

# NQABA FINANCE 1 (RF) LIMITED

## INVESTOR REPORT 23 AUGUST 2022 TO 22 NOVEMBER 2022

### COVID 19 AND MARKET DISRUPTION NOTICE

The outbreak of the COVID-19 coronavirus has resulted in disruption to business activity globally and market volatility, since mid-January 2020. On 27 March 2020, South Africa's sovereign credit rating was downgraded to sub-investment grade.

These factors contributed to the inability of Nqaba to refinance R459 million Notes which matured on 22 May 2020 and a further R210 million (original issued value) on 22 May 2021. These are not events of default.

On 31 July 2020, the aggregate principal balances of home loans owned by the Issuer which were in arrears for more than 3 months, exceeded 2.5% of the aggregate principal balances of the home loans. This is an Early Amortisation Event but is also not an event of default.

On 31 July 2022, the payroll deduction percentage portfolio covenant was breached (see page 3). The percentage was 89.79% compared to the 90% portfolio covenant. This breach is also not an event of default.

With effect from 26 August 2022 (being the date agreed with GCR Ratings), the required minimum percentage has been lowered by 1%, from 90% to 89%, in accordance with the definition of "Required Minimum Payroll Deduction Percentage" per clause 1.240, read with the definition of "Most Recent Evaluation Date" per clause 1.164 of the Nqaba Asset Backed Note Programme. The breach of this covenant has thus been remedied with effect from that date.

On 29 November 2022, the Noteholders agreed a further reduction of the minimum payroll deduction percentage to 87%, along with a reduction in the percentage of Required Direct Eskom Employees from 86% to 84%. The definition of Required Direct Employees Percentage was amended to correct an allowable "increase" to the intended "decrease" in the percentage from that determined at the previous Credit Enhancement Determination Date - see page 18.

In terms of the Programme Memorandum, the Issuer has to use funds in the Pre-Enforcement Priority of Payments applicable during the Amortisation Period, to make Mandatory Redemptions in part of all notes (in reducing order of rank and pari passu if of equal rank). Consequently, the Issuer is unable to purchase further assets to top-up the pool and cannot pay interest on the subordinated loan.

In terms of the Applicable Pricing Supplements, there have been changes to the interest payable on the Matured Notes and, for certain notes, also from the start of the amortisation period, as detailed on page 12 of this report.

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**Investor Report**  
**for the period ending 22 November 2022**

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**Copies of Nqaba Investor Reports are available from:**

The South African Securitisation Forum: <http://www.sasf.co.za/investorreporting.htm>

Eskom Holdings SOC Ltd: <http://www.eskom.co.za/OurCompany/Investors/NqabaFin1/Pages/Nquaba-Investor-Reports.aspx>

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## NQABA FINANCE 1 (RF) LIMITED

### Counterparties and salient information

Issuer	Nqaba Finance 1 (RF) Ltd (Nqaba)	Financial year end: 31 March		
Issuer Owner Trust	Nqaba Finance 1 Owner Trust (Trustee: Stonehage Fleming Corporate Services (Pty) Ltd)			
Security SPV	Nqaba Finance 1 Security SPV (RF) (Pty) Ltd			
Security SPV Owner Trust	Nqaba Finance 1 Security SPV Owner Trust (Trustee: Maitland Group South Africa Ltd)			
Programme manager	Absa Corporate and Investment Bank (Absa CIB) (a division of Absa Bank Ltd (Absa)) <sup>1</sup>			
Back-up servicer	Absa Home Loans (a division of Absa)			
Rating agency (Notes)	GCR Ratings from April 2022	<b>Moody's ratings</b>		
Originator and Seller	Eskom Finance Company SOC Limited (EFC) <sup>2</sup>	<b>Required</b>	<b>Current</b>	<b>Breach</b>
Borrowers' employer	Eskom Holdings SOC Limited (Eskom) long term corporate family rating	Caa1	Caa1	No
Liquidity and redraw facility provider	Absa CIB	A1.za/P-2.za	Aa1.za	No
Account bank	Absa	A1.za/P-2.za	Aa1.za	No
Guaranteed Investment Contract (GIC) provider	Absa CIB	A1.za/P-2.za	Aa1.za	No
Swap provider (Derivative counterparty)	Absa CIB (all swaps terminated 22/05/2020)	A1.za/P-2.za	Aa1.za	No

<sup>1</sup> Absa CIB is also the Lead Arranger, Dealer, Administrator, Calculation Agent and Debt Sponsor

<sup>2</sup> EFC is also the Servicer and Subordinated Lender

Currency	South African Rand (ZAR or R)
Transaction type	Traditional Securitisation (originally Revolving; Early Amortisation from 31 July 2020)
Transaction close date	Wednesday, 31 May 2006
Programme size	R5 000 000 000
Outstanding Notes	R 1 047 601 523
Note profile	Interest only; bullet redemption. From 31 July 2020, Notes are being partially redeemed as the scheme has moved to early amortisation.
Subordinated loan	R 290 000 000
Interest payment dates	22nd day of February, May, August and November
Business day convention	Succeeding business day
Day count	Actual 365
Current interest accrual period	23 August 2022 to 21 November 2022 (92 days inclusive)
Current interest payment date	Tuesday, 22 November 2022
Next interest payment date	Wednesday, 22 February 2023
Asset class	Residential Mortgage Backed Securities in an evergreen revolving structure. Scheme moved to early amortisation from 31 July 2020.
Repayment type	Fully amortising equal monthly interest and principal payments
Current collection period	01 August 2022 to 31 October 2022 (92 days)
Current determination date	Monday, 31 October 2022

#### Transaction overview

The collateral home loans comprise amortising loans originated by EFC to direct employees of Eskom and a limited number of loans to employees of other Eskom group companies. The loans are advanced to borrowers for the purchase of immovable residential property (including Sectional Title property) situated in South Africa, against the security of mortgage bonds registered over the properties in favour of the Home Loan Lender (initially the Seller, subsequently the Issuer). Most loan payments are subsidised by Eskom and are serviced through salary deductions. In the revolving period, qualifying home loans are purchased each month from EFC to top up the asset pool but in the Amortising Period, funds must be applied to the redemption of Notes, so no further loans can be purchased.

Note that substitutions are not allowed in terms of South African securitisation legislation as the Issuer is not a Bank.

**NB: Please refer to the Transaction Documents, including the Applicable Pricing Supplements, for full details.**

**NQABA FINANCE 1 (RF) LIMITED**

**Collateral portfolio characteristics**

	Current period		Previous period		Transaction close	
	01/08/2022 to 31/10/2022		01/05/2022 to 31/07/2022		31/05/2006	
Collection period:	R	Loans	R	Loans	R	Loans
<b>Balance brought forward</b>	1 482 125 472	5 171	1 527 726 010	5 343	-	-
Instalments received	(49 201 472)		(47 474 832)			
Interest charged	32 249 705		28 762 381			
Insurance charged	2 835 716		850 794			
Valuation fees	51 451		113 890			
Principal repaid	(14 064 600)		(17 747 768)			
Unscheduled repayments (prepayments)	(38 103 167)	(129)	(45 368 205)	(172)		
Total Principal collections	(52 167 768)		(63 115 973)			
New loans purchased	-	-	-	-	1 370 652 558	8 382
Advances and redraws	14 137 325		17 604 891			
Loan losses written off	(1 372 863)		(89 457)			
Loan losses recovered	-		-			
Interest adjustments	-		-			
<b>Balance at end of period</b>	<b>1 442 722 167</b>	<b>5 042</b>	<b>1 482 125 472</b>	<b>5 171</b>	<b>1 370 652 558</b>	<b>8 382</b>
Original value of loans advanced	1 933 501 580		1 972 053 090			
Latest current valuations of properties	3 553 135 269		3 629 846 930			
Weighted average number of months since last valuation	109		108			
Indexed values of properties	5 090 842 000		5 207 387 000			
Weighted average seasoning (months)	160		157		65	
Weighted average term to maturity (months)	187		189		261	
Largest asset value	3 001 089		2 903 388		N/A	
Months in the period	3		3		Since transaction close	197
Loan book balance used as denominator for CPR and DR percentages below	1 482 125 472		1 527 726 010		1 482 125 472	
Prepayments	38 103 167		45 368 205		2 769 217 336	
Annualised constant prepayment rate (CPR)	10.3%		11.9%		11.4%	
Loan losses	1 372 863		89 457		15 701 762	
Annualised default rate (DR)	0.371%		0.023%		0.064%	

**Properties in possession**

	Current period		Previous period	
	01/08/2022 to 31/10/2022		01/05/2022 to 31/07/2022	
Collection period:	R	Loans	R	Loans
Properties in possession at start of period	700 000	2	700 000	2
Changes	1 540 000	2	-	-
Properties in possession at end of period	<b>2 240 000</b>	<b>4</b>	<b>700 000</b>	<b>2</b>

**Related portfolio covenants**

During the Revolving Period, the Issuer may purchase additional home loans in terms of the home loan sale agreement if, immediately following such acquisition on the relevant transfer date, the following portfolio covenants are satisfied. In the Amortising Period, no additional home loans may be acquired but the covenants are provided for comparative purposes:

	Current period		Previous period		Transaction close	
	01/08/2022 to 31/10/2022		01/05/2022 to 31/07/2022		31/05/2006	
Collection period:	Required	Actual	Required	Actual	Required	Actual
Weighted average Original Loan to Value (%)	=< 93.0	90.6	=< 93.0	90.4	=< 93.6	92.5
Weighted average Current Loan to Value (%)	=< 73.0	65.8	=< 73.0	66.2	=< 76.5	75.9
Weighted average Payment to Income (%)	=< 18.0	11.6	=< 18.0	11.2	=< 17.4	16.5
Minimum payroll deduction (number) (%) <sup>1</sup>	=> 89.0	89.5	=< 90.0	<b>89.8</b>	=< 97.0	100.0
Maximum second property loans (number) (%) <sup>2</sup>	=< 8.5	3.4	=< 8.5	3.3	=< 7.5	1.5
Minimum direct Eskom employees (number) (%) <sup>3</sup>	=> 86.0	87.9	=> 86.0	88.1	=> 85.0	100.0
Average outstanding balance	=< R 400 000	R 286 141	=< R 400 000	R 286 623	=< R300 000	R 163 523

<sup>1</sup> This percentage was changed on 26/08/2022 and will reduce to 87% on 30/11/2022 <sup>2</sup> Includes second property loans in EFC loan book <sup>3</sup> This percentage will reduce to 84% on 30/11/2022

**As noted above, the issuer was already restricted from purchasing additional home loans as an Early Amortisation event has occurred.**

**Related early amortisation events**

1. If the Required Interest Margin on both tests on interest payment date as determined below, is not achieved:

	Current period		Previous period		Transaction close	
	01/08/2022 to 31/10/2022		01/05/2022 to 31/07/2022		31/05/2006	
Collection period:	Required	Actual	Required	Actual	Required	Actual
12 month rolling average rates:						
Weighted average home loan rate		7.53%		6.97%		
3 month Jibar daily rate		4.76%		4.15%		
Margin	=> 2.15%	2.77%	=> 2.15%	2.82%		
<b>And</b>						
Current actual rates at interest payment date:						
Weighted average home loan rate		9.25%		7.75%		9.64%
3 month Jibar rate		5.74%		4.88%		7.70%
Margin	=> 2.15%	3.51%	=> 2.15%	2.87%	=> 1.8%	1.94%

