>2 795</b>	<b>100%</b>	<b>1 201 208 272</b>	<b>100%</b>



**Owner Employment Status:**

Method	Number of Home Loans	Proportion of Total Number (%)	Aggregate Drawn Balance of Home Loans (R)	Proportion of Total Amount (%)
Formally Employed	2 653	94,92%	1 162 487 012	96,78%
Self Employed	43	1,54%	13 113 851	1,09%
No Data	99	3,54%	25 607 408	2,13%
<b>Totals</b>	<b>2 795</b>	<b>100%</b>	<b>1 201 208 272</b>	<b>100%</b>





**Greenhouse Funding 5 (RF) Ltd**  
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**Loan Pool Characteristics**

**31-Jan-2024**

**Property Valuation Method:**

Method	Number of Home Loans	Proportion of Total Number (%)	Aggregate Drawn Balance of Home Loans (R)	Proportion of Total Amount (%)
Desktop	1 531	54,78%	764 625 000,22	63,65%
Physical	1 227	43,90%	420 746 677,26	35,03%
No Data	37	1,32%	15 836 594,46	1,32%
<b>Totals</b>	<b>2 795</b>	<b>100%</b>	<b>1 201 208 272</b>	<b>100%</b>

