

SA Home Loans

## THE THEKWINI FUND 12 (RF) LIMITED

*(Incorporated in South Africa as a public company with limited liability under registration number 2014/106401/06)*

---

### ZAR4 000 000 000 Asset Backed Note Programme

---

Under this Asset Backed Note Programme (the "**Programme**"), The Thekwini Fund 12 (RF) Limited (the "**Issuer**") may from time to time during the Tap Issue Period issue limited recourse secured registered notes (the "**Notes**") denominated in South African Rand, on the terms and conditions contained in the section of this Programme Memorandum headed "*Terms and Conditions of the Notes*". Capitalised terms used below are defined in the section of this Programme Memorandum headed "*Glossary of Defined Terms*".

Save as set out in this Programme Memorandum, the Notes will not be subject to any minimum or maximum maturity. This Programme Memorandum will apply to Notes issued under the Programme in an aggregate Principal Amount Outstanding which will not exceed ZAR4 000 000 000, unless such aggregate Principal Amount Outstanding is increased as set out in the section of this Programme Memorandum headed "*General Description of the Programme*".

The Programme has been registered with the JSE. Each Tranche of Notes may be listed on the Interest Rate Market of the JSE or on such other or further exchange(s) as may be determined by the Issuer and the Dealer(s) and subject to any Applicable Laws. With respect to a Tranche of Notes listed on the Interest Rate Market of the JSE, the Applicable Pricing Supplement relating to that Tranche of Notes will be delivered to the JSE and the Central Securities Depository before the Issue Date, and the Notes in that Tranche may be traded by or through members of the JSE from the date specified in the Applicable Pricing Supplement. The trading of Notes listed on the Interest Rate Market of the JSE will take place in accordance with the rules and operating procedures for the time being of the JSE. The settlement of trades on the JSE will take place in accordance with the electronic settlement procedures of the JSE and the Central Securities Depository. The settlement and redemption procedures for a Tranche of Notes listed on another exchange, irrespective of whether that Tranche is listed on the Interest Rate Market of the JSE as well, will be specified in the Applicable Pricing Supplement.

The Notes will be issued in individual Tranches which, together with other Tranches, may form a Series of Notes. Each Tranche of Notes will be subject to the Conditions; provided that the Applicable Pricing Supplement relating to a Tranche of Notes may specify other terms and conditions (which may replace, modify or supplement the Conditions). Details of a particular Tranche of Notes, and the additional terms and conditions specific to that Tranche of Notes, including the Principal Amount, the Coupon Rate, the Issue Price, the Coupon Step-Up Date and the Final Redemption Date, will be specified in the Applicable Pricing Supplement.

Notes may be issued on a continuing basis and be placed by one or more Dealers appointed by the Issuer from time to time, which appointment may be for a specific issue or on an ongoing basis.

The Programme is not rated. Certain Tranches of Notes issued under the Programme may be rated by the Rating Agency on a national scale basis. Unrated Tranches of Notes may also be issued and Tranches of Notes may be issued that are assigned a Rating (if any) by a different Rating Agency to the Rating Agency that assigned a Rating to any Tranche of Notes in issue. A Rating is not a recommendation to subscribe for, buy, sell or hold Rated Notes and may be subject to revision, suspension or withdrawal at any time by the Rating Agency.

The Notes are not directly secured by any of the assets of the Issuer but the Security SPV will execute the limited recourse Security SPV Guarantee in favour of the Secured Creditors (including the Noteholders). All payments to be made to the Secured Creditors (including the Noteholders) (whether made by the Issuer or the Security SPV) will be made in accordance with the Priority of Payments. The attention of investors is drawn to the section of this Programme Memorandum headed "*Security*" for an understanding of the security structure relating to the Notes.

The Notes will be obligations solely of the Issuer. The Notes will not be obligations of, or the responsibility of, or guaranteed by, the Arranger, the Dealer(s), the other parties to the Transaction Documents or, save to the extent of the net amount recovered from the Issuer pursuant to the Issuer Indemnity and from the property realised pursuant to the other Security Agreements (and then subject to the payment of higher ranking creditors in the Priority of Payments), the Security SPV, or any of their respective affiliates. No liability whatsoever in respect of any failure by the Issuer to pay any amount due under the Notes will be accepted by the Arranger, the Dealer(s), the other parties to the Transaction Documents or, save to the extent of the net amount recovered from the Issuer pursuant to the Issuer Indemnity and from the property realised pursuant to the other Security Agreements, the Security SPV, or any of their respective affiliates.

Prospective purchasers of Notes issued under the Programme should pay particular attention to the section of this Programme Memorandum headed "*Risk Factors*".

---

*Arranger, Lead Manager,  
Dealer and Debt Sponsor*



*Attorneys to the  
Arranger and Dealer*



*Attorneys to the Issuer*



Programme Memorandum dated 23 September 2014

**Capitalised terms used in this Programme Memorandum are defined in the section of this Programme Memorandum headed "Glossary of Defined Terms" unless separately defined in this Programme Memorandum and/or the Applicable Pricing Supplement. Expressions defined in this Programme Memorandum will bear the same meanings in supplements to this Programme Memorandum which do not themselves contain their own definitions.**

*The Issuer certifies that to the best of its knowledge and belief there are no facts that have been omitted from this Programme Memorandum which would make any statement false or misleading and that all reasonable enquiries to ascertain such facts have been made and that this Programme Memorandum contains all information required by Applicable Law and the JSE Debt Listings Requirements. The Issuer accepts full responsibility for the information contained in this Programme Memorandum, the Applicable Pricing Supplements and the annual financial report and any amendments to the annual financial report or any supplements from time to time, except as otherwise stated therein.*

*This Programme Memorandum is to be read in conjunction with all documents which are deemed to be incorporated herein by reference. This Programme Memorandum shall be read and construed on the basis that such documents are incorporated into and form part of this Programme Memorandum. Any reference in this section to the Programme Memorandum, shall be read and construed as including such documents incorporated by reference.*

*The Issuer, having made all reasonable enquiries, confirms that this Programme Memorandum contains or incorporates all information which is material in the context of the issue and offering of the Notes, that the information contained or incorporated in this Programme Memorandum is true and accurate in all material respects and is not misleading, that the opinions and intentions expressed in this Programme Memorandum are honestly held and that there are no other facts the omission of which would make this Programme Memorandum or any information or expression of any such opinions or intentions misleading in any material respect.*

*The JSE assumes no responsibility or liability of whatsoever nature for the correctness of any of the statements made or opinions expressed or information contained in or incorporated by reference into this Programme Memorandum. The admission of any Tranche of Notes to the list of debt securities maintained by the JSE and the listing of such Notes on the Interest Rate Market of the JSE is not to be taken as an indication of the merits of the Issuer or the Notes. The JSE assumes no responsibility or liability of whatsoever nature for the contents of this Programme Memorandum or any Applicable Pricing Supplement or the annual financial report any other information incorporated by reference into this Programme Memorandum (as amended or restated from time to time), and the JSE makes no representation as to the accuracy or completeness of this Programme Memorandum or any Applicable Pricing Supplement, the annual financial report or any other information incorporated by reference into this Programme Memorandum (as amended or restated from time to time). The JSE expressly disclaims any liability for any loss arising from or in reliance upon the whole or any part of this Programme Memorandum or any Applicable Pricing Supplement or the annual financial report or any other information incorporated by reference into this Programme Memorandum (as amended or restated from time to time).*

*Information contained in this Programme Memorandum with respect to the Arranger, the Servicer, the Sellers, SAHL, SAHL IH, SBSA, the Standby Servicer, the Redraw Facility Provider, the Derivative Counterparty, the Dealer(s), the Debt Sponsor, the other parties to the Transaction Documents and the Security SPV has been obtained from each of them for information purposes only and the Issuer assumes no responsibility for such information. The delivery of this Programme Memorandum shall not create any*

*implication that there has been no change in the affairs of the Arranger, the Servicer, the Sellers, SAHL, SAHL IH, SBSA, the Standby Servicer, the Redraw Facility Provider, the Derivative Counterparty, the Dealer(s), the Debt Sponsor, the other parties to the Transaction Documents or the Security SPV since the date hereof or that the information contained or referred to herein is correct as at any time subsequent to its date.*

*No person is authorised to give any information or to make any representation concerning the issue of the Notes other than those contained in this Programme Memorandum. Nevertheless, if any such information is given or representation made, it must not be relied upon as having been authorised by the Arranger, the JSE, the Issuer, the Sellers, the Dealer(s), SAHL, SAHL IH, SBSA, the Debt Sponsor, the Servicer, the other parties to the Transaction Documents or the Security SPV, or any of their respective affiliates or advisers. Neither the delivery of this Programme Memorandum nor any offer, sale, allotment or solicitation made in connection with the offering of the Notes shall, in any circumstances, create any implication or constitute a representation that there has been no change in the affairs of the Issuer since the date hereof or that the information contained in this Programme Memorandum is correct at any time subsequent to the date of this Programme Memorandum. The JSE, the Arranger, the Dealer(s), the Sellers, SAHL, SAHL IH, SBSA, the Servicer, the Security SPV, the Debt Sponsor, the other parties to the Transaction Documents and their respective affiliates or advisers have not separately verified the information contained in this Programme Memorandum. Accordingly, neither the JSE, the Arranger, the Dealer(s), the Debt Sponsor, the Sellers, SAHL, SAHL IH, SBSA, the Servicer, the Security SPV, the other parties to the Transaction Documents nor any of their respective affiliates or advisers makes any representation, express or implied, or accepts any responsibility, with respect to the accuracy or completeness of any of the information in this Programme Memorandum or any other information supplied in connection with the Programme. Each person receiving this Programme Memorandum acknowledges that such person has not relied on the Issuer, the Sellers, SAHL, SAHL IH, SBSA, the Servicer, the Security SPV, the JSE, the Arranger, the Dealer(s), the Debt Sponsor, the other parties to the Transaction Documents or any of their respective affiliates or advisers in connection with its investigation of the accuracy of such information or its investment decision.*

*Neither this Programme Memorandum nor any other information supplied in connection with the Notes is intended to provide the basis of any credit or other evaluation, or should be considered as a recommendation by the Arranger, the JSE, the Issuer, the Sellers, SAHL, SAHL IH, SBSA, the Servicer, the Security SPV, the Dealer(s), the Debt Sponsor, the other parties to the Transaction Documents or any of their respective affiliates or advisers that any recipient of this Programme Memorandum or any other information supplied in connection with the Programme should subscribe for or purchase any Notes. Each person contemplating making an investment in the Notes must make its own investigation and analysis of the financial condition and affairs, and its own appraisal of the credit worthiness, of the Issuer and the terms of the offering and its own determination of the suitability of any such investment, with particular reference to its own investment objectives and experience, and any other factors which may be relevant to it in connection with such investment. The JSE, the Arranger, the Sellers, SAHL, SAHL IH, SBSA, the Servicer, the Security SPV, the Dealer(s) and the Debt Sponsor, the other parties to the Transaction Documents and their respective affiliates or advisers do not undertake to review the financial condition or affairs of the Issuer nor to advise any investor or potential investor in the Notes of any information coming to the attention of the Arranger, the Sellers, SAHL, SAHL IH, SBSA, the Servicer, the Security SPV, the JSE, the Dealer(s), the other parties to the Transaction Documents or the Debt Sponsor or any of their respective affiliates or advisers.*

*The Notes will be obligations of the Issuer. The Notes will not be obligations of, or the responsibility of, or guaranteed by the Sellers, SAHL, SAHL IH, SBSA, the Servicer, the Security SPV, the Arranger, the Dealer(s), the Debt Sponsor or, save to the extent of the*

amount recovered from the Issuer in terms of the Issuer Indemnity and from the property realised from the other Security Agreements and then subject to the payment of higher ranking creditors in the Priority of Payments, the Security SPV. No liability whatsoever in respect of any failure by the Issuer to pay any amount due under the Notes shall be accepted by the Sellers, SAHL, SAHL IH, SBSA, the Servicer, the Arranger, the Dealer(s), the Debt Sponsor or the Security SPV.

**This Programme Memorandum does not constitute an offer or an invitation by or on behalf of the Issuer, SAHL, SAHL IH, SBSA, the Security SPV, the Sellers, SBSA, the Arranger, the Redraw Facility Provider, the Dealer(s), the Debt Sponsor, the Servicer, the Start-Up Loan Provider, the Preference Shareholder, the Standby Servicer or the Security SPV to any person to subscribe for or purchase any of the Notes.** The distribution of this Programme Memorandum and the offering of the Notes in certain jurisdictions may be restricted by law. No representation is made by the Issuer, SAHL, SAHL IH, the Security SPV, the Sellers, SBSA, the Arranger, the Dealer(s), the Debt Sponsor, the Redraw Facility Provider, the Derivative Counterparty, the Servicer, the Start-Up Loan Provider, the Preference Shareholder or the Security SPV that this Programme Memorandum may be lawfully distributed, or that the Notes may be lawfully offered, in compliance with any applicable legislation or other requirements in any such jurisdiction, or pursuant to an exemption available thereunder and none of them assumes any responsibility for facilitating any such distribution or offering. In particular, no action has been taken by the Issuer, SAHL, SAHL IH, SBSA, the Security SPV, the Sellers, the Arranger, the Redraw Facility Provider, the Derivative Counterparty, the Dealer(s), the Debt Sponsor, the Servicer, the Start-Up Loan Provider, the Preference Shareholder, the Standby Servicer or the Security SPV which would permit a public offering of the Notes or distribution of this Programme Memorandum in any jurisdiction where action for that purpose is required. Accordingly, the Notes may not be offered or sold, directly or indirectly, and neither this Programme Memorandum nor any advertisement or other offering material may be distributed or published in any jurisdiction, except under circumstances that will result in compliance with any applicable laws and regulations. Persons into whose possession this Programme Memorandum comes are required by the Issuer, the Arranger, the Dealer(s) and the Debt Sponsor to inform themselves about and to observe any such restrictions.

The Notes have not been and will not be registered under the United States Securities Act of 1933, as amended (the "**Securities Act**"). Subject to certain exceptions, Notes may not be offered, sold or delivered within the United States or to any U.S. persons. In addition, there are restrictions on the distribution of this Programme Memorandum in South Africa and the United Kingdom. For a more complete description of certain restrictions on the offering, sale and delivery of Notes and distribution of this Programme Memorandum see the section of this Programme Memorandum headed "Subscription and Sale" below.

The terms of this Programme Memorandum, if sent to persons resident in jurisdictions outside South Africa, may be affected by the laws of the relevant jurisdiction. Such persons should inform themselves about and observe any applicable legal requirements in any such jurisdiction. It is the responsibility of any such person wishing to subscribe for or purchase the Notes to satisfy itself as to the full observance of the laws of the relevant jurisdiction therewith. If and to the extent that this Programme Memorandum is illegal in any jurisdiction, it is not made in such jurisdiction and this document is sent to persons in such jurisdiction for information purposes only.

References in this Programme Memorandum to "Rands", "R" or "ZAR" are to the lawful currency for the time being of South Africa.