2. If the weighted average current Loan to Value ratio exceeds the required weighted average Current Loan to Value ratio by more than 10%:

	Current period		Previous period	
	01/08/2022 to 31/10/2022		01/05/2022 to 31/07/2022	
Collection period:	Required	Actual	Required	Actual
Weighted average Current Loan to Value (%)	=< 83.0	65.8	=< 83.0	66.2

**Result: No early amortisation events have occurred on these triggers - but see arrears trigger test result on page 8.**

**NQABA FINANCE 1 (RF) LIMITED**

**Portfolio stratification tables at determination date 31/10/2022**

Red figures correspond to current portfolio covenant tests

	Current balance		Number of loans		Latest current	Weighted	Indexed	Weighted	Weighted	Weighted	Weighted
	R	%	R	%	valuation	average	valuation	average	average	average	average
					R	current LTV	R	indexed	interest	seasoning	term to
						%		LTV	rate	Months	maturity
								%	%		Months
<b>Original Loan to Value</b>											
0% - 30%	17 378 901	1.2%	117	2.3%	106 045 500	35.6%	147 045 000	29.2%	9.0%	240	114
30% - 50%	39 017 688	2.7%	186	3.7%	183 586 000	43.1%	241 992 000	37.9%	9.5%	197	152
50% - 70%	110 551 974	7.7%	404	8.0%	367 381 397	49.1%	486 764 000	43.6%	9.3%	152	169
70% - 80%	124 379 765	8.6%	348	6.9%	319 057 900	58.1%	425 026 000	50.7%	9.2%	147	190
80% - 90%	216 337 370	15.0%	549	10.9%	475 812 175	66.3%	654 139 000	57.8%	9.2%	129	205
90% - 100%	470 950 705	32.6%	1 592	31.6%	1 088 739 008	68.4%	1 558 871 000	57.4%	9.2%	148	199
100%+	464 105 764	32.2%	1 846	36.6%	1 012 513 288	71.5%	1 577 005 000	57.4%	9.3%	185	177
<b>Total</b>	<b>1 442 722 167</b>	<b>100.0%</b>	<b>5 042</b>	<b>100.0%</b>	<b>3 553 135 269</b>	<b>65.7%</b>	<b>5 090 842 000</b>	<b>55.0%</b>	<b>9.2%</b>	<b>160</b>	<b>187</b>
<b>Weighted average</b>		<b>90.6%</b>									
<b>Current Loan to Value</b>											
0% - 30%	143 269 572	9.9%	2 235	44.3%	1 514 298 607	18.9%	2 398 024 000	15.9%	9.1%	234	101
30% - 50%	229 381 796	15.9%	726	14.4%	574 719 573	40.8%	820 008 000	32.0%	9.2%	192	145
50% - 70%	407 281 121	28.2%	864	17.1%	671 897 569	61.1%	895 448 000	49.6%	9.2%	161	186
70% - 80%	281 782 424	19.5%	545	10.8%	374 700 240	75.3%	477 685 000	61.5%	9.3%	137	214
80% - 90%	253 206 564	17.6%	472	9.4%	299 040 596	84.8%	369 671 000	70.5%	9.5%	123	229
90% - 100%	79 069 949	5.5%	142	2.8%	84 977 183	93.1%	96 210 000	84.0%	9.6%	105	253
100%+	48 730 740	3.4%	58	1.2%	33 501 500	158.8%	33 796 000	157.5%	8.4%	184	175
<b>Total</b>	<b>1 442 722 167</b>	<b>100.0%</b>	<b>5 042</b>	<b>100.0%</b>	<b>3 553 135 269</b>	<b>65.7%</b>	<b>5 090 842 000</b>	<b>55.0%</b>	<b>9.2%</b>	<b>160</b>	<b>187</b>
<b>Payment to income ratio</b>											
0% - 5%	229 614 593	15.9%	2 477	49.1%	1 393 976 893	45.6%	2 343 811 000	31.1%	8.9%	204	159
5% - 10%	510 474 126	35.4%	1 420	28.2%	1 048 719 809	62.8%	1 447 837 000	50.0%	9.2%	168	184
10% - 15%	411 828 252	28.5%	725	14.4%	670 966 519	71.6%	809 776 000	61.4%	9.3%	142	200
15% - 20%	192 042 040	13.3%	268	5.3%	296 836 782	75.3%	338 215 000	69.5%	9.4%	126	205
20% - 25%	54 564 842	3.8%	76	1.5%	80 301 084	75.6%	83 600 000	73.5%	9.8%	117	209
25% - 30%	19 536 325	1.4%	29	0.6%	24 689 725	102.1%	24 887 000	101.8%	9.8%	161	184
30%+	24 661 988	1.7%	47	0.9%	37 644 456	86.7%	42 716 000	81.1%	10.2%	204	138
<b>Total</b>	<b>1 442 722 167</b>	<b>100.0%</b>	<b>5 042</b>	<b>100.0%</b>	<b>3 553 135 269</b>	<b>65.7%</b>	<b>5 090 842 000</b>	<b>55.0%</b>	<b>9.2%</b>	<b>160</b>	<b>187</b>
<b>Weighted average</b>		<b>11.6%</b>									
<b>Payment method</b>											
Payroll Deduction	1 249 796 406	86.6%	4 514	<b>89.5%</b>	3 181 042 461	62.8%	4 616 460 000	50.9%	9.1%	156	191
Other	192 925 761	13.4%	528	10.5%	372 092 808	84.5%	474 382 000	81.4%	10.1%	184	168
<b>Total</b>	<b>1 442 722 167</b>	<b>100.0%</b>	<b>5 042</b>	<b>100.0%</b>	<b>3 553 135 269</b>	<b>65.7%</b>	<b>5 090 842 000</b>	<b>55.0%</b>	<b>9.2%</b>	<b>160</b>	<b>187</b>
<b>Borrower employment status</b>											
Direct Eskom	1 215 366 443	84.2%	4 433	<b>87.9%</b>	3 124 527 749	62.3%	4 538 039 000	50.4%	9.1%	158	189
Other group co.	54 047 099	3.7%	160	3.2%	104 075 377	71.9%	140 292 000	62.7%	9.3%	127	218
Other	173 308 625	12.0%	449	8.9%	324 532 142	87.5%	412 511 000	84.4%	10.3%	184	170
<b>Total</b>	<b>1 442 722 167</b>	<b>100%</b>	<b>5 042</b>	<b>100%</b>	<b>3 553 135 269</b>	<b>65.7%</b>	<b>5 090 842 000</b>	<b>55.0%</b>	<b>9.2%</b>	<b>160</b>	<b>187</b>

**NQABA FINANCE 1 (RF) LIMITED**

**Portfolio stratification tables at determination date 31/10/2022**

Red figures correspond to current portfolio covenant tests

	Current balance		Number of loans		Latest current valuation	Weighted average current LTV	Indexed valuation	Weighted average indexed LTV	Weighted average interest rate	Weighted average seasoning Months	Weighted average term to maturity Months
	R	%	R	%	R	%	R	%	%	Months	Months
<b>Loan balance (R'000)</b>											
0 - 100	49 485 270	3.4%	1 920	38.1%	998 737 689	20.2%	1 707 514 000	11.1%	9.4%	262	75
100 - 200	93 029 994	6.4%	629	12.5%	341 066 821	40.3%	542 617 000	25.8%	9.4%	221	126
200 - 300	142 551 983	9.9%	573	11.4%	335 389 072	53.8%	493 406 000	38.0%	9.4%	189	159
300 - 400	181 931 374	12.6%	522	10.4%	360 373 766	62.1%	513 372 000	46.8%	9.4%	173	177
400 - 500	188 592 881	13.1%	419	8.3%	321 813 161	66.8%	421 885 000	53.6%	9.4%	163	191
500 - 700	288 877 933	20.0%	491	9.7%	461 257 261	69.8%	573 100 000	59.0%	9.3%	147	205
700 - 1000	241 934 549	16.8%	293	5.8%	353 511 366	75.4%	412 734 000	68.7%	9.2%	131	214
1000 - 1500	188 993 602	13.1%	160	3.2%	287 206 625	75.8%	321 947 000	70.3%	9.0%	123	216
1500+	67 324 580	4.7%	35	0.7%	93 779 509	84.5%	104 267 000	80.0%	8.4%	151	186
<b>Total</b>	<b>1 442 722 167</b>	<b>100.0%</b>	<b>5 042</b>	<b>100.0%</b>	<b>3 553 135 269</b>	<b>65.7%</b>	<b>5 090 842 000</b>	<b>55.0%</b>	<b>9.2%</b>	<b>160</b>	<b>187</b>
<b>Average balance</b>	<b>286 141</b>										
<b>Interest rate</b>											
0% - 6%	19 609 358	1.4%	33	0.7%	19 630 000	158.2%	22 427 000	169.0%	0.0%	213	141
6% - 8%	42 778 548	3.0%	172	3.4%	162 355 051	50.6%	248 759 000	38.7%	8.0%	170	146
8% - 10%	1 239 604 187	85.9%	4 526	89.8%	3 130 133 575	63.0%	4 547 836 000	51.2%	9.2%	156	191
>10.0%	140 730 074	9.8%	311	6.2%	241 016 642	81.3%	271 820 000	77.2%	11.7%	177	179
<b>Total</b>	<b>1 442 722 167</b>	<b>100.0%</b>	<b>5 042</b>	<b>100.0%</b>	<b>3 553 135 269</b>	<b>65.7%</b>	<b>5 090 842 000</b>	<b>55.0%</b>	<b>9.2%</b>	<b>160</b>	<b>187</b>
<b>Seasoning</b>											
0 - 12 months	-	0.0%	-	0.0%	-	0.0%	-	0.0%	0.0%	-	-
12 - 24 months	-	0.0%	-	0.0%	-	0.0%	-	0.0%	0.0%	-	-
24 - 36 months	3 090 005	0.2%	7	0.1%	11 270 000	54.9%	11 270 000	54.9%	9.1%	34	228
36 - 48 months	24 849 370	1.7%	41	0.8%	39 912 000	71.7%	39 912 000	71.7%	9.3%	42	247
48 - 60 months	45 054 572	3.1%	68	1.3%	73 550 000	75.1%	73 550 000	75.1%	9.4%	54	249
60 - 120 months	335 769 415	23.3%	549	10.9%	572 659 298	72.6%	640 046 000	66.3%	9.3%	93	234
120+ months	1 033 958 804	71.7%	4 377	86.8%	2 855 743 971	62.9%	4 326 064 000	50.0%	9.2%	189	168
<b>Total</b>	<b>1 442 722 167</b>	<b>100.0%</b>	<b>5 042</b>	<b>100.0%</b>	<b>3 553 135 269</b>	<b>65.7%</b>	<b>5 090 842 000</b>	<b>55.0%</b>	<b>9.2%</b>	<b>160</b>	<b>187</b>
<b>Region</b>											
Eastern Cape	63 799 037	4.4%	235	4.7%	170 735 900	73.6%	234 664 000	62.3%	9.0%	182	169
Free State	64 768 635	4.5%	253	5.0%	154 500 709	63.2%	239 287 000	51.9%	9.3%	163	183
Gauteng	670 202 225	46.5%	1 873	37.1%	1 551 974 873	64.6%	2 199 814 000	55.0%	9.2%	151	193
Kwazulu Natal	79 745 892	5.5%	318	6.3%	216 158 173	65.6%	321 634 000	53.9%	9.5%	174	177
Limpopo Province	51 302 577	3.6%	235	4.7%	138 693 399	60.6%	202 342 000	48.8%	9.4%	168	182
Mpumalanga	268 599 156	18.6%	1 258	25.0%	684 805 353	67.2%	1 006 146 000	55.3%	9.3%	168	181
North West	30 777 584	2.1%	137	2.7%	58 797 838	71.5%	98 324 000	57.8%	9.7%	172	174
Northern Cape	15 995 288	1.1%	105	2.1%	50 798 893	69.4%	77 211 000	56.3%	9.4%	173	177
Western Cape	197 531 774	13.7%	628	12.5%	526 670 131	65.4%	711 420 000	54.7%	9.2%	156	193
<b>Total</b>	<b>1 442 722 167</b>	<b>100.0%</b>	<b>5 042</b>	<b>100.0%</b>	<b>3 553 135 269</b>	<b>65.7%</b>	<b>5 090 842 000</b>	<b>55.0%</b>	<b>9.2%</b>	<b>160</b>	<b>187</b>
<b>Property type</b>											
House (Freehold)	1 115 800 093	77.3%	4 089	81.1%	2 827 363 708	64.2%	4 062 655 000	53.3%	9.3%	166	181
Multi-unit (Sectional Title)	248 472 522	17.2%	732	14.5%	452 637 802	74.7%	652 753 000	64.0%	9.3%	133	216
House (Complex)	9 271 992	0.6%	18	0.4%	18 200 000	63.3%	24 088 000	52.2%	9.3%	157	194
Small Holding	2 825 894	0.2%	11	0.2%	9 950 000	45.9%	13 731 000	39.1%	9.5%	176	133
Other	66 351 666	4.6%	192	3.8%	244 983 759	57.5%	337 615 000	49.9%	9.1%	157	187
<b>Total</b>	<b>1 442 722 167</b>	<b>100.0%</b>	<b>5 042</b>	<b>100.0%</b>	<b>3 553 135 269</b>	<b>65.7%</b>	<b>5 090 842 000</b>	<b>55.0%</b>	<b>9.2%</b>	<b>160</b>	<b>187</b>