In connection with the issue and distribution of any Tranche of Notes, the Issuer may, in its discretion and to the extent permitted by applicable laws and regulations, appoint a

*stabilising manager to over-allot or effect transactions with a view to supporting the market price of the Notes at a level higher than that which might otherwise prevail for a limited period. Such stabilising, if commenced, may be discontinued at any time and must be brought to an end after a limited period. Stabilisation is only permissible if it is conducted in accordance with the JSE Debt Listings Requirements and is subject to the approval of the JSE.*

---

## TABLE OF CONTENTS

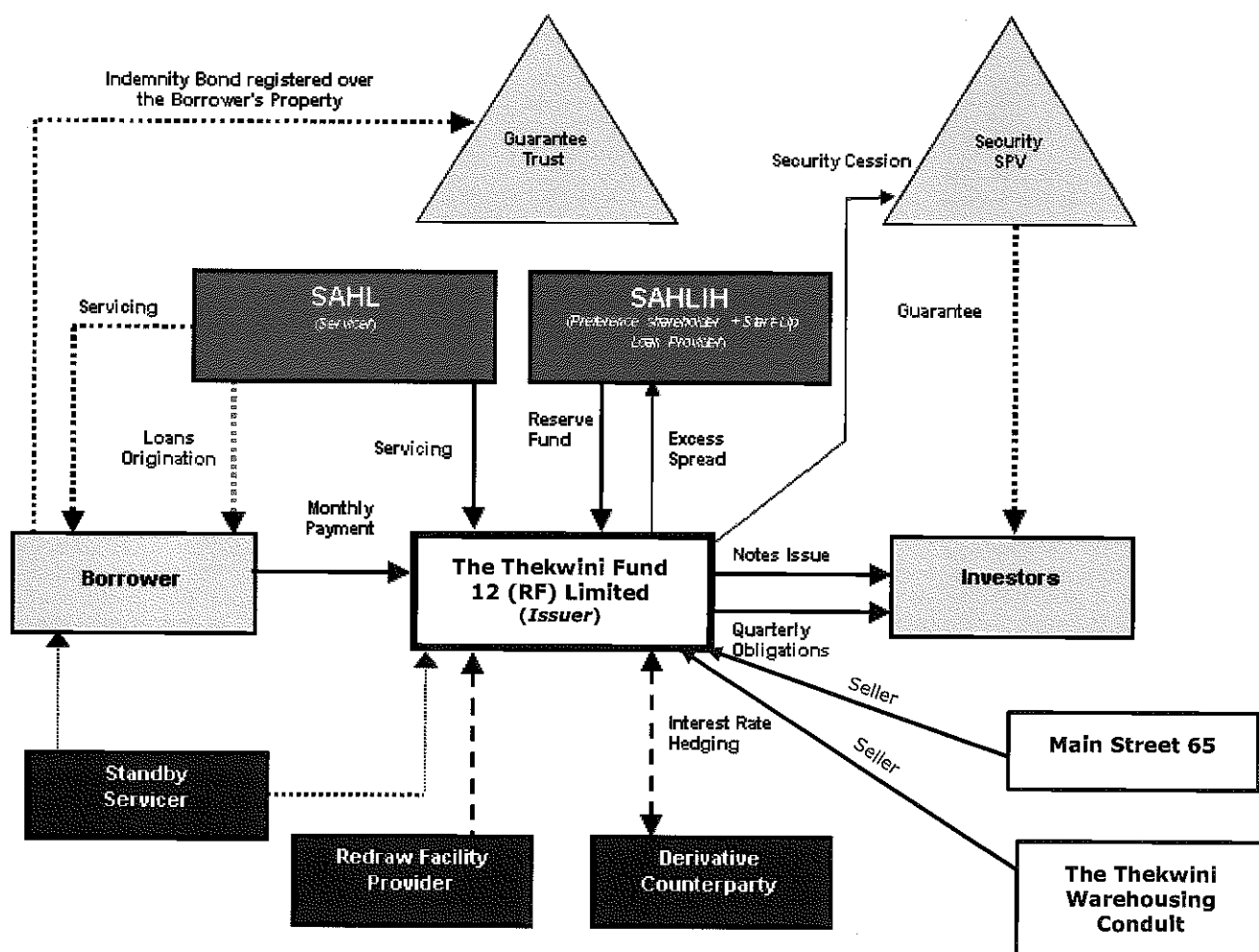
---

	<i>Page</i>
<b>TRANSACTION OVERVIEW .....</b>	<b>8</b>
<b>DOCUMENTS INCORPORATED BY REFERENCE .....</b>	<b>10</b>
<b>GENERAL DESCRIPTION OF THE PROGRAMME .....</b>	<b>12</b>
<b>SUMMARY OF THE PROGRAMME.....</b>	<b>14</b>
<b>RISK FACTORS.....</b>	<b>27</b>
<b>CREDIT STRUCTURE.....</b>	<b>37</b>
<b>FORM OF THE NOTES .....</b>	<b>51</b>
<b>PRO FORMA APPLICABLE PRICING SUPPLEMENT .....</b>	<b>53</b>
<b>GLOSSARY OF DEFINED TERMS .....</b>	<b>62</b>
<b>TERMS AND CONDITIONS OF THE NOTES .....</b>	<b>105</b>
<b>USE OF PROCEEDS .....</b>	<b>138</b>
<b>SECURITY .....</b>	<b>139</b>
<b>PRIORITY OF PAYMENTS .....</b>	<b>141</b>
<b>GENERAL DESCRIPTION OF THE ISSUER .....</b>	<b>150</b>
<b>THE SERVICER AND THE SERVICING AND STANDBY SERVICING AGREEMENT.....</b>	<b>153</b>
<b>THE HOME LOAN POOL .....</b>	<b>157</b>
<b>THE STANDBY SERVICER .....</b>	<b>162</b>
<b>ESTIMATED AVERAGE LIVES OF THE NOTES .....</b>	<b>163</b>
<b>SETTLEMENT, CLEARING AND TRANSFERS.....</b>	<b>165</b>
<b>SOUTH AFRICAN TAXATION.....</b>	<b>168</b>
<b>EXCHANGE CONTROL .....</b>	<b>171</b>
<b>SUBSCRIPTION AND SALE .....</b>	<b>173</b>
<b>GENERAL INFORMATION .....</b>	<b>177</b>
<b>CORPORATE INFORMATION.....</b>	<b>179</b>

## TRANSACTION OVERVIEW

The information set out below is a summary of the principal features of the transaction. This section should be read in conjunction with the detailed information contained elsewhere in this Programme Memorandum. The other Transaction Documents (as defined in the section headed "Glossary of Defined Terms"), as amended, novated and/or substituted from time to time in accordance with their terms, shall be deemed to be incorporated in, and to form part of, this Programme Memorandum. Such documents are available for inspection by Noteholders, as provided for in the section headed "General Information". Words used in this section headed "Transaction Overview" shall bear the same meanings as used in the section headed "Glossary of Defined Terms" and as defined elsewhere in this Programme Memorandum, except to the extent that they are separately defined in this section or the context otherwise requires.

### Structure



### Transaction steps

SAHL carries on the business of originating Home Loans for, *inter alia*, the Sellers, against the security of, *inter alia*, Indemnity Bonds registered over the Properties of Borrowers in favour of the Guarantee Trust.



The Sellers, in terms of the Home Loan Sale Agreement, will sell Home Loans (each complying with the Eligibility Criteria), together with the benefit of all Related Security, on a non-recourse basis to a newly created, insolvency remote Issuer from time to time.

The Issuer may purchase Pre-Funded Home Loans during the Pre-Funding Period up to an amount equal to the Pre-Funding Amount.

The Issuer may fund the purchase of eligible Additional Home Loans during the Tap Issue Period through the issuance of Notes from time to time. During the Revolving Period, the Issuer may also purchase Additional Home Loans with principal collections received from Borrowers.

SAHL, as Servicer to the Issuer, will continue to perform the administration, servicing and management of the Home Loans on behalf of the Issuer. Should an event of default occur under the Servicing and Standby Servicing Agreement and not be waived by Noteholders, SBSA as Standby Servicer is contractually committed to continuing the functions of the Servicer.

As one of the forms of credit enhancement available to the Notes, SAHL IH will, on each Issue Date, lend and advance a Start-Up Loan to the Issuer. The Issuer will utilise the proceeds of the Start-Up Loan, together with the proceeds of any issuance of Notes, where applicable, to fund the Reserve Fund in the amount specified in the Applicable Pricing Supplement.

In the event that an Issue Date does not fall on a Mortgage Reset Date, SAHL IH will also advance to the Issuer an amount sufficient to fund the difference, if any, in cash flows resulting from the JIBAR rate in respect of Notes which was set for the first Interest Period subsequent to such Issue Date being higher than the JIBAR rate in respect of the Home Loans which was set on the Mortgage Reset Date immediately preceding such Issue Date.

The Issuer may enter into Derivative Contracts with Derivative Counterparties with the Required Credit Rating to hedge the Issuer's interest rate risk exposure arising from a mismatch between the basis of the interest earned on the Home Loans and that payable on the Notes.

Additional credit enhancement is provided for the Notes by the Issuer trapping cash in the Arrears Reserve in terms of the Priority of Payments, if certain delinquency levels are triggered.

SBSA will provide a Redraw Facility, among other things, to fund Further Advances, Further Loans and the purchase of the right to repayment of Redraws, provided that immediately following a drawdown under such facility, the Asset Quality Test is satisfied.

SAHL IH, as Preference Shareholder, will be entitled to participate in the profits of the Issuer available for distribution and will receive dividends in respect of the Preference Share to the extent permitted by and in accordance with the Priority of Payments.

The Security SPV has been incorporated for the purposes of holding and realising security for the benefit of Secured Creditors, including Noteholders, subject to the Priority of Payments. The Security SPV will execute a Security SPV Guarantee in favour of the Noteholders and other Secured Creditors, payments in terms of which will be subject to the Priority of Payments.

The Issuer will indemnify the Security SPV in terms of an Issuer Indemnity in respect of claims that may be made against it arising out of the Security SPV Guarantee.

---

## DOCUMENTS INCORPORATED BY REFERENCE

---

*Words used in this section headed "Documents Incorporated by Reference" shall bear the same meanings as used in the section headed "Glossary of Defined Terms" and as defined elsewhere in this Programme Memorandum, except to the extent that they are separately defined in this section or the context otherwise requires.*

The documents listed below are deemed to be incorporated in, and to form part of, this Programme Memorandum -

- (i) the audited annual financial statements of the Issuer for each financial year ending on 31 December, together with such statements, reports and notes attached to or intended to be read with such financial statements in respect of all financial years of the Issuer after the date of this Programme Memorandum, as and when such are approved and become available;
- (ii) each Applicable Pricing Supplement;
- (iii) any other supplement to this Programme Memorandum circulated by the Issuer from time to time in accordance with the Programme Agreement;
- (iv) all information pertaining to the Issuer which is relevant to the Notes and which is electronically disseminated on the Stock Exchange News Service of the JSE ("**SENS**") to SENS subscribers; and
- (v) the other Transaction Documents.

This Programme Memorandum and the documents listed in paragraph (v) above are available for inspection, during normal office hours, at the Specified Office of the Issuer. The documents listed in paragraphs (i), (ii) and (iii) above will, as and when such documents are approved and become available, be available for inspection, during normal office hours, at the Specified Office of the Issuer. This Programme Memorandum and the documents referred to under (i), (ii) and (iii) above, when they become available, will also be available for inspection on the Servicer's website, "<http://www.sahomeloans.com>". This Programme Memorandum is and, when they become available, the documents listed in paragraphs (ii) and (iii) above will also be available for inspection on the JSE's website, "<http://www.jse.co.za>".

Any statement contained in this Programme Memorandum or in any document which is incorporated by reference into this Programme Memorandum will be deemed to be modified or superseded for the purposes of this Programme Memorandum to the extent that a statement contained in any such subsequent document which is deemed to be incorporated by reference in this Programme Memorandum modifies or supersedes such earlier statement (whether expressly, by implication or otherwise). The Issuer will publish a new Programme Memorandum or a further supplement to this Programme Memorandum, as the case may be, on the occasion of any subsequent issue of Notes where there has been -

- (a) a material change in the condition (financial or otherwise) in respect of the Issuer which is not then reflected in this Programme Memorandum or any supplement to this Programme Memorandum; or
- (b) any modification of the terms of the Programme which would make this Programme Memorandum inaccurate or misleading.

Any such new Programme Memorandum or Programme Memorandum as supplemented, as the case may be, will be deemed to have substituted the previous Programme Memorandum from the date of issue of the new Programme Memorandum or Programme Memorandum as supplemented, as the case may be.

---

## GENERAL DESCRIPTION OF THE PROGRAMME

---

*A general description of the Programme is set out below. The general description does not purport to be complete and is taken from, and is qualified by, the remainder of this Programme Memorandum and, in relation to any particular Tranche of Notes, the Applicable Pricing Supplement. Words used in this section headed "General Description of the Programme" shall bear the same meanings as used in the section headed "Glossary of Defined Terms" and as defined elsewhere in this Programme Memorandum, except to the extent that they are separately defined in this section or the context otherwise requires.*

Under the Programme, the Issuer may from time to time issue Notes denominated in Rand. The applicable terms of any Notes will be set out in the Conditions incorporated by reference into the Notes, as modified and supplemented by the Applicable Pricing Supplements relating to the Notes and any supplementary Programme Memorandum.

Notes will be issued in individual Tranches which, together with other Tranches, may form a Series of Notes. A Series of Notes may, together with a further Series of Notes or more than one Series of Notes, form a Class of Notes. The Issuer will not require the consent of Noteholders for the issue of any Tranche of Notes. Before the Issuer issues any Tranche of Notes, the Issuer shall complete and sign an Applicable Pricing Supplement based on the *pro forma* Applicable Pricing Supplement included in this Programme Memorandum, setting out details of such Notes. A draft of such Applicable Pricing Supplement shall be sent to investors as notification of the capital raising at least 48 hours before the closing time of the capital raising, or such shorter period as the investors may agree. Any changes made to the draft Applicable Pricing Supplement following its distribution to investors shall be notified to such investors. If the Applicable Pricing Supplement contains changes to the terms of the Programme, such changes shall be brought to the attention of the investors.

Each Tranche of Notes may be listed on the Interest Rate Market of the JSE or on such other or further exchange(s) as may be determined by the Issuer and the Dealer(s) and subject to any Applicable Laws. Unlisted Notes may also be issued under the Programme. With respect to Notes not listed on the Interest Rate Market of the JSE, the placement of such unlisted Notes may be reported through the JSE reporting system in order for the settlement of trades to take place in accordance with the electronic settlement procedures of the JSE and the Central Securities Depository. In such event, the Applicable Pricing Supplement will be delivered to the JSE and the Central Securities Depository. With respect to Notes not listed on the Interest Rate Market of the JSE, and not to be settled through the electronic settlement procedures of the JSE and the Central Securities Depository, no Applicable Pricing Supplement will be delivered to the JSE or the Central Securities Depository. Unlisted Notes are not regulated by the JSE. Claims against the BESA Guarantee Fund Trust may only be made in respect of the trading of Notes listed on the Interest Rate Market of the JSE and in accordance with the rules of the BESA Guarantee Fund Trust.

Each Tranche of Notes is subject to the Conditions; provided that the Applicable Pricing Supplement may specify other terms and conditions (which may replace, modify or supplement the Conditions), in which event such other terms and conditions shall, to the extent so specified in the Applicable Pricing Supplement or to the extent inconsistent with the Terms and Conditions, replace, modify or supplement the Conditions for the purpose of that Tranche of Notes.

In the event that any Tranche of Notes is listed on any exchange other than the JSE or the Issuer issues unlisted Notes, the Issuer will, no later than the last day of the month of issue of such Tranche, inform the JSE in writing of the aggregate Principal Amount, the Scheduled Maturity Date and the Final Redemption Date of such Tranche.

The Programme is not rated. Certain Tranches of Notes issued under the Programme may be rated by the Rating Agency on a national scale basis. Unrated Tranches of Notes may also be issued and Tranches of Notes may be issued that are assigned a Rating (if any) by a different Rating Agency to the Rating Agency that assigned a Rating to any Tranche of Notes in issue. The Applicable Pricing Supplement will reflect the Rating, if any, which has been assigned to the Programme and/or a Tranche of Notes, as the case may be, as well as the Rating Agency or Rating Agencies which assigned such Rating or Ratings. Any amendment to or change in the Rating assigned to the Programme and/or a Tranche of Notes, as the case may be, issued under the Programme will be electronically disseminated on SENS. A Rating is not a recommendation to subscribe for, buy, sell or hold Notes and may be subject to revision, suspension or withdrawal at any time by the Rating Agency.

This Programme Memorandum will apply to Notes in issue by the Issuer under the Programme in an aggregate Principal Amount Outstanding which does not exceed ZAR4 000 000 000, unless such aggregate Principal Amount Outstanding is increased in accordance with the Programme Agreement, as set out below.

From time to time the Issuer may wish to increase the Programme Limit. Subject to the Programme Agreement, the JSE Debt Listings Requirements and/or such other or further exchange(s) on which any Tranche of Notes may be listed and to any Applicable Law, the Issuer may, without the consent of Noteholders, increase the Programme Limit by delivering a notice thereof to the Noteholders and to the relevant exchange. Upon such notice being given (and following compliance with the provisions of the Programme Agreement), all references in this Programme Memorandum, or any other agreement, deed or document relating to the Programme, to the Programme Limit will be, and will be deemed to be, references to the increased Programme Limit set out in such notice.

---

## SUMMARY OF THE PROGRAMME

---

*The information set out below is a summary of the principal features of the Notes. This Summary should be read in conjunction with the detailed information contained elsewhere in this Programme Memorandum. The other Transaction Documents (as defined in the section headed "Glossary of Defined Terms"), as amended, novated and/or substituted from time to time in accordance with their terms, shall be deemed to be incorporated in, and to form part of, this Programme Memorandum. Such documents are available for inspection by Noteholders, as provided for in the section headed "General Information". Words used in this section headed "Summary of the Programme" shall bear the same meanings as used in the section headed "Glossary of Defined Terms" and as defined elsewhere in this Programme Memorandum, except to the extent that they are separately defined in this section or the context otherwise requires.*

### *Transaction parties*

**Arranger, Lead  
Manager, Debt Sponsor  
and Dealer**

The Standard Bank of South Africa Limited, a company with limited liability, registered and incorporated in accordance with the laws of South Africa under registration number 1962/000738/06.

**Calculation Agent**

SA Home Loans Proprietary Limited, a company with limited liability, registered and incorporated in accordance with the laws of South Africa under registration number 2006/035436/07. The Calculation Agent shall liaise with the Debt Sponsor for the publication of any announcements on SENS.

**Derivative  
Counterparty(ies)**

An entity with the Required Credit Rating with whom the Issuer may enter into one or more Derivative Contracts.

**GIC Provider**

The Standard Bank of South Africa Limited, a company with limited liability registered and incorporated in accordance with the laws of South Africa under registration number 1962/000738/06, in its capacity as provider of the guaranteed rate of return under the Guaranteed Investment Contract, or such other person as may be appointed as GIC Provider under the terms of the Guaranteed Investment Contract. In the event that the GIC Provider ceases to hold the Required Credit Rating, a replacement GIC Provider will be appointed in accordance with the provisions of the Guaranteed Investment Contract.

**Guarantee Trust**

The South African Home Loans Guarantee Trust, a trust established and registered in accordance with the laws of South Africa with Master's Reference Number IT10713/00, for the purpose of guaranteeing the obligations of Borrowers to home loan lenders including, *inter alia*, the Sellers in terms of the relevant Home Loan Agreements. The Borrowers, in turn, indemnify the Guarantee Trust or its assigns against any loss it may incur as a result of the Guarantee Trust Guarantees being called up by the Sellers or their respective assignees. As

security for a Borrower's obligations to the Guarantee Trust under an Indemnity, an Indemnity Bond is registered over such Borrower's Property in favour of the Guarantee Trust or its assigns.

**Issuer**

The Thekwini Fund 12 (RF) Limited, a public company with limited liability registered and incorporated in accordance with the laws of South Africa under registration number 2014/106401/06 and its successors-in-title or assigns.

**Owner Trust**

The Thekwini Fund 12 Owner Trust, the trust established in accordance with the laws of South Africa with Master's Reference Number IT020658/2014, solely to own as beneficial shareholder the entire issued ordinary share capital of the Issuer, to stand surety to the Security SPV for the due, proper and punctual performance by the Issuer of its obligations to the Security SPV under the Issuer Indemnity, and to pledge the ordinary shares in the Issuer as security for the Owner Trust Suretyship.

**Preference Shareholder**

SAHL Investment Holdings Proprietary Limited, a company with limited liability, registered and incorporated in accordance with the laws of South Africa under registration number 1998/004570/07, which is the holder of the Preference Share.

**Rating Agency**

Any one of Moody's Investors Service Limited and/or Standard & Poor's, a division of McGraw Hill and/or Fitch Ratings.

**Security SPV**

The Thekwini Fund 12 Security SPV (RF) Proprietary Limited, a company with limited liability registered in accordance with the laws of South Africa under registration number 2014/087601/07 (and its successors-in-title or assigns), which has been incorporated to hold and realise security for the benefit of Secured Creditors (including the Noteholders), subject to the Security SPV Guarantee and the Priority of Payments.

**Security SPV Owner Trust**

The Thekwini Fund 12 Security SPV Owner Trust, the trust established in accordance with the laws of South Africa with Master's Reference Number IT020657/2014, solely to own as beneficial shareholder the entire issued ordinary share capital of the Security SPV.

**Sellers**

Main Street 65 Proprietary Limited, a company with limited liability registered and incorporated in accordance with the laws of South Africa under registration number 2001/004041/07 and its successors-in-title or assigns, The Thekwini Warehousing Conduit (RF) Limited, a company with limited liability registered and incorporated in accordance with the laws of South Africa under registration number 2005/007604/06 and its successors-in-title or assigns and/or any Approved Seller.

**Servicer**

SA Home Loans Proprietary Limited, a company with limited liability, registered and incorporated in accordance with the laws of South Africa under registration number 2006/035436/07, which will be appointed under the terms of the Servicing and Standby Servicing Agreement as agent for the Issuer, *inter alia*, to administer the Home Loans, including the collection of payments under the Home Loans and the operation of the collections, arrears and foreclosure procedures. The Servicer is obliged under the Servicing and Standby Servicing Agreement to report on a quarterly basis to the Security SPV and the Issuer on the Home Loans and the administration of the Home Loans.

**Standby Servicer**

The Standard Bank of South Africa Limited, a company with limited liability, registered and incorporated in accordance with the laws of South Africa under registration number 1962/000738/06, which will be appointed under the Servicing and Standby Servicing Agreement to act as Standby Servicer, such that, if the appointment of SAHL as Servicer is terminated, the Standby Servicer will assume such servicing functions.

Any reference to the Servicer in this Programme Memorandum shall also be taken to include SBSA or any other replacement Servicer to the extent that SBSA or any other replacement Servicer is actually required to perform the primary servicing function at any time.

*Structural features*

**Additional Home Loans**

Until the expiry of the Revolving Period, the Issuer shall, to the extent that funds are available for that purpose in accordance with the Priority of Payments, including during the Tap Issue Period by utilising the proceeds from the issue of Notes, be entitled on any day to purchase Additional Home Loans complying with the Eligibility Criteria provided that certain conditions are fulfilled, as more fully described under the section headed "*Credit Structure*".

**Arrears Reserve**

Should the aggregate arrears on Home Loans exceed certain levels, as described below in the section headed "*Credit Structure*", the Issuer will be required to credit an amount, from available funds, to an Arrears Reserve, available, if necessary, to meet certain expenses in the Pre-Enforcement Priority of Payments.

**Capital Reserve**

Amounts allocated for the advance of Further Loans or the purchase of Additional Home Loans in terms of the Pre-Enforcement Priority of Payments and not fully utilised shall be paid into the Capital Reserve and may be used during each Interest Period to fund (i) the acquisition of the right to repayment of Redraws; (ii) the acquisition of Additional Home Loans, or (iii) the advance of Further Advances and Further Loans, as more fully



described under the section headed "*Credit Structure*".

Any amounts standing to the credit of the Capital Reserve for two consecutive Interest Payment Dates shall be added to the Redemption Amount and applied in redeeming the Notes.

#### **Further Advances**

A Further Advance is a re-advance to the relevant Borrower by the Issuer, in terms of the Home Loan Agreement concluded by such Borrower, after the application of the relevant Credit Criteria, 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) and which has not already been re-advanced to that Borrower before the time of such Further Advance. Up until the Coupon Step-Up Date and provided that a Stop Lending Trigger Event has not occurred, the Issuer, at its discretion, may advance Further Advances to Borrowers on any date, subject to the satisfaction of certain conditions, principally the availability of funds for that purpose, as described under the section headed "*Credit Structure*".

#### **Further Loans**

Further Loans are - (i) additional principal advances (in excess of Repayments and Prepayments) advanced to a Borrower by the Issuer, in terms of the Home Loan Agreement concluded by such Borrower, after the application of the Credit Criteria, to a maximum of the difference between the capital amount reflected in the Indemnity Bond(s) relating to the relevant Home Loan (excluding any additional sum) and the capital amount lent and advanced in terms of the Home Loan Agreement; or (ii) additional principal advances (in excess of Repayments and Prepayments) advanced to a Borrower by the Issuer, after the application of the Credit Criteria, in an amount in excess of the capital amount reflected in the Indemnity Bond relating to the relevant Home Loan (excluding any additional sum), provided that a further Indemnity Bond is registered in favour of the Guarantee Trust over the relevant Property, which secures the full amount of the additional principal advance. Up until the Coupon Step-Up Date and provided that a Stop Lending Trigger Event has not occurred, the Issuer, at its discretion, may advance Further Loans to Borrowers on any date, subject to the satisfaction of certain conditions, principally the availability of funds for that purpose, as described under the section headed "*Credit Structure*".

**Permitted Investments** The Servicer will be entitled to invest cash from time to time standing to the credit of the Issuer's bank accounts in various Rand-denominated investments with the Required Credit Rating or wholly and unconditionally guaranteed by an entity with the Required Credit Rating as described below under the section headed "*Credit Structure*".

**Pool Stratification** The characteristics of the portfolio of Home Loans identified for acquisition by the Issuer on each Issue Date will be identified in an annexure to the Applicable Pricing Supplement.

**Pre-Funding** The net proceeds of the Notes issued on any Issue Date may exceed the amount paid by the Issuer to the Sellers in respect of the purchase consideration for the Home Loans purchased on such Issue Date. The Issuer may acquire Pre-Funded Home Loans up to an amount equal to the Pre-Funding Amount, at any time up to the expiry of the Pre-Funding Period. Any part of the Pre-Funding Amount not applied in acquiring Pre-Funded Home Loans during the Pre-Funding Period shall be treated as Repayments and shall be applied in redeeming the Notes in terms of the Priority of Payments (and not for any other items in terms of the Priority of Payments).

**Redraw Facility** The Issuer will enter into a revolving credit facility with the Redraw Facility Provider. The Redraw Facility may be utilised by the Issuer for the purposes described under the section headed "*Credit Structure*". For purposes of compliance with the Securitisation Notice, the Redraw Facility may not be used to the extent that the Asset Quality Test is not satisfied or as a permanent revolving facility in order to provide credit enhancement or cover losses sustained in respect of the Securitisation Scheme.

The Redraw Facility Limit will be an amount equal to 3.5% of the aggregate Principal Amount Outstanding of the Notes on each Issue Date.

The commitment of the Redraw Facility Provider under the Redraw Facility will expire at the end of the then current Commitment Period, or such earlier date that the Notes are redeemed or enforcement of the Security occurs. Prior to the expiry of the Redraw Facility, the Issuer will renew the Redraw Facility or fully draw-down on the existing Redraw Facility until it has arranged for a substitute bank to provide a replacement Redraw Facility.

**Redraws** Redraws are readvances to a Borrower of a portion of such Borrower's Home Loan, provided that the amount of such Redraw is limited to Prepayments, that is principal which has previously been repaid by such Borrower in excess of minimum scheduled instalments. The Issuer has transferred to SAHL the obligation of the Issuer to advance Redraws to Borrowers. SAHL is obliged to advance Redraws to Borrowers on any date, subject to

the satisfaction of certain conditions, including that the Borrower is not then in unremedied default of any of such Borrower's obligations in terms of the Home Loan Agreement and that the Redraw will be repaid within the original duration of the Home Loan Agreement. Up until the Coupon Step-Up Date and provided that a Stop Lending Trigger Event has not occurred, the Issuer is obliged to purchase the right to repayment of Redraws from SAHL subject to the satisfaction of certain conditions, principally the availability of funds for that purpose, as described under the section headed "*Credit Structure*".

### **Reserve Fund**

The Reserve Fund provides credit enhancement for the Notes. On each Interest Payment Date, amounts in the Reserve Fund are added to available funds and are applied in accordance with the Priority of Payments usually to pay interest on the Notes (and the Reserve Fund is then replenished). On the Final Redemption Date or following the delivery of an Enforcement Notice, amounts in the Reserve Fund may be utilised to pay principal on the Notes (and the Reserve Fund balance is reduced to zero). The Reserve Fund Required Amount will, on each Issue Date, be the amount specified in the Applicable Pricing Supplement, which amount is required to ensure that each Class of Notes issued on the relevant Issue Date is assigned a Rating (in the event of Rated Notes) at least equal to the Rating assigned to such Class of Notes issued on the Initial Issue Date (in the event of Rated Notes).

### **Start-Up Loan**

The Start-Up Loan Provider will lend and advance a Start-Up Loan to the Issuer on each Issue Date to provide funding for the Reserve Fund. On each Issue Date, in the event that such Issue Date does not fall on a Mortgage Reset Date, the Start-Up Loan Provider will also advance to the Issuer an amount sufficient to fund the difference, if any, in cash flows resulting from the JIBAR rate in respect of the Notes which was set for the first Interest Period being higher than the JIBAR rate in respect of the Home Loans which was set on the Mortgage Reset Date immediately preceding the Issue Date, as described in the section headed "*Risk Factors*". On the first Interest Payment Date following the Issue Date, should any amount of the latter advance not be utilised by the Issuer, then the Issuer shall repay such amount to the Start-Up Loan Provider in accordance with the Priority of Payments.

The aggregate principal amount of all Start-Up Loans advanced to the Issuer from time to time in terms of the Start-Up Loan Agreement, may not exceed 5% of the aggregate Principal Amount Outstanding of the Notes on each Issue Date.

*Programme description*

<b>Blocked Rand</b>	Blocked Rand may be used to purchase Notes subject to South African Exchange Control Regulations.
<b>Conditions</b>	The terms and conditions of the Notes set out below in this Programme Memorandum under the section headed " <i>Terms and Conditions of the Notes</i> ".
<b>Coupon Rate, Coupon Step-Up Rate and Interest Payment Dates</b>	As specified in the Applicable Pricing Supplement.
<b>Credit Criteria</b>	The lending policy guidelines applicable to the Home Loans, to the advance of Further Loans and, to the extent applicable, to the advance of Redraws and Further Advances, are described below under the section headed " <i>The Home Loan Pool</i> ".
<b>Credit Rating</b>	<p>The Programme is not rated. Certain Tranches of Notes issued under the Programme may be rated by the Rating Agency on a national scale basis. The Rating (if any) assigned to the Programme and/or a Tranche of Notes, as the case may be, issued under the Programme, and the Rating Agency will be specified in the Applicable Pricing Supplement.</p> <p>Unrated Tranches of Notes may also be issued and Tranches of Notes may be issued that are assigned a Rating by a different Rating Agency to the Rating Agency that assigned a Rating to any Tranche of Notes in issue. If assigned a Rating, such Rating is not a recommendation to subscribe for, buy, sell or hold Notes and may be subject to revision, suspension or withdrawal at any time by the Rating Agency. Any amendment to or change in the Rating assigned to the Programme and/or a Tranche of Notes, as the case may be, issued under the Programme will be electronically disseminated on SENS to SENS subscribers.</p>
<b>Currency</b>	Rand, the lawful currency of South Africa.
<b>Denomination of Notes</b>	The Notes will be issued with a minimum denomination of ZAR1 000 000 each.
<b>Description of the Programme</b>	The Thekwini Fund 12 (RF) Limited ZAR4 000 000 000 Asset Backed Note Programme.
<b>Estimated Average Lives of the Notes</b>	The average lives of the Notes cannot be accurately predicted, as the actual repayment of the Home Loans and a number of other relevant factors are unknown. Calculations of the estimated average lives of the Notes can be made based on certain assumptions, as described below in the section headed " <i>Estimated Average Lives of the Notes</i> ".