**NQABA FINANCE 1 (RF) LIMITED**

**Arrears analysis at determination date**

	31 October 2022					31 July 2022				
	Loan balances		Number of loans		Weighted avg. interest rate	Loan balances		Number of loans		Weighted avg. interest rate
	R	%		%	%	R	%		%	%
<b>Fully performing</b>										
Current	1 313 001 169	91.0%	4 636	91.9%	9.2%	1 352 377 691	91.2%	4 756	92.0%	7.7%
<b>Non-delinquent</b>										
0 - 1 months	12 419 879	0.9%	50	1.0%	10.8%	12 899 854	0.9%	51	1.0%	9.1%
1 - 2 months	6 893 588	0.5%	22	0.4%	10.7%	9 596 685	0.6%	34	0.7%	9.2%
2 - 3 months	2 792 459	0.2%	13	0.3%	10.8%	3 477 190	0.2%	20	0.4%	9.7%
<b>Total</b>	<b>22 105 925</b>	<b>1.5%</b>	<b>85</b>	<b>1.7%</b>	<b>10.8%</b>	<b>25 973 729</b>	<b>1.8%</b>	<b>105</b>	<b>2.0%</b>	<b>9.2%</b>
<b>Deteriorated</b>										
3 - 4 months	753 799	0.1%	10	0.2%	10.3%	895 266	0.1%	5	0.1%	9.7%
4 - 5 months	1 473 936	0.1%	6	0.1%	9.5%	875 985	0.1%	4	0.1%	9.0%
5 - 6 months	561 720	0.0%	6	0.1%	10.4%	259 630	0.0%	6	0.1%	8.6%
6 - 12 months	3 767 430	0.3%	19	0.4%	10.1%	2 492 530	0.2%	17	0.3%	8.6%
>12 months	6 916 875	0.5%	84	1.7%	9.1%	7 725 918	0.5%	88	1.7%	8.3%
<b>Total</b>	<b>13 473 760</b>	<b>0.9%</b>	<b>125</b>	<b>2.5%</b>	<b>9.6%</b>	<b>12 249 329</b>	<b>0.8%</b>	<b>120</b>	<b>2.3%</b>	<b>8.5%</b>
<b>Defaulted</b>										
Litigation	41 451 281	2.9%	65	1.3%	10.3%	36 252 691	2.4%	60	1.2%	8.3%
<b>Other categories</b>										
Debt review	-	0.0%	-	0.0%	0.0%	-	0.0%	-	0.0%	0.0%
Arrangement	48 982 261	3.4%	123	2.4%	10.2%	51 105 578	3.4%	123	2.4%	9.0%
Third party attachment	-	0.0%	-	0.0%	0.0%	-	0.0%	-	0.0%	0.0%
Properties sold	1 467 771	0.1%	4	0.1%	0.0%	3 466 454	0.2%	5	0.1%	0.0%
Properties in possession	2 240 000	0.2%	4	0.1%	0.0%	700 000	0.0%	2	0.0%	0.0%
<b>Total</b>	<b>52 690 032</b>	<b>3.7%</b>	<b>131</b>	<b>2.6%</b>	<b>9.5%</b>	<b>55 272 032</b>	<b>3.7%</b>	<b>130</b>	<b>2.5%</b>	<b>8.3%</b>
<b>Total</b>	<b>1 442 722 167</b>	<b>100.0%</b>	<b>5 042</b>	<b>100.0%</b>	<b>9.2%</b>	<b>1 527 726 010</b>	<b>100.0%</b>	<b>5 343</b>	<b>100.0%</b>	<b>7.3%</b>

**Movement in properties classified as Litigations**

Quarter ended:	31 October 2022			31 July 2022		
	R		Number	R		Number
Opening balance	37 536 241		60	37 536 241		60
Loans exit litigation	(5 828 884)		(12)	(8 124 729)		(12)
Loans enter litigation	9 939 573		17	5 849 394		12
Repayments	-			(18 800)		
Advance	98 475			108 965		
Interest	887 469			795 960		
Loan losses	-			-		
Valuation fees	5 463			13 110		
Capitalised insurance	96 494			92 551		
Closing balance	<b>42 734 831</b>		<b>65</b>	<b>37 536 241</b>		<b>60</b>

**Provisions**

Nqaba establishes an allowance for impairment of the loan book that represents its estimate of incurred losses in terms of IFRS 9: Financial Instruments, based on an expected credit loss (ECL) model. The company applies lifetime ECL measurement if the credit risk of a financial asset at the reporting date has increased significantly since initial recognition and applies a 12-month ECL measurement if it has not. The amounts shown in the company's Management Reports are:

	31/10/2022	31/07/2022
	R	R
Impairments applied to loan book excluding properties in possession	33 443 257	33 443 257
Impairments applied to properties in possession	350 000	350 000
<b>Total impairments</b>	<b>33 793 257</b>	<b>33 793 257</b>

Arrears reserve triggers

An arrears reserve trigger event shall occur on any determination date where the aggregate principal balances of home loans  
 (i) which are in arrears for more than 3 months; and/or  
 (ii) in respect of which the Issuer has instituted legal proceedings for the recovery of amounts owing,  
 exceeds 2% of the aggregate principal balances of the home loans and shall cease when such percentage reduces to 1,5%;

		31/10/2022 R	31/07/2022 R
Aggregate principal balances on home loans as above	A	1 442 722 167	1 527 726 010
Balances which are in arrears for more than 3 months	B	13 473 760	12 249 329
Balances for which the Issuer has instituted legal proceedings	C	41 451 281	36 252 691
Total arrears for calculation purposes	D = B + C	54 925 041	48 502 020
Arrears %	E = D / A	3.81%	3.17%
Arrears reserve trigger level percentage		2.00%	2.00%
Arrears reserve trigger level value		28 854 443	30 554 520
If arrears % (E) previously exceeded the trigger, check whether arrears have decreased to 1.5%		No	No
Arrears trigger event maintained		Yes	Yes
<b>If Yes, calculation of arrears reserve required:</b>			
Original valuation of the related properties		45 487 548	48 402 060
Latest valuation of the related properties		93 038 638	89 766 000
Balances which are in arrears for more than 3 months	B	13 473 760	12 249 329
60% of the lower of the original valuation and latest valuation	F	27 292 529	29 041 236
Test difference between arrears and conservative value of related properties	G = B - F	(13 818 769)	(16 791 907)
If an Early Amortisation event has occurred, all funds in the reserve to be applied in accordance with the Pre-Enforcement Priority of Payments during the Amortising Period		Yes	Yes
Arrears reserve required amount (if value greater, no cash reserve required)	H	-	-
<b>Changes in arrears reserve</b>			
Opening balance		-	-
Changes reflected in Priority of Payments		-	-
Closing balance	H	-	-

Related early amortisation arrears trigger

		31/10/2022 R	31/07/2022 R
Loan book balance		1 442 722 167	1 482 125 472
Trigger per cent		2.50%	2.50%
Trigger value	I	36 068 054	37 053 137
Total arrears as defined above	D	54 925 041	48 502 020
Headroom (deficit)		(18 856 987)	(11 448 884)
Early amortisation arrears trigger event (D > I)		Yes	Yes
<b>Scheme has moved to early amortisation</b>			



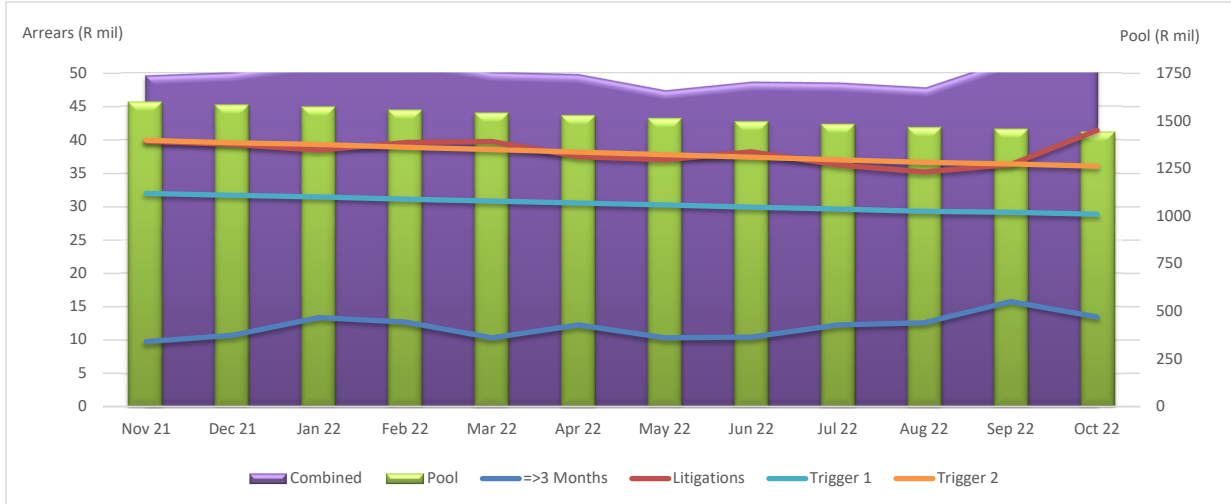
Trends

Arrears analysis (values in R million)