- Final Redemption** Each Tranche of Notes will be redeemed by the Issuer at its Principal Amount Outstanding on the Final Redemption Date of such Notes.
- Form of Notes** The Notes will be issued in registered form as described below in the section headed "*Form of the Notes*".
- Governing Law** The Notes will be governed by and construed in accordance with the laws of South Africa.
- Issue Price** Each Note in a Tranche will be issued on a fully-paid basis, at an issue price which is at its Principal Amount or at a discount to, or premium over, its Principal Amount, as specified in the Applicable Pricing Supplement.
- Listing and Trading** Each Tranche of Notes may be listed on the Interest Rate Market of the JSE or on such other or further exchange(s) as may be determined by the Issuer and the Dealer(s) and subject to any Applicable Laws. With respect to Notes not listed on the Interest Rate Market of the JSE, the placement of such unlisted Notes may be reported through the JSE reporting system in order for the settlement of trades to take place in accordance with the electronic settlement procedures of the JSE and the Central Securities Depository. In such event, the Applicable Pricing Supplement will be delivered to the JSE and the Central Securities Depository. With respect to Notes not listed on the Interest Rate Market of the JSE, and not to be settled through the electronic settlement procedures of the JSE and the Central Securities Depository, no Applicable Pricing Supplement will be delivered to the JSE or the Central Securities Depository. Unlisted Notes may also be issued under the Programme. Unlisted Notes are not regulated by the JSE. Claims against the BESA Guarantee Fund Trust may only be made in respect of the trading of Notes listed on the Interest Rate Market of the JSE and in accordance with the rules of the BESA Guarantee Fund Trust.
- Mandatory Redemption in part** The Notes of each Class may be subject to mandatory redemption in part from time to time on each Interest Payment Date after the expiry of the Revolving Period and, if there are no or insufficient Additional Home Loans offered to the Issuer for purchase or if any conditions to purchase are not satisfied during the Revolving Period, then the Notes of each Class will be subject to mandatory redemption in part on Interest Payment Dates during such Revolving Period, in each case to the extent that on such Interest Payment Date the Issuer has available funds for this purpose in accordance with the Priority of Payments (see Condition 7.2). The mandatory redemption in part will be at an amount calculated in accordance with the provisions set out in Condition 7.2 of the Notes.
- In certain other circumstances and at certain times, all, but not some only, of the Notes may be redeemed at the

option of the Issuer (see Conditions 7.3 and 7.4 of the Notes). Unless previously redeemed or purchased by the Issuer and cancelled, all the Notes shall be redeemed on the Final Redemption Date of such Notes, notwithstanding their date of issue.

**Method of Transfer**

The transfer of Notes shall take place by recordal in the securities register of the Issuer and by electronic book entry in the securities accounts of Participants or the Central Securities Depository, as the case may be, for transfers of Beneficial Interests in the Notes, in all cases subject to the restrictions described in this Programme Memorandum.

**Negative Pledge and other undertakings of the Issuer**

Condition 6 of the Conditions provides for a negative pledge and other restrictions on the Issuer requiring the consent of the Security SPV relating to activities, disposals, bank accounts, dividends, distributions, borrowings, mergers and amendments to the Transaction Documents.

**Notes**

Limited recourse, secured, registered notes issued by the Issuer under the Programme. The description of, and terms and conditions applicable to, Notes other than those specifically described in this Programme Memorandum will be set out in the Applicable Pricing Supplement.

Payments (whether in respect of interest or principal) in respect of the Notes may be determined by reference to such fixed or floating rates as may be specified in the Applicable Pricing Supplement.

**Optional Redemption**

The Issuer may redeem all, but not some only, of the Notes, in full but not in part, early at their Principal Amount Outstanding (together with accrued interest) upon not more than 30 nor less than 20 days' irrevocable notice -

- (i) on the Coupon Step-Up Date or on any Interest Payment Date falling thereafter; or
- (ii) on any Interest Payment Date on which the aggregate Principal Amount Outstanding of Notes is equal to or less than 20% of the aggregate Principal Amount Outstanding of the Notes that have been issued at any time, as described in Condition 7.3.2; or
- (iii) for tax reasons, as described in Condition 7.4.

**Payment**

The Notes will be issued, cleared and settled in accordance with the Applicable Procedures of the JSE and the Central Securities Depository. Euroclear Bank S.A./N.V. and Clearstream Banking société anonyme will settle offshore transfers, if any, through their Participant.

Participants will follow the electronic settlement procedures prescribed by the Applicable Procedures of the Central Securities Depository when making interest and principal payments. The Applicable Procedures are available on request from the Central Securities Depository.

Principal and interest payments to the Noteholders will be made by electronic transfer.

**Principal Amount**

The face value of each Note.

**Priority of Payments**

The Priority of Payments is the sequence in which the Issuer will, out of the funds available in the Transaction Account and, in certain circumstances the Reserve Fund, the Capital Reserve and the Arrears Reserve, make payments to creditors of the Issuer.

The Issuer shall contract with the Secured Creditors and the Preference Shareholder on the basis that payments due to them shall be made on an Interest Payment Date to the extent to which funds are available in the Transaction Account, and, in certain circumstances in the Reserve Fund, the Capital Reserve and the Arrears Reserve, strictly in the sequence set out in the Priority of Payments so that a Secured Creditor and/or the Preference Shareholder, as the case may be, who ranks subsequent to any other creditors in the Priority of Payments will not be paid unless and until all the creditors which rank prior to it in the Priority of Payments have been paid all the amounts then due and payable to them by the Issuer.

The Pre-Enforcement Priority of Payments applicable prior to the enforcement of security for the Notes and the Post-Enforcement Priority of Payments applicable after enforcement of security for the Notes, are set out in the Servicing and Standby Servicing Agreement, both as described under the section headed "*Priority of Payments*".

**Purchase of Notes**

The Issuer may at any time purchase Notes at any price in the open market or otherwise. Such Notes shall be cancelled.

**Register Closed**

The register of Noteholders will be closed prior to each Interest Payment Date and the Final Redemption Date for the periods described in Condition 15, in order to determine those Noteholders entitled to receive payments.

**Securities Transfer Tax**

In terms of current South African legislation as at the date of this Programme Memorandum, no securities transfer tax is payable by the Issuer on the original issue of, or on the registration of transfer of, on the basis that the Notes will not comprise a "security" as defined in section 1 of the Securities Transfer Tax Act, 2007, as

amended. Any future securities transfer tax that may be introduced will be for the account of Noteholders.

### **Security for the Notes**

Notes will be obligations of the Issuer only.

The Security SPV will bind itself under the Security SPV Guarantee to each Secured Creditor, including Noteholders. Pursuant to such Security SPV Guarantee the Security SPV will undertake in favour of each Secured Creditor to pay to it the full amount then owing to it by the Issuer if an Event of Default should occur. The liability of the Security SPV pursuant to the Security SPV Guarantee will, however, be limited in the aggregate to the amount recovered by the Security SPV from the Issuer arising out of the Issuer Indemnity referred to below. Payment of amounts due by the Security SPV pursuant to the Security SPV Guarantee will be made strictly in accordance with the Pre-Enforcement Priority of Payments prior to delivery of an Enforcement Notice or the Post-Enforcement Priority of Payments after delivery of an Enforcement Notice, as the case may be, such that Secured Creditors on each tier of the relevant Priority of Payments will be paid in full before Secured Creditors ranking below them in the relevant Priority of Payments receive any payment.

The Issuer will give the Issuer Indemnity to the Security SPV in respect of the claims that may be made against the Security SPV arising out of the Security SPV Guarantee. The obligations of the Issuer in terms of the Issuer Indemnity are secured by security cessions over all of the assets of the Issuer, as described under the section headed "*Security*".

The Notes will share the same security but in the event of the Security being enforced, the Class D Notes will be subordinated to the Class C Notes, the Class C Notes will be subordinated to the Class B Notes and the Class B Notes will be subordinated to the Class A Notes. The Class A3 Notes (including each Series of Class A Notes assigned a Designated Class A Ranking equal with the Class A3 Notes), the Class A2 Notes (including each Series of Class A Notes assigned a Designated Class A Ranking equal with the Class A2 Notes) and the Class A1 Notes (including each Series of Class A Notes assigned a Designated Class A Ranking equal with the Class A1 Notes) will rank *pari passu* among themselves.

### **Selling Restrictions**

The distribution of this Programme Memorandum and the placing of the Notes may be restricted by law in certain jurisdictions and are restricted by law in the United States of America, the United Kingdom and South Africa. Persons who come into possession of this Programme Memorandum must inform themselves about and observe any such restrictions.



- Settlement Dates** The respective dates determined by the Issuer and the Dealer(s) as the date on which subscribers for each Class of Notes, respectively, shall be obliged to pay the subscription price for the Notes concerned.
- Size of the Programme** Up to ZAR4 000 000 000 outstanding at any time. The Issuer may increase the amount of the Programme in accordance with the terms and conditions of the Programme Agreement and subject to any required regulatory approvals.
- Stabilisation** In connection with the issue and distribution of any Tranche of Notes, the Issuer may in its discretion and, to the extent permitted by applicable laws and regulations, appoint a stabilisation manager to over-allot or effect transactions with a view to supporting the market price of the Notes at a level higher than that which might otherwise prevail for a limited period. Such stabilising, if commenced, may be discontinued at any time and must be brought to an end after a limited period. Stabilisation is only permissible if it is conducted in accordance with the JSE Debt Listing Requirements and is subject to the approval of the JSE.
- Status of the Notes** The claims of each Class of Noteholders (whether in respect of interest, principal or otherwise) shall be subordinated to higher ranking Classes of Notes and to certain other creditors of the Issuer in accordance with the Priority of Payments. The Notes of each Class rank *pari passu* among themselves, other than the Class A Notes, in respect of which (a) prior to the delivery of an Enforcement Notice, (i) the Class A3 Notes and the Class A2 Notes will be subordinated to the Class A1 Notes (in respect of principal only) and (ii) the Class A2 Notes and the Class A3 Notes will rank *pari passu* among themselves (whether in respect of interest, principal or otherwise provided no Class A Principal Lock-Out in respect of the Class A3 Notes applies) and (b) after delivery of an Enforcement Notice, the Class A1 Notes, the Class A2 Notes and the Class A3 Notes will rank *pari passu* among themselves (whether in respect of interest, principal or otherwise). The claims of Noteholders of further Series of Class A Notes issued under the Programme will rank, prior to and after the delivery of an Enforcement Notice, equal with the claims of Class A1 Noteholders, Class A2 Noteholders or Class A3 Noteholders, as the case may be, as per the Designated Class A Ranking specified in the Applicable Pricing Supplement of such Series of Class A Notes.
- Tax Status** A summary of applicable current South African Tax legislation appears in the section headed "*South African Taxation*". The section does not constitute tax advice and investors should consult their professional advisers.

### **Withholding Tax**

Payments of interest and principal will be made without withholding or deduction for taxes unless such withholding or deduction is required by law. In the event that such withholding or deduction is required by law, the Issuer will not be obliged to pay additional amounts in relation thereto. With effect from 1 January 2015, withholding tax on interest in respect of certain debt instruments may be applicable to certain persons who are regarded as non-resident for tax purposes in South Africa. Certain exemptions may or may not be applicable in this regard.

---

## **RISK FACTORS**

---

*The following is a summary of certain aspects of the issue of the Notes about which prospective Noteholders should be aware. This section should be read in conjunction with the detailed information contained elsewhere in this Programme Memorandum. The other Transaction Documents (as defined in the section headed "Glossary of Defined Terms"), as amended, novated and/or substituted from time to time in accordance with their terms, shall be deemed to be incorporated in, and to form part of, this Programme Memorandum. Such documents are available for inspection by Noteholders, as provided for in the section headed "General Information". Words used in this section headed "Risk Factors" shall bear the meanings as used in the section headed "Glossary of Defined Terms" and as defined elsewhere in this Programme Memorandum, except to the extent that they are separately defined in this section or the context otherwise requires.*

### **Ratings of the Notes**

Tranches of Notes issued under the Programme may be rated by an internationally recognised rating agency on a national scale basis. Unrated Tranches of Notes may also be issued and Tranches of Notes may be issued that are assigned a Rating by a different Rating Agency to the Rating Agency that assigned a Rating to any Tranche of Notes (in the event of Rated Notes) in issue. The rating of any Tranche of Notes is not a recommendation to purchase, hold or sell Notes, inasmuch as such rating does not comment on the market price or suitability of the Notes for a particular investor. The ratings of Rated Notes address the expected loss posed to investors by the legal final maturity. The Rating Agency's ratings address only the credit risks associated with the transaction. Other non-credit risks have not been addressed but may have a significant effect on the yield to investors. There can be no assurance that any rating agency not requested to rate the Notes will issue a rating and, if so, what such rating would be. A rating assigned to the Notes by a rating agency that has not been requested by the Issuer to do so, may be lower than the equivalent ratings assigned by the Rating Agency (in the event of Rated Notes), or such rating agency may assign an international scale rating which could be lower than national scale ratings assigned by the Rating Agency (in the event of Rated Notes). In addition, there can be no assurance that a rating will remain for any given period of time or that the rating will not be lowered, withdrawn or suspended entirely by the Rating Agency (in the event of Rated Notes) if in its judgment circumstances in the future so warrant. Each rating is given on a national scale basis. The Rating Agency is not bound by the notice periods referred to in this Programme Memorandum, and may advise the Issuer of any rating action before or after the expiry of any such period(s).

### **Warranties**

Neither the Issuer nor the Security SPV has undertaken or will undertake any investigations, searches or other actions in respect of the Home Loans, and each will rely instead on the warranties given by Main Street 65, SAHL (in respect of The Thekwini Warehousing Conduit, Main Street 65 and itself), SAHL IH (in respect of The Thekwini Warehousing Conduit, SAHL, Main Street 65 and itself) in the Home Loan Sale Agreement and by an Approved Seller who may become a party to the Home Loan Sale Agreement. The sole remedies (save as described below) of the Issuer in respect of a breach of warranty shall be the requirement that SAHL IH, SAHL, Main Street 65 or an Approved Seller, as the case may be, pays the Issuer such damages as it may have suffered arising from the breach of warranty or that SAHL purchases, or procures the purchase of (for cash or the substitution of a similar Home Loan), any Home Loan which is the subject of any breach and pays such damages as the Issuer may have suffered

arising from the breach of warranty to the extent to which those damages have not been extinguished by that purchase. This shall not limit any other remedies available to the Issuer and/or the Security SPV if damages are not paid or if SAHL fails to purchase a Home Loan when obliged to do so. There can be no assurance that SAHL IH, SAHL, Main Street 65 or an Approved Seller, as the case may be, will have the financial resources to honour their obligations under the Home Loan Sale Agreement. Such obligations are not guaranteed by, nor will they be the responsibility of, any person other than SAHL IH, SAHL, Main Street 65 or an Approved Seller, as the case may be, and neither the Issuer nor the Security SPV shall have any contractual recourse to any other person in the event that SAHL IH, SAHL, Main Street 65 or an Approved Seller for whatever reason, fail to meet such obligations. The Issuer is further indemnified by each Seller, SAHL IH and SAHL against all actions, costs, damages and liabilities which the Issuer may suffer as a result of any act or omission on the part of either of the Sellers, SAHL IH or SAHL in relation to the Home Loans, Home Loan Agreements and Related Security in the relevant Home Loan Pool before the relevant Transfer Date and in relation to any breach of the warranties contained in the Home Loan Sale Agreement.

### ***Non-Recourse Obligations***

The Notes will be obligations solely of the Issuer. In particular, without limitation, the Notes will not be obligations of, and will not be guaranteed by the Arranger, the Lead Manager, the Dealer(s), SBSA, SAHL, SAHL IH, the Sellers, the Servicer, the Standby Servicer, the Start-Up Loan Provider, the Preference Shareholder, the Derivative Counterparty, the Redraw Facility Provider, the GIC Provider, or, save to the extent of the amount recovered from the Issuer in terms of the Issuer Indemnity, the Security SPV. The Issuer will rely solely on payments in respect of amounts due under the Home Loans, and in the Reserve Fund, the Capital Reserve, the Arrears Reserve, the Transaction Account and Permitted Investments to enable it to make payments in respect of the Notes.