End of:	Nov 21	Dec 21	Jan 22	Feb 22	Mar 22	Apr 22	May 22	Jun 22	Jul 22	Aug 22	Sep 22	Oct 22
<b>Pool</b>	<b>1599</b>	<b>1584</b>	<b>1574</b>	<b>1557</b>	<b>1542</b>	<b>1528</b>	<b>1513</b>	<b>1496</b>	<b>1482</b>	<b>1466</b>	<b>1458</b>	<b>1443</b>
Trigger 1 (%)	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
<b>Trigger 1</b>	<b>31.97</b>	<b>31.69</b>	<b>31.47</b>	<b>31.14</b>	<b>30.85</b>	<b>30.55</b>	<b>30.26</b>	<b>29.93</b>	<b>29.64</b>	<b>29.32</b>	<b>29.15</b>	<b>28.85</b>
=>3 Months	9.75	10.73	13.35	12.71	10.34	12.25	10.32	10.43	12.25	12.58	15.76	13.47
Litigations	39.82	39.34	38.46	39.66	39.79	37.54	37.05	38.25	36.25	35.21	36.33	41.45
<b>Combined</b>	<b>49.57</b>	<b>50.07</b>	<b>51.82</b>	<b>52.36</b>	<b>50.13</b>	<b>49.79</b>	<b>47.37</b>	<b>48.68</b>	<b>48.50</b>	<b>47.79</b>	<b>52.09</b>	<b>54.93</b>
Trigger 1 diff	-17.59	-18.39	-20.34	-21.22	-19.28	-19.23	-17.11	-18.75	-18.86	-18.47	-22.94	-26.07
Trigger 2 (%)	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
<b>Trigger 2</b>	<b>39.97</b>	<b>39.61</b>	<b>39.34</b>	<b>38.93</b>	<b>38.56</b>	<b>38.19</b>	<b>37.83</b>	<b>37.41</b>	<b>37.05</b>	<b>36.65</b>	<b>36.44</b>	<b>36.07</b>
Trigger 2 diff	-9.60	-10.47	-12.48	-13.44	-11.57	-11.59	-9.54	-11.27	-11.45	-11.14	-15.66	-18.86

Trigger 1 (2% of principal balances) = If breached by combined arrears, an arrears reserve is required until arrears decrease to 1.5%

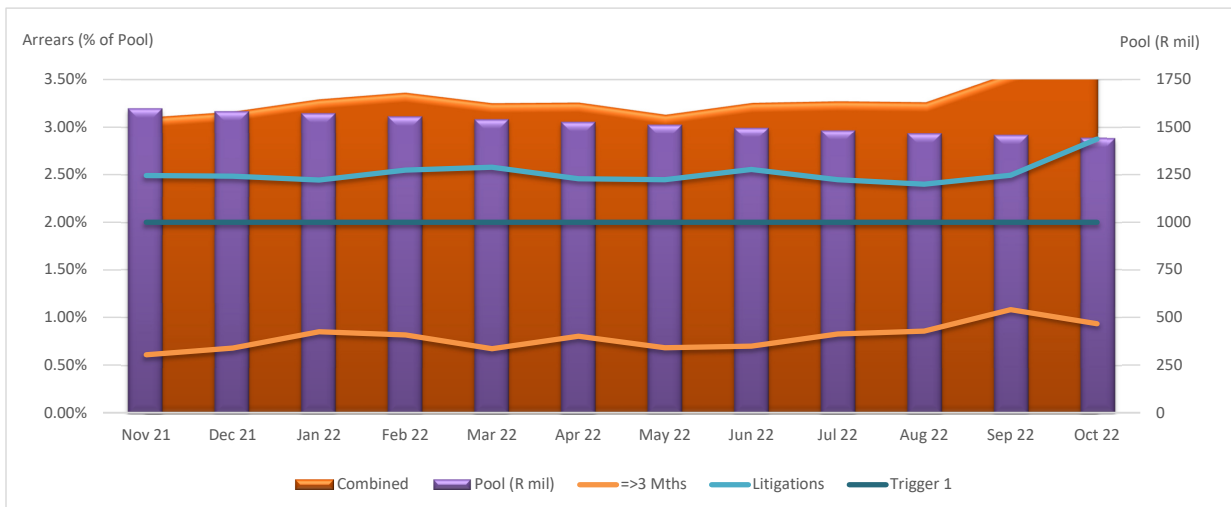
Trigger 2 (2.5% of Pool) = If breached by combined arrears, early amortisation is required (from July 2020)



Arrears analysis (percentages)

End of:	Nov 21	Dec 21	Jan 22	Feb 22	Mar 22	Apr 22	May 22	Jun 22	Jul 22	Aug 22	Sep 22	Oct 22
<b>Pool (R mil)</b>	<b>1599</b>	<b>1584</b>	<b>1574</b>	<b>1557</b>	<b>1542</b>	<b>1528</b>	<b>1513</b>	<b>1496</b>	<b>1482</b>	<b>1466</b>	<b>1458</b>	<b>1443</b>
=>3 Mths	0.61%	0.68%	0.85%	0.82%	0.67%	0.80%	0.68%	0.70%	0.83%	0.86%	1.08%	0.93%
Litigations	2.49%	2.48%	2.44%	2.55%	2.58%	2.46%	2.45%	2.56%	2.45%	2.40%	2.49%	2.87%
<b>Combined</b>	<b>3.10%</b>	<b>3.16%</b>	<b>3.29%</b>	<b>3.36%</b>	<b>3.25%</b>	<b>3.26%</b>	<b>3.13%</b>	<b>3.25%</b>	<b>3.27%</b>	<b>3.26%</b>	<b>3.57%</b>	<b>3.81%</b>
Trigger 1	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%

Trigger 1 (combined arrears) = If breached, an arrears reserve is required until arrears decrease to 1.5%

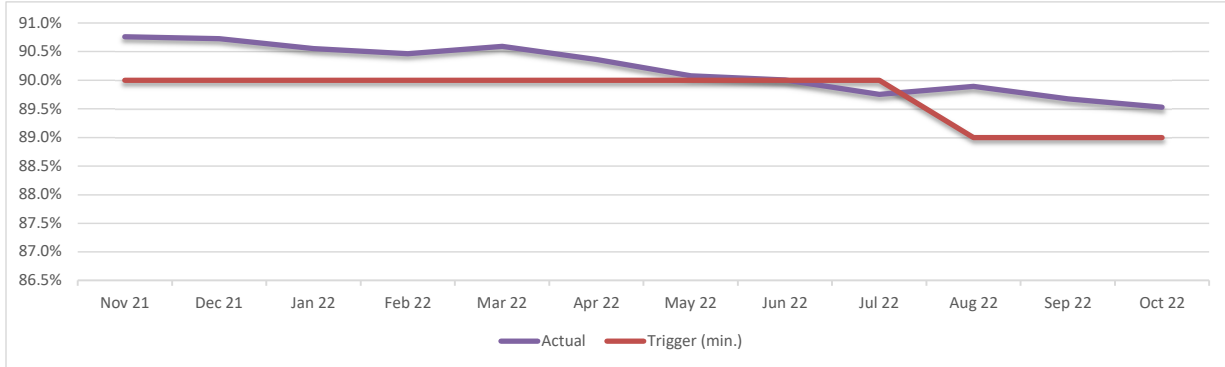


Trends

Payroll Deduction Percentage (number of borrowers)

End of:	Nov 21	Dec 21	Jan 22	Feb 22	Mar 22	Apr 22	May 22	Jun 22	Jul 22	Aug 22	Sep 22	Oct 22
<b>Actual</b>	<b>90.8%</b>	<b>90.7%</b>	<b>90.6%</b>	<b>90.5%</b>	<b>90.6%</b>	<b>90.4%</b>	<b>90.1%</b>	<b>90.0%</b>	<b>89.8%</b>	<b>89.9%</b>	<b>89.7%</b>	<b>89.5%</b>
<b>Trigger (min.)</b>	<b>90.0%</b>	<b>90.0%</b>	<b>90.0%</b>	<b>90.0%</b>	<b>90.0%</b>	<b>90.0%</b>	<b>90.0%</b>	<b>90.0%</b>	<b>90.0%</b>	<b>89.0%</b>	<b>89.0%</b>	<b>89.0%</b>

Trigger = If breached, purchase of additional home loans prohibited

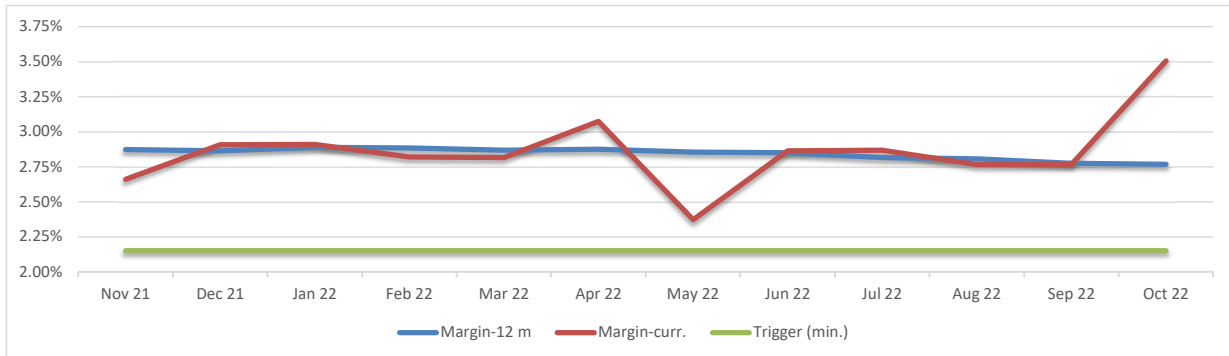


Interest rate margin

The Required Interest Rate margin between the weighted average home loan rate and the 3 month JIBAR rate is to be tested in two ways on Interest Payment date: the margin of the 12 months rolling averages of each rate and the margin of the actual rates applicable on those dates. For trend purposes, the rates are shown below at each month end with the current JIBAR rate as determined on each reset date for the quarter. The same trigger margin applies to both calculations.

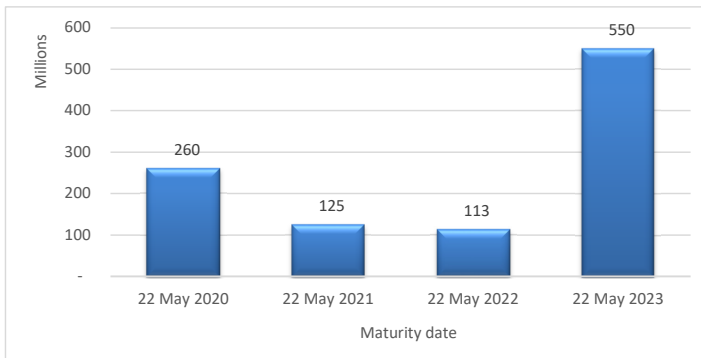
End of:	Nov 21	Dec 21	Jan 22	Feb 22	Mar 22	Apr 22	May 22	Jun 22	Jul 22	Aug 22	Sep 22	Oct 22
<b>12 months rolling average:</b>												
HL-12 m	6.54%	6.56%	6.58%	6.61%	6.65%	6.71%	6.77%	6.87%	6.97%	7.13%	7.30%	7.53%
Jibar-12 m	3.67%	3.69%	3.69%	3.73%	3.78%	3.83%	3.91%	4.02%	4.15%	4.33%	4.53%	4.76%
<b>Margin-12 m</b>	<b>2.87%</b>	<b>2.87%</b>	<b>2.89%</b>	<b>2.88%</b>	<b>2.87%</b>	<b>2.88%</b>	<b>2.86%</b>	<b>2.85%</b>	<b>2.82%</b>	<b>2.81%</b>	<b>2.77%</b>	<b>2.77%</b>
<b>Current month:</b>												
HL-current	6.51%	6.76%	6.76%	7.01%	7.01%	7.27%	7.25%	7.75%	7.75%	8.51%	8.51%	9.25%
Jibar-curr.	3.85%	3.85%	3.85%	4.19%	4.19%	4.19%	4.88%	4.88%	4.88%	5.74%	5.74%	5.74%
<b>Margin-curr.</b>	<b>2.66%</b>	<b>2.91%</b>	<b>2.91%</b>	<b>2.82%</b>	<b>2.82%</b>	<b>3.08%</b>	<b>2.37%</b>	<b>2.86%</b>	<b>2.87%</b>	<b>2.77%</b>	<b>2.77%</b>	<b>3.51%</b>
<b>Trigger (min.)</b>	<b>2.15%</b>	<b>2.15%</b>	<b>2.15%</b>	<b>2.15%</b>	<b>2.15%</b>	<b>2.15%</b>	<b>2.15%</b>	<b>2.15%</b>	<b>2.15%</b>	<b>2.15%</b>	<b>2.15%</b>	<b>2.15%</b>

Trigger = If breached by both calculations on the same interest payment date, early amortisation required



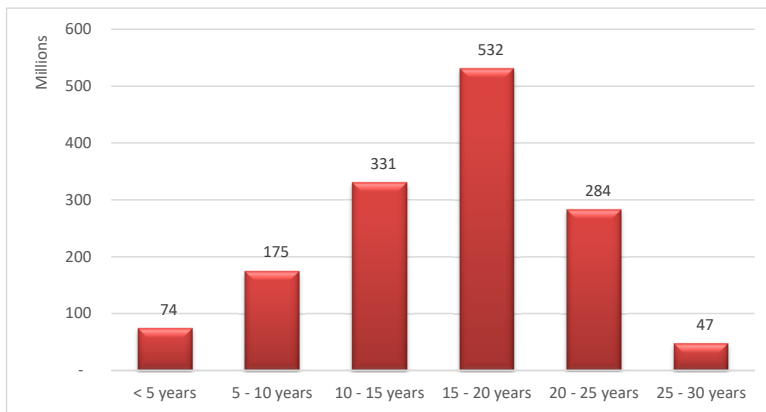
Trends

Notes maturity analysis



Maturity date	Current value
22 May 2020	260 078 519
22 May 2021	124 705 125
22 May 2022	113 075 103
22 May 2023	549 742 776
Total	R 1 047 601 523

Asset pool maturity analysis



Loan maturity	Current balance
< 5 years	74 129 492
5 - 10 years	175 475 826
10 - 15 years	330 826 453
15 - 20 years	531 722 520
20 - 25 years	283 624 878
25 - 30 years	46 942 998
Total	R 1 442 722 167

## NQABA FINANCE 1 (RF) LIMITED

## Cumulative Note details to Interest payment date 22/11/2022

Class number	JSE stock code	ISIN	Issue date	Scheduled maturity and step-up date	Legal final maturity date	Tranche balance at transaction close R	Subsequent tranches issued R	Redemptions R	Tranche balance at end of period R	Note factor %	Original rating at issue date	Current rating (GCR - 22/04/2022)	Remaining life on scheduled maturity (years)	Weighted
					<u>Matured notes</u>									
A1	NQF1A1	ZAG000030701	31/05/2006	22/05/2009	22/05/2041	696 000 000		(696 000 000)	-	-	AAA(zaf)			
A2	NQF1A2	ZAG000030735	31/05/2006	22/05/2011	22/05/2043	376 000 000		(376 000 000)	-	-	AAA(zaf)			
A3	NQF1A3	ZAG000030685	31/05/2006	22/05/2011	22/05/2043	320 000 000		(320 000 000)	-	-	AAA(zaf)			
A4	NQF1A4	ZAG000044520	28/09/2007	22/05/2010	22/05/2042		304 000 000			-	-	AAA(zaf)		
A5	NQF1A5	ZAG000067760	22/05/2009	22/05/2010	22/05/2042	696 000 000		(696 000 000)	-	-	AAA(zaf)			
A6	NQF1A6	ZAG000077546	24/05/2010	22/05/2011	22/05/2043	100 000 000		(100 000 000)	-	-	AAA(zaf)			
A7	NQF1A7	ZAG000077553	24/05/2010	22/11/2011	22/11/2043	375 000 000		(375 000 000)	-	-	AAA(zaf)			
A8	NQF1A8	ZAG000077561	24/05/2010	22/05/2012	22/05/2044	30 000 000		(30 000 000)	-	-	AAA(zaf)			
A9	NQF1A9	ZAG000077579	24/05/2010	22/05/2013	22/05/2045	127 000 000		(127 000 000)	-	-	AAA(zaf)			
A10	NQ1A10	ZAG000077686	24/05/2010	<b>22/05/2020</b>	22/05/2052	115 000 000		(53 825 810)	61 174 190	53.2%	AAA(zaf)	BB+(sf)/AAA(ZA)(sf)	(2.50)	(0.15)
A11	NQ1A11	ZAG000085853	23/05/2011	22/05/2016	22/05/2048	205 000 000		(205 000 000)	-	-	AAA(zaf)			
A12	NQ1A12	ZAG000085879	23/05/2011	22/05/2014	22/05/2046	318 000 000		(318 000 000)	-	-	AAA(zaf)			
A13	NQ1A13	ZAG000085887	23/05/2011	22/05/2012	22/05/2044	273 000 000		(273 000 000)	-	-	AAA(zaf)			
A14	NQ1A14	ZAG000090648	22/11/2011	22/05/2013	22/05/2045	375 000 000		(375 000 000)	-	-	AAA(zaf)			
A15	NQ1A15	ZAG000095258	22/05/2012	22/05/2015	22/05/2047	303 000 000		(303 000 000)	-	-	AAA(zaf)			
A16	NQ1A16	ZAG000105933	22/05/2013	22/05/2016	22/05/2048	200 000 000		(200 000 000)	-	-	AAA(zaf)			
A18	NQ1A18	ZAG000115569	22/05/2014	22/05/2017	22/05/2049	318 000 000		(318 000 000)	-	-	AAA(zaf)			
A19	NQ1A19	ZAG000126509	22/05/2015	22/05/2018	22/05/2050	303 000 000		(303 000 000)	-	-	AAA(zaf)			
A21	NQ1A21	ZAG000136664	23/05/2016	22/05/2019	22/05/2051	210 000 000		(210 000 000)	-	-	AAA(zaf)			
A22	NQ1A22	ZAG000136722	22/05/2015	22/05/2017	22/05/2049	195 000 000		(195 000 000)	-	-	AAA(zaf)			
A23	NQ1A23	ZAG000143983	22/05/2017	22/05/2018	22/05/2050	5 000 000		(5 000 000)	-	-	AAA(zaf)			
A24	NQ1A24	ZAG000143991	22/05/2017	<b>22/05/2020</b>	22/05/2052	310 000 000		(145 095 671)	164 904 329	53.2%	Aaa.za(sf)	BB+(sf)/AAA(ZA)(sf)	(2.50)	(0.39)
A25	NQ1A25	ZAG000144007	22/05/2017	<b>22/05/2022</b>	22/05/2054	150 000 000		(60 924 897)	89 075 103	59.4%	Aaa.za(sf)	BB+(sf)/AAA(ZA)(sf)	(0.50)	(0.04)
A26	NQ1A26	ZAG000144155	22/05/2017	22/05/2018	22/05/2050	48 000 000		(48 000 000)	-	-	AAA(zaf)			
A27	NQ1A27	ZAG000151531	22/05/2018	22/05/2023	22/05/2055	658 000 000		(267 257 224)	390 742 776	59.4%	Aaa.za(sf)	BB+(sf)/AAA(ZA)(sf)	0.50	0.18
A28	NQ1A28	ZAG000159583	22/05/2019	<b>22/05/2021</b>	22/05/2053	210 000 000		(85 294 875)	124 705 125	59.4%	Aaa.za(sf)	BB+(sf)/AAA(ZA)(sf)	(1.50)	(0.18)
<b>Totals Class A</b>						<b>1 392 000 000</b>	<b>5 828 000 000</b>	<b>(6 389 398 477)</b>	<b>830 601 523</b>					
B1	NQF1B1	ZAG000030719	31/05/2006	22/05/2009	22/05/2041	32 000 000		(32 000 000)	-	-	AA(zaf)			
B2	NQF1B2	ZAG000030743	31/05/2006	22/05/2011	22/05/2043	32 000 000		(32 000 000)	-	-	AA(zaf)			
B3	NQF1B3	ZAG000044538	28/09/2007	22/05/2010	22/05/2042		14 000 000			-	-	AA(zaf)		
B5	NQF1B5	ZAG000067778	22/05/2009	22/05/2010	22/05/2042	32 000 000		(32 000 000)	-	-	AA(zaf)			
B6	NQF1B6	ZAG000077587	24/05/2010	22/05/2011	22/05/2043	8 000 000		(8 000 000)	-	-	AA(zaf)			
B7	NQF1B7	ZAG000077595	24/05/2010	22/11/2011	22/11/2043	10 000 000		(10 000 000)	-	-	AA(zaf)			
B9	NQF1B9	ZAG000077611	24/05/2010	22/05/2013	22/05/2045	30 000 000		(30 000 000)	-	-	AA(zaf)			
B10	NQ1B10	ZAG000077702	24/05/2010	<b>22/05/2020</b>	22/05/2052	11 000 000		-	11 000 000	100.0%	AA(zaf)	BB(sf)/AA(ZA)(sf)	(2.50)	(0.03)
B11	NQ1B11	ZAG000085861	23/05/2011	22/05/2014	22/05/2046	32 000 000		(32 000 000)	-	-	AA(zaf)			
B12	NQ1B12	ZAG000085895	23/05/2011	22/05/2012	22/05/2044	8 000 000		(8 000 000)	-	-	AA(zaf)			
B13	NQ1B13	ZAG000090655	22/11/2011	22/05/2013	22/05/2045	10 000 000		(10 000 000)	-	-	AA(zaf)			
B14	NQ1B14	ZAG000095266	22/05/2012	22/05/2015	22/05/2047	8 000 000		(8 000 000)	-	-	AA(zaf)			
B15	NQ1B15	ZAG000105966	22/05/2013	22/05/2018	22/05/2050	40 000 000		(40 000 000)	-	-	AA(zaf)			
B16	NQ1B16	ZAG000115577	22/05/2014	22/05/2017	22/05/2049	32 000 000		(32 000 000)	-	-	AA(zaf)			
B17	NQ1B17	ZAG000126467	22/05/2015	<b>22/05/2020</b>	22/05/2052	8 000 000		-	8 000 000	100.0%	AA(zaf)	BB(sf)/AA(ZA)(sf)	(2.50)	(0.02)
B19	NQ1B19	Private placement	22/05/2017	22/05/2018	22/05/2050	32 000 000		(32 000 000)	-	-	AAA(zaf)			
B20	NQ1B20	ZAG000151549	22/05/2018	22/05/2023	22/05/2055	159 000 000		-	159 000 000	100.0%	Aaa.za(sf)	BB(sf)/AA(ZA)(sf)	0.50	0.08
B21	NQ1B21	ZAG000159591	22/05/2019	<b>22/05/2022</b>	22/05/2054	24 000 000		-	24 000 000	100.0%	Aa2.za(sf)	BB(sf)/AA(ZA)(sf)	(0.50)	(0.01)
<b>Totals Class B</b>						<b>64 000 000</b>	<b>458 000 000</b>	<b>(320 000 000)</b>	<b>202 000 000</b>					
C1	NQF1C1	ZAG000030693	31/05/2006	22/05/2009	22/05/2041	32 000 000		(32 000 000)	-	-	A(zaf)			
C2	NQF1C2	ZAG000030727	31/05/2006	22/05/2011	22/05/2043	32 000 000		(32 000 000)	-	-	A(zaf)			
C3	NQF1C3	ZAG000044546	28/09/2007	22/05/2010	22/05/2042		14 000 000			-	-	A(zaf)		
C5	NQF1C5	ZAG000067778	22/05/2009	22/05/2010	22/05/2042	32 000 000		(32 000 000)	-	-	A(zaf)			
C6	NQF1C6	ZAG000077629	24/05/2010	22/05/2011	22/05/2043	5 000 000		(5 000 000)	-	-	A(zaf)			
C7	NQF1C7	ZAG000077637	24/05/2010	22/11/2011	22/11/2043	13 000 000		(13 000 000)	-	-	A(zaf)			
C9	NQF1C9	ZAG000077652	24/05/2010	22/05/2013	22/05/2045	12 000 000		(12 000 000)	-	-	A(zaf)			
C10	NQ1C10	ZAG000077694	24/05/2010	<b>22/05/2020</b>	22/05/2052	5 000 000		-	5 000 000	100.0%	A(zaf)	BB(sf)/AA(ZA)(sf)	(2.50)	(0.01)
C11	NQ1C11	ZAG000085903	23/05/2011	22/05/2014	22/05/2046	32 000 000		(32 000 000)	-	-	A(zaf)			
C12	NQ1C12	ZAG000085911	23/05/2011	22/05/2012	22/05/2044	5 000 000		(5 000 000)	-	-	A(zaf)			
C13	NQ1C13	ZAG000090630	22/11/2011	22/05/2013	22/05/2045	13 000 000		(13 000 000)	-	-	A(zaf)			
C14	NQ1C14	ZAG000095241	22/05/2012	22/05/2015	22/05/2047	5 000 000		(5 000 000)	-	-	A+(zaf)			
C15	NQ1C15	ZAG000105958	22/05/2013	22/05/2018	22/05/2050	25 000 000		(25 000 000)	-	-	A+(zaf)			
C16	NQ1C16	ZAG000115585	22/05/2014	22/05/2017	22/05/2049	32 000 000		(32 000 000)	-	-	A+(zaf)			
C17	NQ1C17	ZAG000126459	22/05/2015	<b>22/05/2020</b>	22/05/2052	5 000 000		-	5 000 000	100.0%	A+(zaf)	BB(sf)/AA(ZA)(sf)	(2.50)	(0.01)
C19	NQ1C19	Private placement	22/05/2017	22/05/2018	22/05/2050	32 000 000		(32 000 000)	-	-	AAA(zaf)			
<b>Totals Class C</b>						<b>64 000 000</b>	<b>230 000 000</b>	<b>(284 000 000)</b>	<b>10 000 000</b>					
D1	NQF1D1	ZAG000030750	31/05/2006	22/05/2009	22/05/2041	24 000 000		(24 000 000)	-	-	BBB(zaf)			
D2	NQF1D2	ZAG000030677	31/05/2006	22/05/2011	22/05/2043	24 000 000		(24 000 000)	-	-	BBB(zaf)			
D3	NQF1D3	ZAG000044553	28/09/2007	22/05/2010	22/05/2042		11 000 000			-	-	BBB(zaf)		
D4	NQF1D4	ZAG000077660	24/05/2010	22/05/2013	22/05/2045	30 000 000		(30 000 000)	-	-	BBB(zaf)			
D5	NQF1D5	ZAG000077678	24/05/2010	<b>22/05/2020</b>	22/05/2052	5 000 000		-	5 000 000	100.0%	BBB(zaf)	BB-(sf)/AA-(ZA)(sf)	(2.50)	(0.01)
D6	NQF1D6	ZAG000085929	23/05/2011	22/05/2016	22/05/2048	24 000 000		(24 000 000)	-	-	BBB(zaf)			
D7	NQF1D7	ZAG000105974	22/05/2013	22/05/2018	22/05/2050	30 000 000		(30 000 000)	-	-	A-(zaf)			
D8	NQF1D8	ZAG000136656	23/05/2016	22/05/2019	22/05/2051	24 000 000		(24 000 000)	-	-	A-(zaf)			
<b>Totals Class D</b>						<b>48 000 000</b>	<b>124 000 000</b>	<b>(167 000 000)</b>	<b>5 000 000</b>					
<b>Totals all Notes</b>						<b>1 568 000 000</b>	<b>6 640 000 000</b>	<b>(7 160 398 477)</b>	<b>1 047 601 523</b>					<b>(0.59)</b>