Upon enforcement of the security for the Notes and enforcement of a claim under the Issuer Indemnity, the Security SPV will have recourse only to the Home Loans, Borrowers, Sureties for Borrowers and any other assets of the Issuer then in existence, including amounts standing to the credit of the Transaction Account, the Reserve Fund, the Capital Reserve, the Arrears Reserve and the Permitted Investments. The Issuer and the Security SPV will have no recourse to the Arranger, the Lead Manager, the Dealer(s), or, other than as provided in the Transaction Documents, the Sellers, the Servicer, the Standby Servicer, the Start-Up Loan Provider, the Preference Shareholder, the Derivative Counterparty, the Redraw Facility Provider, the GIC Provider or any other entity.

If, upon default by Borrowers and after the exercise by the Servicer of all available remedies in respect of the Home Loans, the Issuer does not receive the full amount due from those Borrowers, then Noteholders may receive by way of principal repayment an amount less than the face value of their Notes and the Issuer may be unable to pay in full or in part interest due on the Notes.

### ***Collectability of Home Loans***

The collectability of amounts due under the Home Loans is subject to credit, liquidity and interest rate risks and will generally fluctuate in response to, among other things, market interest rates, general economic conditions, the financial standing of Borrowers, the extent to which Borrowers make Prepayments and are advanced Redraws under their Home Loans, and other similar factors. Other factors (which may not affect property values) may have an impact on the ability of Borrowers to repay Home Loans. Loss of earnings, illness, divorce and other similar factors may lead to an increase in

delinquencies and insolvency applications by Borrowers and could ultimately have an adverse impact on the ability of Borrowers to repay Home Loans.

In addition, the ability of the Issuer to dispose of a foreclosed Property at a price sufficient to repay the amounts outstanding under the relevant Home Loan will depend upon the availability of buyers for the Property at the time and general property market values.

### ***Risks of Losses Associated with Declining Property Values***

The security for the Notes consists of mainly the Issuer's interest in the Home Loans. This security may be affected by, among other things, a decline in property values. No assurance can be given that values of the Properties have remained or will remain at the level at which they were on the dates of origination of the related Home Loans. If the residential property market in South Africa should experience an overall decline in property values, such a decline could in certain circumstances result in the value of the security securing the Home Loans being significantly reduced and, ultimately, may result in losses to the Noteholders if the security is required to be enforced.

### ***Geographic Concentration of Properties***

Certain geographic regions will from time to time experience weaker regional economic conditions and housing markets than will other regions and, consequently, will experience higher rates of loss and delinquency on Home Loans generally. There are concentrations of Properties within certain regional areas which may present risk considerations different from those without such concentrations. The statistical information representative of the characteristics of the portfolio of Home Loans identified for acquisition by the Issuer on each Issue Date, including the concentrations of properties within geographic regions, will be set out in an annexure to the Applicable Pricing Supplement.

### ***Homeowners' Policies***

In relation to all Home Loans, each Borrower, or in the case of sectional title units, the relevant body corporate, is required to take out and maintain short-term homeowners' insurance in respect of the buildings, erections and permanent improvements which are or at any time prior to the expiry of the Home Loan Agreement may be erected on or become attached to the Property against risk of loss and/or damage by fire, lightning, explosion, storm and such other perils as the Home Loan Lender may require from time to time, on terms and with an insurer acceptable to the Home Loan Lender for the replacement value from time to time of the improvements on the Property or, if the Property is a sectional title unit, to the replacement value from time to time of the Property and all improvements thereon. Such Homeowners' Policies are taken out -

- in the name of the Borrower with the interest of SAHL endorsed or otherwise noted thereon as agent for the Issuer as undisclosed principal; or
- in the case of a sectional title Property, in the name of the body corporate, with the interest of SAHL endorsed or otherwise noted thereon as agent for the Issuer as undisclosed principal (where such endorsement or noting has been effected).

Insurance premiums on Homeowners' Policies in respect of sectional title Properties or payable to external insurers are not paid by debit order through the Servicer and accordingly the Servicer will not be aware of any failure to pay such premiums and thus may have no knowledge of a potential cancellation of the relevant Homeowners' Policies.

### ***Yield and Prepayment Considerations***

The yield to maturity of the Notes of each Class will depend on, among other things, the amount and timing of payment of principal (including Prepayments, Repayments and Redraws, Further Advances and Further Loans advanced, acquisitions of Additional Home Loans and the sale proceeds arising on enforcement of a Home Loan, and repurchases or substitutions of Home Loans by the Sellers and/or SAHL due to, among other things, breaches of the warranties) on the Home Loans and the price paid by the Noteholders. Such yield may be adversely affected by higher or lower than anticipated rates of Prepayments and Repayments and the amount of Redraws and Further Advances and Further Loans by Borrowers.

It will also be affected by the fact that the relevant Borrower may, under the terms of the Home Loan Agreement, but subject to various conditions and the then prevailing Credit Criteria, redraw all or a portion of the principal of his Home Loan. The Issuer has transferred such Redraw obligation to SAHL but, up until the Coupon Step-Up Date and provided that a Stop Lending Trigger Event has not occurred, the Issuer is obliged, subject to the satisfaction of certain conditions, in particular monies being available for this purpose, to purchase the right to repayment of Redraws. To the extent that the Issuer funds the acquisition of the right to repayment of Redraws utilising Repayments and Prepayments, principal repayments to Noteholders will be delayed accordingly.

The yield to maturity of the Notes of each Class will also be affected by the fact that the Home Loan Agreements provide the relevant Borrower with the option, which is subject to various conditions and the then prevailing Credit Criteria, to switch to another home loan product offered by SAHL.

Repayments before the end of a Home Loan term may result from refinancing's, sales of Properties by Borrowers voluntarily or as a result of enforcement proceedings under the relevant Home Loans, as well as the receipt of proceeds from homeowners' insurance and life insurance policies. In addition, repurchases of Home Loans required to be made under the Home Loan Sale Agreement will have the same effect as early repayment of such Home Loans.

The rates of Repayment and Prepayment and the amount of Redraws, Further Advances and Further Loans advanced cannot be predicted and are influenced by a wide variety of economic, social and other factors, including prevailing Home Loan market interest rates, the availability of alternative financing, local and regional economic conditions and homeowner mobility. Therefore, no assurance can be given as to the level of Prepayments, Repayments, Further Advances, Further Loans and Redraws that the Home Loan Pool will experience. See section headed "*Estimated Average Lives of the Notes*" below.

Although it is anticipated that the Issuer will exercise the option to redeem all of the Notes in full, and not in part only, at the Coupon Step-Up Date, no guarantee is given that such option will be exercised.

The Secured Creditors and the Preference Shareholder have agreed to waive their rights of set-off against the Issuer.

### ***Defaults under the Home Loans***

If a sufficient number of Borrowers default, the Servicer will be unable to pay the Secured Creditors (including the Noteholders) on behalf of the Issuer. The claims of Class D Noteholders are subordinated to those of Class C Noteholders, the claims of Class C Noteholders are subordinated to those of Class B Noteholders and the claims of Class B Noteholders are subordinated to those of Class A Noteholders. Prior to the

delivery of an Enforcement Notice, the claims of the Class A2 Noteholders and the Class A3 Noteholders rank *pari passu* among themselves (whether in respect of interest, principal or otherwise provided no Class A Principal Lock-Out in respect of the Class A3 Notes applies) and the claims of the Class A3 Noteholders and the Class A2 Noteholders (in respect of principal only) are subordinated to those of Class A1 Noteholders (in respect of principal only). After delivery of an Enforcement Notice, the claims of Class A3 Noteholders, Class A2 Noteholders and Class A1 Noteholders (whether in respect of interest, principal or otherwise) rank *pari passu* among themselves. Accordingly, this risk will be borne first by Class D Noteholders, thereafter by Class C Noteholders, thereafter by Class B Noteholders and thereafter *pro rata* by Class A2 Noteholders and Class A3 Noteholders (whether in respect of interest, principal or otherwise) and thereafter by Class A1 Noteholders (in respect of principal only prior to the delivery of an Enforcement Notice). The claims of Noteholders of further Series of Class A Notes issued under the Programme will rank, prior to and after the delivery of an Enforcement Notice, equal with the claims of Class A1 Noteholders, Class A2 Noteholders or Class A3 Noteholders, as the case may be, as per the Designated Class A Ranking specified in the Applicable Pricing Supplement of such Series of Class A Notes. To reduce the risk of default, the Servicer on behalf of the Sellers or the Issuer, as the case may be, has applied and shall continue to apply certain Credit Criteria in granting Further Advances and Further Loans. The purpose of the Credit Criteria is, amongst others, to maintain the quality of the existing portfolio and to limit the Issuer's exposure to certain lower quality assets. The Servicer, on behalf of the Issuer, has ensured and shall continue to ensure that the Portfolio Covenants are satisfied immediately after the acquisition of each Initial Home Loan, Substitute Home Loan or Additional Home Loan and immediately after the advance of each Further Loan under the Home Loan Sale Agreement.

There is no assurance that the measures set out above will eliminate the relevant risks.

### **Judgements and Changes in legislation**

The Home Loans, the Issuer, the Security and other parties to the Transaction Documents are subject to legislation which may change at any time, such as the Companies Act, 2008, the National Credit Act, 2005 and the Consumer Protection Act, 2008. No prediction can be made as to whether such legislation will change and, if it does, what the effect of such changes will be on the Home Loans, the Issuer, the Security and/or any other party to the Transaction Documents.

The Home Loans, the Issuer, the Security and other parties to the Transaction Documents are further subject to judgements which may be handed down by a court of competent jurisdiction from time to time. No prediction can be made as to the outcome of such judgement, whether such judgements will merely impact on the Programme or on the securitisation industry in general, whether such judgements will have a positive or negative effect on the Programme or the securitisation industry in general, whether such impact will result in any change and, if it does, what the effect of such change will be on the Home Loans, the Issuer, the Security, any other party to the Transaction Documents or the securitisation industry in general.

In terms of the Home Loan Sale Agreement, if a Home Loan Agreement purchased by the Issuer is unenforceable due to non-compliance with any Applicable Law, including the National Credit Act, 2005 and the Consumer Protection Act, 2008, the Issuer is entitled to enforce the remedies set out in the Home Loan Sale Agreement for breach of warranty by Main Street 65, SAHL (in respect of The Thekwini Warehousing Conduit, The Thekwini Fund, Main Street 65 and itself), SAHL IH (in respect of The Thekwini Warehousing Conduit, SAHL, Main Street 65 and itself) and any Approved Seller who may become a party to the Home Loan Sale Agreement.

### ***Priority of Payments***

The Servicing and Standby Servicing Agreement prescribes a "Pre-Enforcement Priority of Payments" in terms of which the Secured Creditors and the Preference Shareholder will be paid prior to delivery of an Enforcement Notice and a "Post-Enforcement Priority of Payments" in terms of which the Secured Creditors and the Preference Shareholder will be paid after delivery of an Enforcement Notice.

The Priority of Payments may be disturbed by claims of creditors who are not Secured Creditors. However, as described below in the paragraph "*Liquidation of the Issuer*", the Issuer is structured as an insolvency remote, ring-fenced special purpose vehicle which limits the risk of external creditors who are not bound into the Priority of Payments.

### ***Limited Liquidity and Restrictions on Transfer***

Currently no secondary market exists for the Notes. There can be no assurance that any secondary market for any of the Notes will develop, or, if a secondary market does develop, that it will provide the Noteholders with liquidity of investment or that it will continue for the life of such Notes. Consequently, a subscriber must be prepared to hold such Notes until the Final Redemption Date. Noteholders that trade in the Notes during the five day period that the Register is closed prior to each Interest Payment Date, will need to reconcile any amounts payable on the following Interest Payment Date pursuant to a partial redemption of the Notes. As a result secondary market liquidity of the Notes may reduce during this period.

### ***Counterparty Risk***

The Redraw Facility Agreement and Derivative Contract(s) each involve the Issuer entering into a contract with a counterparty. Pursuant to such contracts, the counterparties agree to make payments to the Issuer under certain circumstances as described in such contracts. The Issuer will be exposed to the credit risk of the counterparties with respect to such payments. The Transaction Documents may require such counterparties to have the Required Credit Rating from the Rating Agency (in the event of Rated Notes). If such rating is not maintained, the Transaction Documents make provision for such counterparties to be replaced. In the event of unrated Notes, the Issuer may enter into a Derivative Contract with a Derivative Counterparty which does not have the Required Credit Rating, provided such Derivative Counterparty is approved in writing by the Security SPV and the Issuer has furnished the Rating Agency with 10 Business Day's prior written notice.

### ***Security SPV Guarantee and Issuer Indemnity***

The Security SPV will grant a Security SPV Guarantee to Secured Creditors and will enter into the Issuer Indemnity with the Issuer. The Issuer has received a legal opinion stating that the entry into the Security SPV Guarantee and Issuer Indemnity will enable the security structure in favour of the Secured Creditors to be held by the Security SPV in the manner set out in this Programme Memorandum. There is no guarantee that a court would reach the same conclusion as that in the legal opinion obtained by the Issuer.

If the guarantee and indemnity structure is not enforceable, then Secured Creditors shall be entitled but not obliged to take action themselves to enforce claims directly against the Issuer should an Event of Default occur. If a Secured Creditor elects to do so, then the security held by the Security SPV will be bypassed and thus no longer be effective as a means of achieving distribution of the Issuer's assets in accordance with the Priority of Payments.



### ***Security SPV***

The interests of the Secured Creditors will be represented by the Security SPV. In terms of the Transaction Documents and the Conditions, the Security SPV is required to enforce the Security on behalf of the Secured Creditors in certain circumstances. Secured Creditors will not be able to enforce the Security themselves nor to take action against the Issuer to enforce claims against the Issuer except through the Security SPV unless the guarantee and indemnity structure is not enforceable or the Security SPV is wound-up, liquidated or placed under supervision by a business rescue practitioner or fails to act within a reasonable time of being called upon to do so.

### ***Insolvency of the Security SPV***

It is possible for the Security SPV itself to be wound-up, liquidated or placed under supervision by a business rescue practitioner, which would adversely affect the rights of the Secured Creditors and the enforcement of the Security granted to the Security SPV.

The liabilities of the Security SPV consist of the Security SPV Guarantee given to the Secured Creditors, which cannot in the aggregate exceed the amount recovered pursuant to the Issuer Indemnity. Accordingly, it is improbable that the Security SPV itself will be insolvent or financially distressed (and therefore be wound-up, liquidated or placed under supervision by a business rescue practitioner) unless there was, for example, dishonesty or negligent or fraudulent conduct or a breach of contract on the part of the Security SPV, for instance by entering into unauthorised transactions on behalf of the Security SPV.

If the Security SPV fails to enforce its claim against the Issuer pursuant to the Issuer Indemnity within 60 Business Days of being called upon by any Secured Creditor to do so, or is wound-up, liquidated, de-registered or placed under supervision by a business rescue practitioner, Secured Creditors shall be entitled to take action themselves to enforce claims directly against the Issuer should an Event of Default occur but, in such circumstances, the Security held by the Security SPV will be by passed and thus no longer be effective as a means of achieving distribution of the Issuer's assets in accordance with the Priority of Payments.

### ***Liquidation of the Issuer***

The Issuer has been structured as an insolvency remote, ring-fenced special purpose vehicle, a structure which limits the risk of external creditors who are not bound into the Priority of Payments. The Security SPV represents most creditors of the Issuer and those not tied into the contractual waterfall are in any event creditors at the top of the Priority of Payments, including the tax authorities and administrative creditors. Secured Creditors and the Preference Shareholder contract with the Issuer on the basis that they will have no claim against the Issuer to the extent that there are no funds available to pay them in accordance with the Priority of Payments, will not institute, or join with any person in instituting or vote in favour of, any steps or legal proceedings for the winding-up, liquidation, de-registration, business rescue proceedings or appointment of a business rescue practitioner of, or any compromise, composition or scheme of arrangement or related relief in respect of, or any other proceedings having a similar effect under the laws of any applicable jurisdiction in any court in South Africa or elsewhere in respect of the Issuer until one year after the payment of all amounts outstanding and owing by the Issuer under the Notes and all the other Transaction Documents, and agree not to sue the Issuer except through the Security SPV. The proceeds in the hands of the Security SPV will be distributed in accordance with the contractual waterfall.

If, notwithstanding the ring-fenced structure, there is an external creditor not bound into the Priority of Payments, and there are any assets of the Issuer that are not properly secured by the Security Cessions, then on the liquidation of the Issuer such external creditor would rank *pari passu* with or ahead of the Security SPV, depending on the statutory preference of claims in terms of the Insolvency Act, 1936, in regard to such assets of the Issuer that are not properly secured by the Security Cessions.

### **Security**

The claims of the Issuer against Borrowers are secured by Guarantee Trust Guarantees (which are in turn secured by Indemnities and Indemnity Bonds registered over the Properties financed in terms of the Home Loan in favour of the Guarantee Trust or its assigns).

The security structure in the form of the Security SPV Guarantees from the Security SPV, backed-up by the Issuer Indemnity provides Secured Creditors, through the Security SPV, with contractual recourse to the Issuer and its security from Borrowers but does not provide any direct security over the Properties.

### **Servicer**

The Standby Servicer is contractually bound to provide the services set out in the Servicing and Standby Servicing Agreement should SAHL's appointment as Servicer be terminated. The Servicing and Standby Servicing Agreement also makes provision for the back-up of data and the appointment of a disaster recovery agent. There is, however, an operational risk that the continuity of services will be interrupted should the Standby Servicer have to assume the responsibilities of the Servicer and there can be no assurance that a transition of servicing will occur without adverse effect on Noteholders or that an equivalent level of performance of collections and administration of the Home Loans can be maintained by the Standby Servicer.

In terms of the Servicing and Standby Servicing Agreement, SAHL will, amongst its various duties, perform cash management duties and act as custodian of various documentation. On an insolvency of SAHL, the Issuer, as principal, will be entitled to vindicate all property which it can identify among the assets of SAHL, as agent, as being vested in it as owner.

In relation to cash deposits in respect of payments of loans, there is a co-mingling risk. Certain regular monthly payments are paid into an account in the name of the Issuer but once-off payments, such as Prepayments and payments by employers that operate Employee Benefit Schemes on behalf of employees who are Borrowers, are paid into bank accounts in the name of SAHL. The Servicing and Standby Servicing Agreement attempts to mitigate any co-mingling risk by providing for monies to be swept from the bank account in the name of SAHL to bank accounts in the name of the Issuer by the end of the Business Day following the Business Day on which such amounts are received by SAHL and SAHL has been notified of such payment. In respect of payments in respect of loans operating under Employee Benefit Schemes, such amounts, together with amounts collected by SAHL on behalf of other lenders for whom SAHL renders collection services, shall be paid from the SAHL Subsidy Account into the Suspense Account. Once the relevant employer has furnished SAHL with a breakdown of individual payments, a reconciliation will be performed by the Servicer within three Business Days and the reconciliation amount paid from the Suspense Account to the Issuer or to the relevant third party lender to whom such monies are owing.

There are also risks on insolvency of SAHL in respect of details of the Home Loans that are kept electronically on SAHL's systems. The Servicing and Standby Servicing Agreement mitigates this risk by providing for the maintenance of back-up data and the

storage of such data off-site by a disaster recovery agent. SAHL proprietary software would, however, fall into its insolvent estate and its liquidator would elect whether or not to abide by the licence granted to the Standby Servicer in the Servicing and Standby Servicing Agreement to use such software.

### ***Shareholding, Office-Bearers and Staff***

Standard Bank Group Limited, the Government Employees Pension Fund and Bolatja Hlogo Consortium (RF) Proprietary Limited currently own shares in the issued share capital of SAHL IH. SAHL IH currently holds the entire issued share capital of SAHL.

Each of the shareholders of SAHL IH has a right to appoint directors to SAHL IH's board of directors in proportion to their shareholding. As at the date of this Programme Memorandum, the shareholders have each nominated two directors for appointment to SAHL IH's board of directors.

One employee of Bolatja Hlogo Consortium (RF) Proprietary Limited is a director of the Issuer.

One director of Maitland Group South Africa Limited, the initial trustee of the Owner Trust, is a director of the Issuer.

The third director of the Issuer is independent of all the parties to the Transaction Documents.

The board of directors of the Issuer is independent of SBSA, SAHL, SAHL IH, Main Street 65 and The Thekwini Warehousing Conduit as contemplated in paragraph 4(2)(q) of the Securitisation Notice.

An employee of SAHL will occupy the position of company secretary of the Issuer. The functions of company secretary will be carried out by SAHL as Servicer.

### ***Guarantee Trust***

SAHL has received legal advice that a special purpose trust formed for the sole objective of giving guarantees and holding security is likely to be regarded as a valid trust, in light of the extensive use of business trusts in everyday commerce in South Africa which are not limited to the holding, preserving and administering of property. No assurance can be given that a court would reach the same conclusion as that furnished in the legal advice to SAHL.

### ***Guarantee Trust Guarantee, Indemnity and Indemnity Bond structure***

Whilst the Guarantee Trust Guarantee, Indemnity and Indemnity Bond structure retain the security of a real right in the Properties, the Issuer does not have the real right directly. The real right is registered in the name of the Guarantee Trust and the Issuer's claim against the Guarantee Trust is thus contractual. The Issuer has received legal advice that provided care is taken to ensure that the Indemnity and Indemnity Bond are not separated at any time (in the sense that the holder of the Indemnity should always be the holder of the Indemnity Bond) the structure should create valid and enforceable obligations, and the holder of the Indemnity and the Indemnity Bond will, in the appropriate circumstances, be able to proceed against the mortgagor and, if necessary, repossess the Property to enforce its rights following a default under the Home Loan. No assurance can be given that a court would reach the same conclusion as that furnished in the legal advice to the Issuer.

### ***Suitability of Investment***

This Programme Memorandum identifies some of the information that a prospective investor should consider prior to making an investment in the Notes. This Programme Memorandum does not, however, purport to provide all of the information or the comprehensive analysis necessary to evaluate the economic and other consequences of investing in the Notes. A prospective investor should, therefore, conduct its own thorough analysis, including its own accounting, legal and tax analysis, prior to deciding to invest in the Notes. A prospective investor should make an investment in the Notes only after it has determined that such investment is suitable for its financial investment objectives. This Programme Memorandum is not, and does not purport to be, investment advice.

---

## CREDIT STRUCTURE

---

*This Summary should be read in conjunction with the detailed information contained elsewhere in this Programme Memorandum. The other Transaction Documents (as defined in the section headed "Glossary of Defined Terms"), as amended, novated and/or substituted from time to time in accordance with their terms, shall be deemed to be incorporated in, and to form part of, this Programme Memorandum. Such documents are available for inspection by Noteholders, as provided for in the section headed "General Information". Words used in this section headed "Credit Structure" shall bear the same meanings as used in the section headed "Glossary of Defined Terms", and as defined elsewhere in this Programme Memorandum, except to the extent that they are separately defined in this section or the context otherwise requires.*

### 1 Redraws

- 1.1 The Issuer has transferred to SAHL the Issuer's obligation to advance Redraws to Borrowers pursuant to provisions in the Servicing and Standby Servicing Agreement. Pursuant to this agreement, SAHL is obliged to advance Redraws to Borrowers on any date, subject to the satisfaction of certain conditions, including that the Borrower is not then in unremedied default of any of such Borrower's obligations in terms of the Home Loan Agreement and that the Redraw will be repaid within the original duration of the Home Loan Agreement.
- 1.2 Up until the Coupon Step-Up Date, the Issuer is obliged to purchase the right to repayment of Redraws from SAHL, for a purchase price equal to the aggregate principal amount of such Redraws and any accrued but unpaid interest, provided that -
  - 1.2.1 if those rights are acquired between Interest Payment Dates, the Redraw Facility is still in place and the Issuer uses -
    - 1.2.1.1 Available External Redraw Funds (and the Redraw Facility Provider advances the funds drawn down for this purpose); or
    - 1.2.1.2 subject to the Redraw Facility Provider not being downgraded, Available Internal Redraw Funds,  
  
and the sum of the Available External Redraw Funds used and the Available Internal Redraw Funds used since the previous Interest Payment Date does not exceed the undrawn amount of the Redraw Facility as at the previous Interest Payment Date;
  - 1.2.2 the Reserve Fund is funded at the Reserve Fund Required Amount;
  - 1.2.3 a Stop Lending Trigger Event has not occurred;
  - 1.2.4 the Principal Deficiency calculated on the Determination Date immediately preceding the date on which such Redraws are advanced, does not exceed zero;
  - 1.2.5 no Enforcement Notice has been given by the Security SPV which remains in effect;

- 1.2.6 Class A Notes are outstanding; and
- 1.2.7 each relevant Redraw, together with the balance outstanding under the relevant Home Loan Agreement immediately prior to the purchase of the right to repayment of such Redraw, does not exceed the capital amount secured by the Indemnity Bond(s) in respect of such Home Loan registered in favour of the Guarantee Trust (excluding any additional sum).
- 1.3 If during an Interest Period the Redraw Facility Provider no longer has the Required Credit Rating or the Redraw Facility is cancelled or not renewed, then -
- 1.3.1 the Issuer may no longer use Available Internal Redraw Funds to purchase the right to repayment of Redraws or to make Further Advances or Further Loans between Interest Payment Dates; and
- 1.3.2 the Issuer must make immediate drawings under the Redraw Facility in an amount equal to the Available Facility.
- 1.4 If the Issuer is unable to purchase the right to repayment of Redraws due to a lack of available funds (calculated as set out above), the Issuer shall make such acquisition as soon as it does have available funds.
- 1.5 Alternatively, in such circumstances, SAHL has an option to purchase (or to procure the purchase) from the Issuer the Home Loans of those Borrowers to which SAHL has advanced Redraws and the right to repayment of which is not purchased by the Issuer from time to time, for a purchase price equal to the Principal Balances of such Home Loans, together with Accrued Interest and other amounts charged to the relevant Borrowers' accounts and not yet paid.
- 1.6 The obligation of SAHL to advance Redraws to Borrowers (subject to any applicable conditions in the Home Loan Agreements) is not conditional upon the purchase by the Issuer of the right to repayment of such Redraws. SAHL has warranted to the Issuer that it is solvent and that there is no fact or circumstance which could prevent it from fulfilling its obligations under the assumption of the Redraw obligations.

## **2 Redraw Facility**

- 2.1 The Issuer will enter into a revolving credit facility with the Redraw Facility Provider. The Redraw Facility may be utilised by the Issuer on any date to fund - (a) the purchase of SAHL's right to repayment of Redraws, (b) the advance of Further Advances and Further Loans with respect to Home Loans owned by the Issuer, (c) items 1 to 14 and, to the extent applicable to Further Loans, item 15 in the Pre-Enforcement Priority of Payments up to an amount equal to the lowest of - (i) the amount required to provide for a shortfall in monies available to meet such items in the Priority of Payments; (ii) the Available Internal Redraw Funds used, since the last Interest Payment Date, to purchase the right to repayment of Redraws and to make Further Advances and Further Loans, and (iii) the Available Facility, and (d) liquidity shortfalls in respect of Technical Arrears. The Redraw Facility Limit is an amount equal to 3.5% of the aggregate Principal Amount Outstanding under the Notes on each Issue Date, which limit may be varied on any day by agreement between the Redraw Facility Provider and the Servicer (as agent of the Issuer). The Redraw Facility Provider will not be obliged to advance funds beyond such maximum aggregate amount.

- 2.2 For purposes of compliance with the Securitisation Notice, the Redraw Facility may not be used to the extent that the Asset Quality Test is not satisfied or as a permanent revolving facility in order to provide credit enhancement or cover losses sustained in respect of the Securitisation Scheme.
- 2.3 The commitment of the Redraw Facility Provider under the Redraw Facility will expire at the end of the then current Commitment Period or such earlier date as the Notes are redeemed or enforcement of the Security occurs. A commitment fee is payable by the Issuer to the Redraw Facility Provider in accordance with the Priority of Payments. Prior to the expiry of the Redraw Facility, the Issuer will renew the Redraw Facility or fully draw-down on the existing Redraw Facility until it has arranged for a substitute bank to provide a replacement Redraw Facility.
- 2.4 Principal and interest amounts outstanding under the Redraw Facility will be repayable in accordance with the Priority of Payments.
- 2.5 If the Redraw Facility Provider ceases to have the Required Credit Rating then the Redraw Facility Provider shall notify the Issuer of this fact promptly upon becoming aware of the same and the Issuer shall have a period of 30 days from the date of receipt of such notice on which such downgrade, withdrawal or suspension is notified to the Issuer to arrange for another entity with the Required Credit Rating to guarantee the obligations of the Redraw Facility Provider or to provide a Redraw Facility to the Issuer, provided that the Issuer shall not be obliged to incur costs thereby. If a suitable guarantor or replacement with the Required Credit Rating is not appointed within 14 days, the Reserve Fund Required Amount on such day will be increased by the amount equal to the Available Facility under the Redraw Facility at such time and the Available Facility shall be fully drawn down by the Issuer (and may be subsequently fully re-drawn) until a substitute Redraw Facility Provider has been appointed. The unutilised cash so drawn down shall be invested in Permitted Investments. The Reserve Fund Required Amount shall subsequently be reduced by such amount on the day a guarantor or a replacement Redraw Facility Provider, having the Required Credit Rating, is appointed or the existing Redraw Facility Provider is upgraded again to the Required Credit Rating.
- 2.6 The Issuer has the right to cancel the Redraw Facility provided that prior written notice of the proposed cancellation is given to the Rating Agency (in the event of Rated Notes) by the Servicer and the Security SPV consents to such cancellation.
- 2.7 In the event that the Principal Balances of the Performing Home Loans are no longer sufficient to repay the Outstandings under the Redraw Facility, then with effect from the following Interest Payment Date, the Redraw Facility shall be cancelled and the Outstandings under the Redraw Facility shall become immediately due and payable, subject to the Priority of Payments.
- 2.8 In the event that the Principal Balances of the Performing Home Loans fall to an amount lower than the Commitment of the Redraw Facility Provider, then the Redraw Facility Limit (and thus the Commitment) shall be reduced to an amount that does not exceed the Principal Balances from time to time of the Performing Home Loans, so that after such reduction there is a sufficient level of Performing Home Loans to cover any new or existing utilisation in terms of the Redraw Facility.

2.9 The obligations of the Redraw Facility Provider do not significantly extend beyond the salient features of the Redraw Facility Agreement as disclosed in this Programme Memorandum and the Redraw Facility Provider will not support the Securitisation Scheme beyond such obligations within the meaning of the Securitisation Notice. The Redraw Facility may not be used as a permanent revolving facility in order to provide credit enhancement or cover losses sustained in respect of the Securitisation Scheme.

### 3 Further Advances

3.1 Up until the Coupon Step-Up Date, the Issuer may, in its discretion, advance Further Advances to Borrowers on any given day in accordance with the provisions of the relevant Home Loan Agreements (including the application of all Credit Criteria), provided that -

3.1.1 if Further Advances are advanced between Interest Payment Dates, the Issuer uses -

3.1.1.1 Available External Redraw Funds (and the Redraw Facility Provider advances the funds drawn down for this purpose); or

3.1.1.2 subject to the Redraw Facility Provider not being downgraded, Available Internal Redraw Funds,

and the sum of the Available External Redraw Funds used and the Available Internal Redraw Funds used since the previous Interest Payment Date does not exceed the undrawn amount of the Redraw Facility as at the previous Interest Payment Date;

3.1.2 the weighted average LTV Ratio of the Home Loan Pool following the advance of such Further Advance does not exceed the weighted average LTV Ratio of the Initial Home Loan Pool by more than 1.0%;

3.1.3 the weighted average PTI Ratio of the Home Loan Pool following the advance of such Further Advance does not exceed the weighted average PTI Ratio of the Initial Home Loan Pool by more than 1.0%;

3.1.4 the Reserve Fund is funded at the Reserve Fund Required Amount;

3.1.5 a Stop Lending Trigger Event has not occurred;

3.1.6 Class A Notes are outstanding;

3.1.7 the Principal Deficiency calculated on the Determination Date immediately preceding the date on which such Further Advances are advanced, does not exceed zero;

3.1.8 no Enforcement Notice has been given by the Security SPV which remains in effect; and

3.1.9 each relevant Further Advance, together with the balance outstanding under the relevant Home Loan Agreement (with the Borrower in respect of whom such Further Advance is made) immediately prior to the making of such Further Advance, does not exceed the capital amount secured by the Indemnity Bond(s) registered in favour of the Guarantee Trust (excluding any additional sum).