**NQABA FINANCE 1 (RF) LIMITED**

**Note interest calculations for current interest payment date 22/11/2022**

Class number	JSE stock code	Balance start of period R	Interest reset date	Interest payment date	Number of days	3 month Jibar	Margin	Total note coupon	Interest		Balance end of period R	Step up call date	Step up margin
									accrued and paid R	Principal distributed R			
A10	NQ1A10	64 690 205	22/08/2022	22/11/2022	92	5.742%	2.000%	7.742%	1 262 370	(3 516 015)	61 174 190	31/07/2020	2.000%
A24	NQ1A24	174 382 284	22/08/2022	22/11/2022	92	5.742%	2.240%	7.982%	3 508 400	(9 477 955)	164 904 329	22/05/2020	2.240%
A25	NQ1A25	94 194 737	22/08/2022	22/11/2022	92	5.742%	2.576%	8.318%	1 974 879	(5 119 634)	89 075 103	22/05/2022	2.576%
A27	NQ1A27	413 200 904	22/08/2022	22/11/2022	92	5.742%	1.850%	7.592%	7 907 012	(22 458 128)	390 742 776	22/05/2023	2.590%
A28	NQ1A28	131 872 615	22/08/2022	22/11/2022	92	5.742%	2.100%	7.842%	2 606 612	(7 167 490)	124 705 125	22/05/2021	2.100%
<b>Totals Class A</b>		<b>878 340 745</b>						Weighted average: <b>7.796%</b>	<b>17 259 273</b>	<b>(47 739 222)</b>	<b>830 601 523</b>		
B10	NQ1B10	11 000 000	22/08/2022	22/11/2022	92	5.742%	2.200%	7.942%	220 200	-	11 000 000	31/07/2020	2.200%
B17	NQ1B17	8 000 000	22/08/2022	22/11/2022	92	5.742%	2.548%	8.290%	167 163	-	8 000 000	22/05/2020	2.548%
B20	NQ1B20	159 000 000	22/08/2022	22/11/2022	92	5.742%	2.250%	7.992%	3 202 931	-	159 000 000	22/05/2023	3.150%
B21	NQ1B21	24 000 000	22/08/2022	22/11/2022	92	5.742%	2.800%	8.542%	516 732	-	24 000 000	22/05/2022	2.800%
<b>Totals Class B</b>		<b>202 000 000</b>						Weighted average: <b>8.066%</b>	<b>4 107 026</b>	<b>-</b>	<b>202 000 000</b>		
C10	NQ1C10	5 000 000	22/08/2022	22/11/2022	92	5.742%	2.400%	8.142%	102 612	-	5 000 000	31/07/2020	2.400%
C17	NQ1C17	5 000 000	22/08/2022	22/11/2022	92	5.742%	3.150%	8.892%	112 064	-	5 000 000	22/05/2020	3.150%
<b>Totals Class C</b>		<b>10 000 000</b>						Weighted average: <b>8.517%</b>	<b>214 675</b>	<b>-</b>	<b>10 000 000</b>		
D5	NQ1D5	5 000 000	22/08/2022	22/11/2022	92	5.742%	1.150%	6.892%	86 858	-	5 000 000	22/05/2020	1.150%
<b>Totals Class D</b>		<b>5 000 000</b>						Weighted average: <b>6.892%</b>	<b>86 858</b>	<b>-</b>	<b>5 000 000</b>		
<b>Totals All Notes</b>		<b>1 095 340 745</b>						Weighted average: <b>7.848%</b>	<b>21 667 832</b>	<b>(47 739 222)</b>	<b>1 047 601 523</b>		
<b>Subordinated loan</b>		<b>290 000 000</b>	22/08/2022	22/11/2022	92	5.742%	3.000%	8.742%	-	-	290 000 000		
<b>Total funding</b>		<b>1 385 340 745</b>						Weighted average interest rate all funding: <b>8.035%</b>	<b>21 667 832</b>	<b>(47 739 222)</b>	<b>1 337 601 523</b>		

<b>Credit enhancement limit at start of quarter</b>	<b>26.5%</b>	<b>of notes outstanding</b>	Step-up rates have been applied to Matured Notes.
<b>Current value of credit enhancement (end of quarter)</b>	<b>27.7%</b>	<b>of notes outstanding</b>	
<b>Credit enhancement committed and not drawn</b>	<b>0%</b>		

Credit enhancement in the form of a subordinated loan of R290 000 000 from EFC is available to all classes of notes.

Note: As all interest accrued on Notes has been paid in full since inception, there are no interest shortfalls, except for the subordinated loan.

**Excess spread**

	Quarter ended: 22/11/2022		22/08/2022
	R	%	R
<b>Average loan pool balance</b>	<u>1 462 081 102</u>		<u>1 504 893 843</u>
Interest received to determination date	32 249 705	8.75%	6.53%
Expenses per Priority of Payments (POP)	<u>(3 334 342)</u>	<u>-0.90%</u>	<u>-0.78%</u>
	28 915 364	7.85%	5.75%
Note coupon per POP	<u>(21 667 833)</u>	<u>-5.88%</u>	<u>-4.56%</u>
Excess spread before subordinated loan interest	7 247 531	1.97%	1.19%
Subordinated loan interest per POP	-	0.00%	0.00%
<b>Excess spread</b>	<u><u>7 247 531</u></u>	<u><u>1.97%</u></u>	<u><u>1.19%</u></u>

**Liquidity and redraw facilities at Interest payment date**

Liquidity facility	22/11/2022	22/08/2022	Redraw facility	22/11/2022	22/08/2022
	R	R		R	R
Facility limit (2% of greater of Initial Note Issue and current outstanding Notes)	31 360 000	31 360 000	Facility limit	125 000 000	125 000 000
Available facility:			Available facility:		
Outstandings at start of period	-	-	Outstandings at start of period	-	-
Further amounts drawn	-	-	Further amounts drawn (repaid)	-	-
Less: Outstandings at end of period	-	-	Less: Outstandings at end of period	-	-
Available facility at end of period	<u>31 360 000</u>	<u>31 360 000</u>	Available facility at end of period	<u>125 000 000</u>	<u>125 000 000</u>
The facility was renewed with effect from 21/02/2022. It has never been used. The fee charge is 0.45% of the facility limit.			The facility was renewed with effect from 21/02/2022. It has never been used. The fee charge is 0.45% of the facility limit.		