- 3.2 If a Borrower requests a Further Advance which the Servicer, acting on behalf of the Issuer, does not approve on the basis that the Further Advance would not meet the Issuer's Eligibility Criteria, SAHL has an option to purchase (or procure the purchase of) the Home Loan, the Home Loan Agreement and the Related Security of the relevant Borrower for a purchase price equal to the Principal Balance of such Home Loan, together with Accrued Interest and other amounts charged to the relevant Borrower's account and not yet paid.

#### 4 Further Loans

- 4.1 Up until the Coupon Step-Up Date, the Issuer may, in its discretion, advance Further Loans to Borrowers on any given day in accordance with the provisions of the relevant Home Loan Agreements (including the application of all Credit Criteria), provided that -

- 4.1.1 if Further Loans are advanced between Interest Payment Dates, the Issuer uses -

- 4.1.1.1 Available External Redraw Funds (and the Redraw Facility Provider advances the funds drawn down for this purpose); or

- 4.1.1.2 subject to the Redraw Facility Provider not being downgraded, Available Internal Redraw Funds,

and the sum of the Available External Redraw Funds used and the Available Internal Redraw Funds used since the previous Interest Payment Date does not exceed the undrawn amount of the Redraw Facility as at the previous Interest Payment Date;

- 4.1.2 the Further Loan is originated by SAHL and does not have a final repayment date of later than the Interest Payment Date falling two years prior to the Final Redemption Date;

- 4.1.3 the weighted average LTV Ratio of the Home Loan Pool following the advance of such Further Loans does not exceed the weighted average LTV Ratio of the Initial Home Loan Pool by more than 1.0%;

- 4.1.4 the weighted average PTI Ratio of the Home Loan Pool following the advance of such Further Loans does not exceed the weighted average PTI Ratio of the Initial Home Loan Pool by more than 1.0%;

- 4.1.5 following the advance of Further Loans, the percentage of the aggregate Principal Balance of Home Loans in the Home Loan Pool secured by non-owner occupied Properties does not exceed the percentage specified in the Portfolio Covenants;

- 4.1.6 following the advance of Further Loans, the percentage of the aggregate Principal Balance of Home Loans in the Home Loan Pool advanced to self-employed Borrowers does not exceed the percentage specified in the Portfolio Covenants;

- 4.1.7 following the advance of Further Loans, the percentage of the aggregate Principal Balance of Home Loans in the Home Loan Pool with a term greater than 23.5 years does not exceed the percentage specified in the Portfolio Covenants;

- 4.1.8 following the advance of Further Loans, the Weighted Average Yield of the Home Loan Pool is at least the percentage specified in the Portfolio Covenants;
  - 4.1.9 following the advance of Further Loans, the percentage of the aggregate Principal Balance of Home Loans in the Home Loan Pool comprising Edge Home Loans does not exceed the percentage specified in the Portfolio Covenants;
  - 4.1.10 the Reserve Fund is funded at the Reserve Fund Required Amount;
  - 4.1.11 the Principal Deficiency calculated on the Determination Date immediately preceding the date on which such Further Loans are advanced does not exceed zero;
  - 4.1.12 Class A Notes are outstanding;
  - 4.1.13 no Enforcement Notice has been given by the Security SPV which remains in effect;
  - 4.1.14 a Stop Lending Trigger Event has not occurred;
  - 4.1.15 each relevant Further Loan, together with the balance outstanding under the existing Home Loan Agreement (with the Borrower in respect of whom such Further Loan is made) immediately prior to the making of such Further Loan, does not exceed the capital amount secured by all Indemnity Bonds registered in favour of the Guarantee Trust in respect of the relevant Property (excluding any amount identified as an additional sum in the relevant Indemnity Bonds);
  - 4.1.16 each relevant Further Loan, together with the balance outstanding under the existing Home Loan Agreement (with the Borrower in respect of whom such Further Loan is made) immediately prior to the making of such Further Loan, satisfies the Eligibility Criteria, assessed as if such Further Loan had been acquired by the Issuer; and
  - 4.1.17 the schedule to the Home Loan Agreement with the relevant Borrower is amended, in accordance with the provisions of such Home Loan Agreement, to reflect the amended capital amount which, for the avoidance of doubt, does not exceed the capital amount secured by all Indemnity Bonds registered in favour of the Guarantee Trust in respect of the relevant Property (excluding any amount identified as an additional sum in the relevant Indemnity Bonds).
- 4.2 If a Borrower requests a Further Loan which the Servicer, acting on behalf of the Issuer, does not approve on the basis that the Further Loan would not meet the Issuer's Eligibility Criteria, SAHL has an option to purchase (or procure the purchase of) the Home Loan, the Home Loan Agreement and the Related Security of the relevant Borrower for a purchase price equal to the Principal Balance of such Home Loan, together with Accrued Interest and other amounts charged to the relevant Borrower's account and not yet paid.

## **5 Additional Home Loans**

- 5.1 The Issuer may, during the Revolving Period, acquire Additional Home Loans using monies available for this purpose in accordance with the Pre-Enforcement Priority of Payments (including, during the Tap Issue Period,

the proceeds from the issue of Notes) subject to the Notes not having been redeemed and enforcement of the Security not having taken place. Additional Home Loans may be purchased by the Issuer on any given day during an Interest Period with the proceeds from the issue of Notes during the Tap Issue Period or, if the Issuer does not use the proceeds from the issue of Notes during the Tap Issue Period, where the aggregate Principal Balances of the Additional Home Loans offered for sale on such day does not exceed the sum of - (i) the aggregate Principal Balances of the Home Loans comprising the Home Loan Pool on the prior Determination Date; plus (ii) the amount standing to the credit of the Capital Reserve on the prior Determination Date; less (iii) the aggregate Principal Balances of the Home Loans comprising the Home Loan Pool on the previous day.

- 5.2 Each Additional Home Loan must comply with the then prevailing Credit Criteria and the same representations and warranties will be made with respect to the Additional Home Loans as were made with respect to the Initial Home Loans as at the date on which such Additional Home Loans are acquired, all as more particularly described in the Home Loan Sale Agreement.
- 5.3 Home Loans which qualify as Additional Home Loans (a) shall be originated by SAHL; and (b) shall not have a final repayment date of later than the Interest Payment Date falling two years prior to the Final Redemption Date.
- 5.4 Up until the expiry of the Revolving Period, the Issuer may, in its discretion, purchase Additional Home Loans on any given day provided that -
  - 5.4.1 if Additional Home Loans are purchased between Interest Payment Dates, the Issuer uses the proceeds from the issue of Notes during the Tap Issue Period or if the Issuer does not use the proceeds from the issue of Notes during the Tap Issue Period, the Issuer uses Available Internal Redraw Funds, and -
    - 5.4.1.1 where the Available Facility equals the Redraw Facility Limit, the sum of the Available External Redraw Funds used and the Available Internal Redraw Funds used since the previous Interest Payment Date does not exceed the greater of the Available Facility and the total Available Internal Redraw Funds as at that date; and
    - 5.4.1.2 where the Available Facility is less than the Redraw Facility Limit, the sum of the Available External Redraw Funds used and the Available Internal Redraw Funds used since the previous Interest Payment Date does not exceed the Available Facility as at the previous Interest Payment Date;
  - 5.4.2 an Arrears Reserve Trigger Event has not occurred;
  - 5.4.3 the weighted average LTV Ratio of the Home Loan Pool following the purchase of Additional Home Loans does not exceed the weighted average LTV Ratio of the Initial Home Loan Pool by more than 1.0%;
  - 5.4.4 the weighted average PTI Ratio of the Home Loan Pool following the purchase of Additional Home Loans does not exceed the weighted average PTI Ratio of the Initial Home Loan Pool by more than 1.0%;
  - 5.4.5 following the purchase of Additional Home Loans, the percentage of the aggregate Principal Balance of Home Loans in the Home Loan Pool

- secured by non-owner occupied Properties does not exceed the percentage specified in the Portfolio Covenants;
- 5.4.6 following the purchase of Additional Home Loans, the percentage of the aggregate Principal Balance of Home Loans in the Home Loan Pool advanced to self-employed Borrowers does not exceed the percentage specified in the Portfolio Covenants;
- 5.4.7 following the purchase of Additional Home Loans, the Weighted Average Yield of the Home Loan Pool is at least the percentage specified in the Portfolio Covenants;
- 5.4.8 following the purchase of Additional Home Loans, the percentage of the aggregate Principal Balance of Home Loans in the Home Loan Pool comprising Edge Home Loans does not exceed the percentage specified in the Portfolio Covenants;
- 5.4.9 following the purchase of Additional Home Loans, the percentage of the aggregate Principal Balance of Home Loans in the Home Loan Pool with a term greater than 23.5 years does not exceed the percentage specified in the Portfolio Covenants;
- 5.4.10 the Reserve Fund is funded at the Reserve Fund Required Amount;
- 5.4.11 the Principal Deficiency calculated on the Determination Date immediately preceding the date on which such Additional Home Loans are purchased does not exceed zero;
- 5.4.12 no Enforcement Notice has been given by the Security SPV which remains in effect;
- 5.4.13 each Additional Home Loan is Fully Performing; and
- 5.4.14 the Issuer has not received any notice that the purchase of the Additional Home Loan will cause the then current Rating of the Notes (in the event of Rated Notes) to be downgraded, withdrawn or suspended.

## 6 Principal Deficiency Ledger

- 6.1 A principal deficiency ledger will be established to record the Principal Deficiency (if any) on each Determination Date, calculated by deducting the Assets expected to exist (after having made all payments in accordance with the Priority of Payments) as at the close of business on the immediately succeeding Interest Payment Date from the Liabilities expected to exist (after having made all payments in accordance with the Priority of Payments) as at the close of business on the immediately succeeding Interest Payment Date,

where "**Liabilities**" means -

- 6.1.1 the aggregate Principal Amount Outstanding of the Notes on the last day of the immediately preceding Collection Period; less
- 6.1.2 the amount allocated in the Pre-Enforcement Priority of Payments for the redemption of the Notes, under item 16 if there are Class A Notes outstanding or under item 19 if there are no Class A Notes outstanding but there are Class B Notes outstanding or under item 21 if there are no Class B Notes outstanding but there are Class C Notes outstanding or

under item 26 if there are no Class C Notes outstanding but there are Class D Notes outstanding on the immediately succeeding Interest Payment Date; plus

- 6.1.3 the aggregate principal amount outstanding under the Redraw Facility on the last day of the immediately preceding Collection Period; plus
- 6.1.4 the amount by which the aggregate principal amount outstanding under the Redraw Facility is expected to increase on the immediately succeeding Interest Payment Date as a result of the purchase of the right to repayment of Redraws and any other permitted drawings under the Redraw Facility; less
- 6.1.5 the amount allocated in the Pre-Enforcement Priority of Payments to repayment of principal amounts outstanding under the Redraw Facility under item 13 on the immediately succeeding Interest Payment Date,

and "**Assets**" means -

- 6.1.6 the aggregate outstanding Principal Balances of the Home Loans on the last day of the immediately preceding Collection Period, excluding any amounts which have been written-off under the Home Loans and excluding all Home Loans in respect of which there are arrears of 10 months' instalments or more, (excluding Technical Arrears); plus
- 6.1.7 the amount allocated under items 12, 14 and 15 of the Pre-Enforcement Priority of Payments to purchase Redraws, make Further Advances and Further Loans, purchase Additional Home Loans and pay into the Capital Reserve, respectively, on the immediately succeeding Interest Payment Date; plus
- 6.1.8 the aggregate principal amount of Redraws the right to repayment of which has been purchased since the last Collection Period and is expected to be purchased up to the immediately succeeding Interest Payment Date; plus
- 6.1.9 the aggregate principal amount of Further Advances, Further Loans and Additional Home Loans advanced or purchased since the previous Collection Period and expected to be made up to the immediately succeeding Interest Payment Date; plus
- 6.1.10 up until the expiry of the Pre-Funding Period any Pre-Funding Amount not yet utilized to purchase Home Loans; plus
- 6.1.11 an amount standing to the credit of the Reserve Fund derived from the proceeds of the Notes issued on the most recent Issue Date,

provided that the Principal Deficiency shall never be less than zero.

## **7 The Class A Notes, the Class B Notes, the Class C Notes and the Class D Notes**

- 7.1 If specified in the Applicable Pricing Supplement of a Series of the Class A Notes, holders of such Series of Class A Notes will not be entitled to receive any payment of principal where a Class A Principal Lock-Out applies in respect of such Note.

- 7.2 Holders of the Class B Notes, the Class C Notes and the Class D Notes will not be entitled to receive any payment of principal where a Class B Principal Lock-Out applies.
- 7.3 A Class C Principal Lock-Out shall apply for so long as a Class B Principal Lock-Out applies.
- 7.4 Holders of the Class D Notes will not be entitled to receive any payments of principal where a Class D Principal Lock-Out applies. A Class D Principal Lock-Out shall apply for so long as there are Class C Notes Outstanding.
- 7.5 The Notes will share the same security although, upon enforcement, the Class D Notes will be subordinated to the Class C Notes, the Class C Notes will be subordinated to the Class B Notes, the Class B Notes will be subordinated to the Class A Notes and the Class A3 Notes (including each Series of Notes assigned a Designated Class A Ranking equal with the Class A3 Notes), the Class A2 Notes (including each Series of Class A Notes assigned a Designated Class A Ranking equal with the Class A2 Notes) and the Class A1 Notes (including each Series of Class A Notes assigned a Designated Class A Ranking equal with the Class A1 Notes) will rank *pari passu* among themselves.
- 7.6 If on the Final Redemption Date or on any prior date after the assets of the Issuer have been exhausted, there is a Principal Deficiency having taken account of any credit balance in the Reserve Fund and the Arrears Reserve, then the aggregate principal amount payable on redemption of the Notes shall be their aggregate Principal Amount Outstanding less the Adjusted Principal Deficiency, which Adjusted Principal Deficiency shall first be written off against the Class D Notes, then the Class C Notes, then the Class B Notes, then *pro rata* against the Class A3 Notes (including each Series of Class A Notes assigned a Designated Class A Ranking equal with the Class A3 Notes), the Class A2 Notes (including each Series of Class A Notes assigned a Designated Class A Ranking equal with the Class A2 Notes) and the Class A1 Notes (including each Series of Class A Notes assigned a Designated Class A Ranking equal with the Class A1 Notes).

## 8 Collections Accounts

Prepayments and regular payments by employers on behalf of employees under Employee Benefit Schemes in respect of amounts due under the Home Loans will be made to bank accounts in the name of SAHL, namely the SAHL Prepayment Account and the SAHL Subsidy Account at SBSA.

## 9 Transaction Account and Suspense Account

- 9.1 Direct debit payments and all other payments in respect of amounts due under the Home Loans not referred to under Collections Accounts above will be made to an account in the name of the Issuer at the Account Bank. Payments in respect of amounts due and amounts received under the Home Loans which are credited to the SAHL Prepayment Account will be transferred to the Transaction Account at the end of the Business Day following the Business Day on which they are identified in the SAHL Prepayment Account. In respect of payments in respect of loans operating under Employee Benefit Schemes, such amounts, together with amounts collected by the Servicer on behalf of other lenders for whom the Servicer renders collection services, shall be paid from the SAHL Subsidy Account into the Suspense Account. Once the relevant employer has furnished the Servicer with a breakdown of individual payments, a reconciliation will be performed by the Servicer within three Business Days

and the reconciliation amount paid from the Suspense Account to the Issuer or to the relevant third party lender to whom such monies are owing. Amounts standing to the credit of the Transaction Account may be invested in Permitted Investments.