**Early amortisation events (summary)**

	22/11/2022	22/08/2022
The occurrence of any of the following events, as determined by the manager, will give rise to early amortisation of the transaction. Please see the referenced pages for further details:		
	<b>Reference</b>	<b>Breach</b>
Any new tax which has a material adverse effect on the Issuer		No
Any Servicer event of default		No
The Arrears Reserve (if required) is not fully funded for six consecutive payment dates	Page 7	N/A
The weighted average current LTV exceeds the required weighted average current LTV by more than 10%	Page 3	No
The aggregate principal balances of home loans which are in arrears for more than 3 months exceeds 2.5% of the aggregate principal balances of the Home Loans	Page 7	<b>Yes</b>
The Issuer does not achieve the required interest margin	Page 3	No
A Principal deficiency exists on any payment date	Page 13	No
Upon occurrence of a downgrade in the long term corporate family rating of Eskom Holdings SOC Limited to below Caa1 by Moody's	Page 2	No
Where the Rating Agency has assigned a national scale rating of A3.za or below to the Class A Notes	Page 11	No
Where the Rating Agency has assigned a Rating to a tranche of Notes in issue, the Rating Agency withdraws its Ratings of all such tranches of Notes and such Ratings are not reinstated within 30 days	Page 11	No

## NQABA FINANCE 1 (RF) LIMITED

### Principal deficiency ledger at Interest payment date

	22/11/2022 R	22/08/2022 R
<b>Early amortisation event - a principal deficiency exists on any payment date</b>		
A Principal Deficiency is defined as: the amount of the Liabilities expected to exist, less the Assets expected to exist on the immediately succeeding payment date after having made all payments in accordance with the priority of payments on that payment date, if the result is less than zero.		
<b>Liabilities</b>		
Aggregate outstanding principal of the notes	1 095 340 745	1 148 101 971
Less: Amount allocated for the redemption of notes	(47 739 222)	(52 761 226)
- Class A	(47 739 222)	(52 761 226)
- Class B	-	-
- Class C	-	-
- Class D	-	-
Plus: Funds raised through refinancing	-	-
Plus: Principal amount outstanding under the redraw facility at the end of the preceding collection period	-	-
Less: Amount allocated in current priority of payments to repay the redraw facility	-	-
<b>Total liabilities (L)</b>	<b>1 047 601 523</b>	<b>1 095 340 745</b>
<b>Assets</b>		
Aggregate principal balances of home loans on the last day of the immediately preceding Collection Period	1 442 722 167	1 482 125 472
Plus: Home loans transferred on the next day from funds previously allocated	-	-
Total principal balances at start of current period	1 442 722 167	1 482 125 472
Amount allocated to purchase additional home loans on the immediately succeeding Payment Date *	-	-
* For practical reasons, transfers occur at the start of the next Collection Period	-	-
<b>Total assets (A)</b>	<b>1 442 722 167</b>	<b>1 482 125 472</b>
Principal deficiency (A - L) (never less than zero) (PD)	-	-

**Conclusion: No principal deficiency exists**

#### Interest Deferral events

If a principal deficiency exists, the amount of the deficiency must be tested successively against the outstanding principal amounts of the subordinated loan and the subordinated classes of Notes to establish whether interest on these Notes must be deferred.

Principal Deficiency calculated above (PD)	-	-
<b>Class D interest deferral test to protect class C and above Noteholders</b>		
Class D Notes	5 000 000	5 000 000
Class E Notes	-	-
Subordinated loan	290 000 000	290 000 000
Total (D)	295 000 000	295 000 000
Net Principal Deficiency (PD - D) (never less than zero)	-	-
<b>Class C interest deferral test to protect class B and above Noteholders</b>		
Class C Notes (C)	10 000 000	10 000 000
Net Principal Deficiency (PD - D - C) (never less than zero)	-	-
<b>Class B interest deferral test to protect class A Noteholders</b>		
Class B Notes (B)	202 000 000	202 000 000
Net Principal Deficiency (PD - D - C - B) (never less than zero)	-	-

NB: If there is an Interest Deferral Event, redemptions of matured Class B to D Notes will be affected.

**Conclusion: No interest deferral is necessary as no principal deficiency exists**

#### Reserve funds at Interest payment date

	R	R
Reserve fund balance at transaction close	-	-
Arrears reserve at start of period	-	-
Current period change	-	-
Arrears reserve at end of period	-	-

The arrears reserve had been funded since the required date but as an Early Amortisation event has occurred, the funds have been applied in accordance with the Pre-Enforcement Priority of Payments during the Amortising Period. The Issuer has no other reserve funds.

## NQABA FINANCE 1 (RF) LIMITED

### Cash flow statement to determination date

*NB: These figures are derived from the unaudited management accounts and are subject to change*

	Three months ended:	
	31/10/2022	31/07/2022
	R	R
Profit before tax per income statement	2 533 487	1 749 636
Add back:		
Fair value adjustments	-	-
Funds from operations	<u>2 533 487</u>	<u>1 749 636</u>
Taxation paid	-	-
(Decrease) in Notes and sub-loan including accrued interest	(45 025 159)	(43 566 224)
Decrease in portfolio assets including accrued interest	39 403 305	45 600 538
(Increase) decrease in amounts due by EFC and accounts receivable	(3 235 537)	1 086 767
(Decrease) increase in amounts due to EFC and accounts payable	(2 121 072)	1 487 899
(Decrease) increase in funds	<u>(8 444 975)</u>	<u>6 358 616</u>
Funds available at beginning of the period	65 447 758	59 089 141
Funds available at end of the period to Priority of Payments	<u><u>57 002 782</u></u>	<u><u>65 447 758</u></u>

### Pre-Enforcement Priority of Payments during the Amortising period at Interest payment date

**NB: The Amortising period started on 31 July 2020**

	22/11/2022	22/08/2022
	R	R
Cash at bank as above	57 002 782	65 447 758
Add: Commingling amounts subsequently received from EFC	19 636 816	16 176 512
Less: commingling amounts payable to EFC	<u>(3 898 202)</u>	<u>(5 623 944)</u>
<b>Available cash</b>	<b><u>72 741 396</u></b>	<b><u>76 000 326</u></b>
<b>Payments</b>		
1 South African Revenue Services	-	-
2 Security SPV trust, owner trust and third party payments	(3 130 388)	(3 038 363)
3 Derivative counterparty settlement received (paid)	-	-
4 Liquidity facility provider - fees	(40 905)	(40 461)
5 Redraw facility provider - fees	(163 048)	(161 276)
6 Class A to D Note holders:		
Interest on Class A notes	(17 259 273)	(16 103 091)
Surplus / (Deficit)	<u>52 147 781</u>	<u>56 657 135</u>
Interest on Class B notes	<b>(4 107 026)</b>	<b>(3 629 778)</b>
Interest payable	(4 107 026)	(3 629 778)
Less: Class B interest deferred	-	-
Interest on Class C notes	<b>(214 675)</b>	<b>(190 925)</b>
Interest payable	(214 675)	(190 925)
Less: Class C interest deferred	-	-
Interest on Class D notes	<b>(86 858)</b>	<b>(75 206)</b>
Interest payable	(86 858)	(75 206)
Less: Class D interest deferred	-	-
Surplus / (Deficit)	<u>47 739 222</u>	<u>52 761 226</u>
7 Redraw facility provider	-	-
8 Class A to D Note holders principal repayments	<u>(47 739 222)</u>	<u>(52 761 226)</u>
	<u>-</u>	<u>-</u>

**NQABA FINANCE 1 (RF) LIMITED**

	<b>YTD 31/10/2022 (7 months) R</b>	<b>YTD 31/07/2022 (4 months) R</b>
<b>Statement of Comprehensive Income</b>		
<i>NB: These figures are derived from the unaudited management accounts and are subject to change. Following completion of the audit to 31 March 2022, the retained income at that date has been adjusted.</i>		
Financing income	70 177 048	37 927 193
Financing cost	60 888 160	33 153 093
<b>Financing margin</b>	<b>9 288 888</b>	<b>4 774 100</b>
Loan losses	1 899 702	526 840
Loan losses written off	1 899 702	526 840
Impairment provisions	-	-
Loan Losses recovered	28 000	25 800
Interest received from bank	1 071 613	568 078
Interest (paid) / received from SARS	-	-
Interest swap	-	-
Fair value adjustments	-	-
Settlements received (paid)	-	-
<b>Operating profit</b>	<b>8 488 798</b>	<b>4 841 138</b>
Operating expenditure	(3 860 516)	(2 746 343)
Bank Charges	8 853	5 168
Management fees	303 169	175 494
Servicer fees	1 507 617	871 961
Liquidity fees	200 501	114 516
Redraw Facility fees	799 191	456 456
Back-up Servicer fees	87 398	50 548
Audit fees	365 015	198 621
JSE fees	114 970	67 182
Directors' and owner trust fees	321 165	183 729
Rating fees (Annual)	(285 885)	374 094
Rating fees (Subsequent)	291 401	166 515
Safe Custody and Settlement Agent fees	-	-
National Credit Regulator fees	46 210	24 584
Credit Ombudsman	54 505	30 878
Strate fees	46 406	26 597
Bond issue fees	-	-
Legal Fees	-	-
<b>Net profit before tax</b>	<b>4 628 282</b>	<b>2 094 796</b>
Taxation - normal tax	-	-
Taxation - deferred tax	(1 249 636)	(565 595)
Tax Penalties	-	-
<b>Net profit after tax</b>	<b>3 378 646</b>	<b>1 529 201</b>
Dividends	-	-
<b>Net profit after distribution</b>	<b>3 378 646</b>	<b>1 529 201</b>
Retained income at beginning of the financial year	25 148 516	25 148 516
<b>Retained income at end of the period</b>	<b>28 527 162</b>	<b>26 677 716</b>

	<b>31/10/2022 R</b>	<b>31/07/2022 R</b>
<b>Statement of Financial Position</b>		
<i>NB: These figures are derived from the unaudited management accounts and are subject to change. Following completion of the audit to 31 March 2022, various balances at that date were adjusted, resulting in amendments to more recent figures.</i>		
<b>Assets</b>		
<b>Non-Current Assets</b>	1 347 633 116	1 379 521 631
Home loan advances	1 338 924 759	1 371 669 233
Properties in possession	1 890 000	350 000
Deferred tax	6 818 356	7 502 398
<b>Current Assets</b>	146 152 334	159 560 605
Home loan advances	68 114 152	76 312 984
Amounts due by EFC	19 636 816	16 176 512
Cash and cash equivalents	57 002 782	65 447 758
SA Revenue Services	1 115 931	1 115 931
Prepayments	282 653	507 420
<b>Total assets</b>	<b>1 493 785 450</b>	<b>1 539 082 236</b>
<b>Equity and liabilities</b>		
<b>Capital and reserves</b>	28 527 263	26 677 817
Share capital	101	101
Distributable reserves	28 527 162	26 677 716
<b>Non-current liabilities</b>	1 187 031 701	1 236 214 057
Interest-bearing debt	897 031 701	946 214 057
Subordinated loan	290 000 000	290 000 000
<b>Current Liabilities</b>	278 226 486	276 190 362
Interest-bearing debt	214 794 745	216 876 279
Subordinated loan	56 374 863	50 136 133
Trade and other payables	3 158 675	3 554 006
Amounts due to EFC	3 898 202	5 623 944
SA Revenue Services	-	-
<b>Total equity and liabilities</b>	<b>1 493 785 450</b>	<b>1 539 082 236</b>



## NQABA FINANCE 1 (RF) LIMITED

### Abridged glossary of definitions

Terms and expressions set out below will have the meanings set out below in the Terms and Conditions and the other Transaction Documents, unless such term is separately defined in the Terms and Conditions, the Applicable Pricing Supplement or the Transaction Documents or the context otherwise requires:

<b>Amortisation Period</b>	the period commencing on the expiry of the Revolving Period and ending on the delivery of an Enforcement Notice. (During this time, the Pre-Enforcement Priority of Payments applicable during the Amortisation Period will be applicable.)
<b>Arrears</b>	any amount unpaid in respect of an Instalment, other than a failure to pay which is due solely to a failure of the bank payment system or a failure of the payroll deduction mechanism through which Eskom deducts payments from the salaries of the Borrowers on behalf of EFC, provided that such failure of the payroll mechanism shall not persist for longer than one month
<b>Average Outstanding Balance</b>	the aggregate of all amounts outstanding under the Home Loans owned by the Issuer divided by the number of Home Loans owned by the Issuer
<b>Business Day</b>	a day (other than a Saturday, Sunday or statutory public holiday) on which commercial banks settle payments in Rand in Johannesburg
<b>Collection Period</b>	each calendar month period commencing on (and including) the day following a Determination Date and ending on (and including) the following Determination Date
<b>Credit Enhancement Determination Date</b>	the most recent date on which the Issuer received a Rating Affirmation
<b>Current LTV Ratio</b>	in respect of a Home Loan, the LTV Ratio (see below) as at the most recent Determination Date
<b>Defaulted Asset</b>	any Home Loan Agreement with respect to which the Issuer has commenced legal proceedings (including the delivery of a letter of demand) for the repayment of amounts outstanding under such Home Loan Agreement
<b>Deteriorated Asset</b>	any Home Loan Agreement with respect to which more than three Instalments are in Arrears
<b>Determination Date</b>	the last day of the calendar month preceding each Payment Date
<b>Enforcement Notice</b>	a notice delivered or deemed to have been delivered to the Issuer (by the Security SPV) pursuant to the Terms and Conditions following an Event of Default under the Notes
<b>Eligibility Criteria</b>	the criteria that a Home Loan must satisfy to be acquired by the Issuer, as set out in Schedule 3 to the Home Loan Sale Agreement
<b>Fully Performing</b>	a Home Loan which is not currently in Arrears
<b>Further Advance</b>	means additional principal advances (in excess of Repayments and Prepayments) advanced to a Borrower in terms of the Home Loan Agreement concluded by such Borrower (the terms of which Home Loan Agreement will determine whether the additional advances to the Borrower are discretionary or obligatory)
<b>Home Loan</b>	a Guaranteed Home Loan or a Mortgaged Home Loan owned by the Seller that complies with the Eligibility Criteria and is sold to the Issuer pursuant to the provisions of the Home Loan Sale Agreement, which Home Loan has been granted by the Seller to a Borrower for the purpose of funding the acquisition or financing of a Property
<b>Home Loan Rate</b>	the annual lending rate of interest from time to time levied in respect of each home loan originated by the Servicer, or such other entity approved by the Rating Agency, nominal annual compounded monthly in arrears
<b>Instalment</b>	the monthly payment in respect of principal, interest (or a combination of both) and insurance premiums, if applicable, due in respect of a Home Loan, in accordance with the provisions of the relevant Home Loan Agreement
<b>Interest Payment Date(s)</b>	in relation to each Tranche of Notes, the interest payment dates specified as such in the Applicable Pricing Supplement. (In practice, all current notes issued have the same interest payment dates - see page 2.)

## NQABA FINANCE 1 (RF) LIMITED

### Abridged glossary of definitions

<b>Issuer Expense Cap</b>	an annual amount calculated by the Manager in respect of each financial year of the Issuer in respect of items 2 to 5 of the Priority of Payments, and notified in writing to the Issuer and the Rating Agency, which amount shall not exceed 0.35% of the aggregate of the Outstanding Principal Amounts of the Notes in issue from time to time plus any amounts outstanding under the Subordinated Loan(s)
<b>Liquidity Facility</b>	a committed Rand denominated short term loan facility, provided by the Liquidity Facility Provider in terms of the Liquidity Facility Agreement
<b>Liquidity Facility Limit</b>	2% of the Outstanding Principal Amount of the Notes in issue from time to time, being the maximum aggregate amount that can be drawn at any time under the Liquidity Facility
<b>Liquidity Shortfall</b>	on any Payment Date, an amount equal to the sum of items 1 to 6 in the Pre-Enforcement Priority of Payments applicable during the Revolving Period or an amount equal to the sum of items 1 to 6 in the Pre-Enforcement Priority of Payments applicable during the Amortisation Period, as the case may be payable on such Payment Date, less the cash available in the relevant Priority of Payments on such Payment Date to fund such expenses
<b>LTV Ratio</b>	in respect of a Home Loan, the loan to value ratio of such Home Loan, being the ratio of the total amount outstanding under the Home Loan to the most recent value placed on the Property by an Accredited Valuer for the purposes of valuing the Property relating to the relevant Home Loan
<b>Mandatory Redemption in part (Amortisation Period)</b>	The Notes in all Tranches of Notes will be subject to mandatory redemption in part on each Interest Payment Date during the Amortisation Period, in reducing order of rank (and pari passu if of equal rank) as determined by the respective Classes of the Notes, to the extent permitted by and in accordance with the Priority of Payments
<b>Mandatory Redemption following delivery of an Enforcement Notice</b>	Upon the delivery of an Enforcement Notice (following the occurrence of an Event of Default), the Notes in all Tranches of Notes will be immediately due and payable
<b>Mortgage Bond</b>	in respect of Mortgaged Home Loans, a first mortgage bond or sectional title bond on terms acceptable to the Home Loan Lender, registered over the Property of the relevant Borrower in favour of the Home Loan Lender as security for the obligations of such Borrower to the Home Loan Lender in relation to the Home Loan granted to such Borrower
<b>NACQ</b>	nominal annual compounded quarterly
<b>Original LTV Ratio</b>	in respect of a Home Loan, the LTV Ratio as at origination of that Home Loan, or if such information is unavailable, the greater of the Current LTV Ratio and the weighted average LTV Ratio in respect of Home Loans where an Original LTV Ratio is available
<b>Payment Date</b>	the 22nd day of every month on which the Issuer pays, or makes provision for the payment of, amounts owing to creditors of the Issuer
<b>Portfolio Covenants</b>	the criteria that the aggregate portfolio of Home Loans owned by the Issuer must satisfy, after the acquisition of each Home Loan under the Home Loan Sale Agreement, as set out in Schedule 4 to the Home Loan Sale Agreement
<b>Post-Enforcement Priority of Payments</b>	the order in which payments shall be made from the Transaction Account, after the delivery of an Enforcement Notice, as set out in the Management Agreement
<b>Potential Redraw Amount</b>	in respect of a Home Loan at any time, the aggregate monies which the Borrower is entitled to draw, and the Home Loan Lender is obliged to advance, at such time in accordance with the provisions of the Home Loan Agreement concluded by such Borrower
<b>Pre-Enforcement Priority of Payments</b>	the Pre-Enforcement Priority of Payments applicable during the Revolving Period and the Pre-Enforcement Priority of Payments applicable during the Amortisation Period
<b>Pre-Enforcement Priority of Payments applicable during the Amortisation Period</b>	the order in which payments shall be made from the Transaction Account during the Amortisation Period and prior to delivery of an Enforcement Notice pursuant to an Event of Default, as set out in the Management Agreement. (See Mandatory Redemption in part above.)

## NQABA FINANCE 1 (RF) LIMITED

### Abridged glossary of definitions

<b>Pre-Enforcement Priority of Payments applicable during the Revolving Period</b>	the order in which payments shall be made from the Transaction Account during the Revolving Period and prior to delivery of an Enforcement Notice pursuant to an Event of Default, as set out in the Management Agreement
<b>Prepayments</b>	principal repayments received under a Home Loan in excess of the minimum scheduled Instalments which a Borrower is obliged to pay
<b>PTI Ratio</b>	payment to monthly income ratio, being the ratio of the minimum required Instalment payable under a Home Loan Agreement to the combined gross monthly income of the Borrower concerned and such Borrower's spouse and/or live-in partner and/or any Surety for such Borrower or such other amount or person as the Rating Agency, upon written request by the Issuer, confirms in writing will not adversely affect the then current Rating of the Notes (which income comprises basic salary and travel allowance)
<b>Rate Determination Date</b>	in respect of each Interest Period for a Tranche of Floating Rate Notes, the day falling on the first day of that Interest Period or, if such day is not a Business Day, the first following day that is a Business Day
<b>Re-advance</b>	a re-advance to the relevant Borrower, in terms of the Home Loan Agreement concluded by such Borrower (the terms of which Home Loan Agreement will determine whether the re-advance to the Borrower is discretionary or obligatory), of a portion of the principal of such Borrower's Home Loan, which principal has previously been repaid by such Borrower (i.e., a re-advance of Repayments but excluding Prepayments)
<b>Redraw</b>	a re-advance to the relevant Borrower, in terms of the Home Loan Agreement concluded by such Borrower (the terms of which Home Loan Agreement will determine whether the re-advance to the Borrower is discretionary or obligatory), of a portion of the principal of such Borrower's Home Loan, which principal has previously been repaid by such Borrower in excess of the minimum required Instalments (i.e. a re-advance of Prepayments)
<b>Redraw Facility</b>	a committed Rand denominated revolving facility, provided by the Redraw Facility Provider in terms of the Redraw Facility Agreement
<b>Redraw Facility Limit</b>	an amount equal to or greater than 50% (fifty percent) of Potential Redraw Amount
<b>Required Direct Employees Percentage</b>	the percentage of Home Loans advanced to employees who are directly employed by Eskom and not employed by a subsidiary company of Eskom or such other companies forming part of the Eskom group of companies in relation to the portfolio of Home Loans owned by the Issuer, as specified in the Applicable Pricing Supplement, which percentage on the Most Recent Evaluation Date may decrease by 1% from the percentage determined at the previous Credit Enhancement Determination Date. (As amended 29 November 2022.)
<b>Revolving Period</b>	the period commencing on (and including) the Commencement Date and ending on (but excluding) the occurrence of an Early Amortisation Event
<b>Secured Creditors</b>	EFC and each of the creditors of the Issuer set out in the Priority of Payments that is a party to a Transaction Document
<b>Subordinated Notes</b>	all the Notes issued on each Issue Date, other than the Class A Notes issued on that Issue Date
<b>Transaction Documents</b>	the Common Terms Agreement, the Home Loan Sale Agreement, the Servicing Agreement, the Liquidity Facility Agreement, the Redraw Facility Agreement, the Subordinated Loan Agreement, the Management Agreement, the Bank Agreement, the Guaranteed Investment Contract, the Security Agreements, the Security SPV Guarantee, the Preference Share Subscription Agreement, the Notes, the Programme Agreement, the Programme Memorandum, any Note Subscription Agreement, the agreements entered into from time to time with Derivative Counterparties, the Safe Custody Agreement, the trust deed of the Owner Trust, the trust deed of the Security SPV Owner Trust, the memorandum of incorporation of the Issuer and the Security SPV and agreements that may be entered into from time to time with Approved Originators