- 9.2 Following delivery of a Payment Notice by the Standby Servicer to Borrowers and employers of Borrowers under Employee Benefit Schemes upon the occurrence of a Notification Trigger Event, Borrowers will be required to make Prepayments into the Transaction Account and employers of Borrowers under Employee Benefit Schemes will be required to make payment of all amounts due under the Home Loans into the Suspense Account.

## 10 Bank Accounts

The Bank Accounts comprises the Transaction Account. If the short-term national scale credit rating of the Account Bank assigned by the Rating Agency falls below the Required Credit Rating, whether solicited or unsolicited, or, if such institution is not rated by the Rating Agency, then the Issuer shall, in consultation with the Security SPV, appoint a successor Account Bank with the Required Credit Rating within a period of 30 days.

## 11 Start-Up Loan

Under the Start-Up Loan Agreement, the Start-Up Loan Provider will lend and advance a Start-Up Loan to the Issuer on each Issue Date to provide funding for the Reserve Fund. In addition, on each Issue Date, in the event that the Issue Date does not fall on a Mortgage Reset Date, the Start-Up Loan Provider will advance to the Issuer an amount sufficient to fund the difference, if any, in cash flows resulting from the JIBAR rate in respect of the Notes which was set for the first Interest Period being higher than the JIBAR rate in respect of the Home Loans which was set on the Mortgage Reset Date immediately preceding the Issue Date. In such event, the amount advanced by the Start-Up Loan Provider shall be equal to the difference in rates multiplied by the total Principal Amount Outstanding of the Notes, as at the Issue Date, multiplied by the number of days between the Issue Date and the first Interest Payment Date following the Issue Date divided by 365. The Issuer shall repay the unutilised portion of such advance to the Start-Up Loan Provider on the first Interest Payment Date following the Issue Date in accordance with the Priority of Payments. The aggregate principal amount of all Start-Up Loans advanced to the Issuer from time to time in terms of the Start-Up Loan Agreement, may not exceed 5% of the aggregate Principal Amount Outstanding of the Notes on each Issue Date.

## 12 Reserve Fund

- 12.1 The following amounts shall be paid into the Reserve Fund and credited to the Reserve Ledger -

12.1.1 on each Issue Date, an amount specified in the Applicable Pricing Supplement;

12.1.2 on each Issue Date during the Tap Issue Period, the amount set out in the Applicable Pricing Supplement which amount is required to ensure that each Class of Notes issued on the relevant Issue Date is assigned a Rating (in the event of Rated Notes) at least equal to the Rating assigned to such Class of Notes (in the event of Rated Notes) issued on the Initial Issue Date; and

- 12.1.3 on any Interest Payment Date (which is not an Issue Date), amounts paid from available funds pursuant to item 10 of the Pre-Enforcement Priority of Payments up to the Reserve Fund Required Amount.
- 12.2 The Reserve Fund provides credit enhancement for the Notes. The Issuer will be obliged to maintain the Reserve Fund at the level of the Reserve Fund Required Amount. The Reserve Fund will be available to meet items 1 to 10 and item 16 of the Pre-Enforcement Priority of Payments if there are Class A Notes outstanding. The Reserve Fund will be available to meet items 1 to 10, 18 and 22 of the Pre-Enforcement Priority of Payments if there are no Class A Notes outstanding but there are Class B Notes outstanding. The Reserve Fund will be available to meet items 1 to 10, 20 and 23 of the Pre-Enforcement Priority of Payments if there are no Class B Notes outstanding but there are Class C Notes outstanding. The Reserve Fund will be available to meet items 1 to 10, and 25 and 26 of the Pre-Enforcement Priority of Payments if there are no Class C Notes outstanding but there are Class D Notes outstanding. In each case the Reserve Fund shall be used to the extent that there are insufficient available funds in the Transaction Account to meet such expenses.
- 12.3 If there are no Notes outstanding, the Reserve Fund will be available to pay all amounts due and payable to the Start-Up Loan Provider under the Start-Up Loan Agreement in accordance with the Priority of Payments.
- 12.4 If at any time the amount standing to the credit of the Reserve Fund exceeds the Reserve Fund Required Amount, the amount of such excess shall be debited from the Reserve Fund and credited to the Transaction Account for application in accordance with the Pre-Enforcement Priority of Payments.
- 12.5 If an Enforcement Notice is delivered, all monies standing to the credit of the Reserve Fund will be applied in accordance with the Post-Enforcement Priority of Payments.
- 12.6 If the Reserve Fund is, on any Determination Date, not funded at the Reserve Fund Required Amount, the Revolving Period shall terminate.
- 12.7 If, during the period from the Coupon Step-Up Date to the Final Redemption Date there is a Principal Deficiency, the Reserve Fund will be available to pay the amounts necessary to remedy the Principal Deficiency. Insofar as a Principal Deficiency may arise, the amount available under the Reserve Fund for purposes of remedying the Principal Deficiency shall be limited such that the Reserve Fund Required Amount shall equal the greater of (a) the Reserve Fund Required Amount on the immediately preceding Interest Payment Date less the Principal Deficiency on the immediately preceding Interest Payment Date; (b) 2.5% of the aggregate Principal Balance of the Home Loan Pool on the Determination Date immediately preceding the applicable Interest Payment Date from time to time; and (c) 0.15% of the aggregate Principal Amount Outstanding of the Notes as at the last Issue Date in the Tap Issue Period.
- 12.8 The Reserve Fund Required Amount, shall if there is no Principal Deficiency, equal the Reserve Fund Required Amount on the immediately preceding Interest Payment Date.
- 12.9 On the Final Redemption Date, the Reserve Fund Required Amount will be reduced to zero.



### **13 Arrears Reserve**

- 13.1 The Arrears Reserve provides credit enhancement for the Class A Notes, the Class B Notes, the Class C Notes and the Class D Notes. If an Arrears Reserve Trigger Event occurs and is continuing on any Determination Date, the Issuer will be obliged to pay an amount into the Arrears Reserve from available funds up to the Arrears Reserve Required Amount on the following Interest Payment Date pursuant to item 17 of the Pre-Enforcement Priority of Payments.
- 13.2 If on any Determination Date the amount standing to the credit of the Arrears Reserve exceeds the Arrears Reserve Required Amount, the amount of such excess on such Determination Date shall be utilised to pay principal on the Notes.
- 13.3 If an Enforcement Notice is delivered, all monies standing to the credit of the Arrears Reserve will be applied in accordance with the Post-Enforcement Priority of Payments.
- 13.4 On the Final Redemption Date, the Arrears Reserve Required Amount will be reduced to zero.

### **14 Capital Reserve**

Amounts allocated for the advance of Further Loans or the purchase of Additional Home Loans in terms of item 15 of the Pre-Enforcement Priority of Payments and not fully utilised since insufficient Further Loans are advanced or insufficient Additional Home Loans are purchased by the Issuer, shall be paid into the Capital Reserve, provided that from the Issue Date up until the end of the Revolving Period, the balance in the Capital Reserve from time to time shall not exceed ZAR50 000 000 and provided that from the end of the Revolving Period until the Coupon Step-Up Date, the balance in the Capital Reserve from time to time shall not exceed ZAR10 000 000. Funds in the Capital Reserve may be used during each Interest Period to fund (i) the acquisition of the right to repayment of Redraws, up until the Coupon Step-Up Date only and provided that a Stop Lending Trigger Event has not occurred, (ii) the acquisition of Additional Home Loans, during the Revolving Period only, or (iii) the advance of Further Advances and Further Loans, up until the Coupon Step-Up Date only and provided that a Stop Lending Trigger Event has not occurred. Any amounts standing to the credit of the Capital Reserve for two consecutive Interest Payment Dates in excess of ZAR50 000 000 during the Revolving Period or in excess of ZAR10 000 000 between the end of the Revolving Period and the Coupon Step-Up Date, shall be added to the Redemption Amount and applied in redeeming the Notes.

### **15 Permitted Investments**

The Servicer will be entitled to invest cash from time to time standing to the credit of the Bank Accounts, the Capital Reserve, the Reserve Fund and the Arrears Reserve in various Rand-denominated investments with the Required Credit Rating or wholly and unconditionally guaranteed by an entity with the Required Credit Rating.

### **16 Pre-Funding Amount**

The net proceeds of the Notes issued on each Issue Date may exceed the amount paid by the Issuer to the Sellers in respect of the purchase consideration for Home Loans purchased on such Issue Date. The Issuer may acquire Pre-Funded Home Loans up to an amount equal to the Pre-Funding Amount, at any time up to the

expiry of the Pre-Funding Period. Any part of the Pre-Funding Amount not applied acquiring Pre-Funded Home Loans during the Pre-Funding Period shall be treated as Repayments and shall be applied in redeeming the Notes in terms of the Priority of Payments (and not for any other items in terms of the Priority of Payments).

#### **17 Derivative Contracts**

The Issuer may enter into a Derivative Contract(s) with Derivative Counterparty(ies) with the Required Credit Rating in order to manage the Issuer's interest rate risks. There is no obligation on the Issuer to conclude such Derivative Contract(s), either on any Issue Date of a Tranche of Notes or at any time thereafter. The interest rate risks of the Issuer may also be managed by the Servicer, acting as agent on behalf of the Issuer, increasing the Home Loan Rate or such other mechanism that the Issuer deems appropriate in the circumstances.

#### **18 GIC Provider**

In the event that the GIC Provider ceases to hold the Required Credit Rating, a replacement GIC Provider will be appointed in accordance with the provisions of the Guaranteed Investment Contract.

---

## FORM OF THE NOTES

---

*This section should be read in conjunction with the detailed information contained elsewhere in this Programme Memorandum. The other Transaction Documents (as defined in the section headed "Glossary of Defined Terms"), as amended, novated and/or substituted from time to time in accordance with their terms, shall be deemed to be incorporated in, and to form part of, this Programme Memorandum. Such documents are available for inspection by Noteholders, as provided for in the section headed "General Information". Words used in this section headed "Form of the Notes" shall bear the same meanings as used in the section headed "Glossary of Defined Terms" and as defined elsewhere in this Programme Memorandum, except to the extent that they are separately defined in this section or the context otherwise requires.*

### **Interest Rate Market**

Each Tranche of Notes may be listed on the Interest Rate Market of the JSE or on such other or further exchange(s) as may be determined by the Issuer and the Dealer(s) and subject to any Applicable Laws. Unlisted Notes may also be issued under the Programme. Unlisted Notes are not regulated by the JSE.

Each Tranche of Notes will be issued in the form of registered Notes in accordance with the Conditions and represented by (i) Individual Certificates, or (ii) no Certificate, if issued in uncertificated form in terms of section 33 of the Financial Markets Act.

### **Notes issued in uncertificated form**

Notes issued in uncertificated form will not be represented by any certificate or written instrument. All transactions in uncertificated securities as contemplated in the Financial Markets Act will be cleared and settled in accordance with the Applicable Procedures. All the provisions relating to Beneficial Interests in the Notes held in the Central Securities Depository will apply to Notes issued in uncertificated form.

### **Beneficial Interests**

The Central Securities Depository will hold the Notes issued in uncertificated form, subject to the Financial Markets Act and the Applicable Procedures. Notes issued in uncertificated form, will be registered in the name of the Central Securities Depository's Nominee, and the Central Securities Depository's Nominee will be named in the Register as the sole Noteholder of such Notes.

Accordingly, and except where the contrary is provided in the Conditions, all amounts to be paid and all rights to be exercised in respect of the Notes issued in uncertificated form, will be paid to and may be exercised only by the Central Securities Depository's Nominee for the holders of Beneficial Interests in such Notes.

The Central Securities Depository maintains central securities accounts only for Participants. As at the date of this Programme Memorandum, the Participants are, amongst others, FirstRand Bank Limited, Nedbank Limited, The Standard Bank of South Africa Limited, the South African Reserve Bank, Citibank N.A., South Africa branch, Standard Chartered Bank, Johannesburg branch and Société Générale, Johannesburg Branch.

The Participants are in turn required to maintain securities accounts for their clients. The clients of Participants may include the holders of Beneficial Interests in the Notes or their

custodians. The clients of Participants, as the holders of Beneficial Interests or as custodians for such holders, may exercise their rights in respect of the Notes held by them in the Central Securities Depository only through their Participants.

In relation to each person shown in the records of the Central Securities Depository or the relevant Participant, as the case may be, as the holder of a Beneficial Interest in a particular Principal Amount of Notes, a certificate or other document issued by the Central Depository or the relevant Participant, as the case may be, as to the Principal Amount of such Notes standing to the account of such person shall be *prima facie* proof of such Beneficial Interest.

Transfers of Beneficial Interests in the Central Securities Depository to and from clients of the Participants occur by electronic book entry in the central securities accounts of the clients of the Participants. Transfers among Participants of Notes held in the Central Securities Depository system occur through electronic book entry in the Participants' central security accounts with the Central Securities Depository. Beneficial Interests may be transferred only in accordance with the Conditions and the rules and operating procedures for the time being of the Central Securities Depository, Participants and the JSE.

Beneficial Interests in the Notes may be exchanged, without charge by the Issuer, for Notes in definitive registered form only in accordance with Condition 13 of the Conditions. Such Individual Certificates will not be issuable in bearer form. The Notes represented by Individual Certificates will be registered in the name of the individual Noteholders in the Register of Noteholders maintained by the Transfer Secretary. The Issuer shall regard the Register as the conclusive record of title to the Notes. The Central Securities Depository's Nominee shall be recognised by the Issuer as the owner of the Notes issued in uncertificated form and registered holders of Individual Certificates shall be recognised by the Issuer as the owners of the Notes represented by such Individual Certificates.

The Issuer shall regard the Register as the conclusive record of title to the Notes.

### **Individual Certificates**

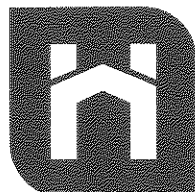
The Notes represented by Individual Certificates will be registered in the name of the individual Noteholders in the Register of Noteholders. Payments of interest and principal in respect of Notes represented by Individual Certificates will be made in accordance with Condition 9 to the person reflected as the registered holder of such Individual Certificates in the Register at 17h00 (Johannesburg time) on the Record Date, and the Issuer will be discharged by proper payment to or to the order of the registered holder of the Certificate in respect of each amount so paid.

---

## **PRO FORMA APPLICABLE PRICING SUPPLEMENT**

---

Set out below is the form of Applicable Pricing Supplement which will be completed for each Tranche of Notes issued under the Programme -



**SA Home Loans**

### **THE THEKWINI FUND 12 (RF) LIMITED**

*(Incorporated in South Africa as a public company with limited liability under registration number 2014/106401/06)*

**Issue of [Aggregate Nominal Amount of Tranche] [Title of Notes]  
Under its ZAR4 000 000 000 Asset Backed Note Programme, registered with the  
JSE Limited on 26 September 2014**

This document constitutes the Applicable Pricing Supplement relating to the issue of Notes described in this Applicable Pricing Supplement.

This Applicable Pricing Supplement must be read in conjunction with the Programme Memorandum issued by The Thekwini Fund 12 (RF) Limited dated on or about 23 September 2014. To the extent that there is any conflict or inconsistency between the contents of this Applicable Pricing Supplement and the Programme Memorandum, the provisions of this Applicable Pricing Supplement shall prevail.

Any capitalised terms not defined in this Applicable Pricing Supplement shall have the meanings ascribed to them in the section of the Programme Memorandum headed "*Glossary of Defined Terms*". References in this Applicable Pricing Supplement to the Conditions are to the section of the Programme Memorandum headed "*Terms and Conditions of the Notes*". References to any Condition in this Applicable Pricing Supplement are to that Condition of the Conditions.

*The Issuer certifies that to the best of its knowledge and belief there are no facts that have been omitted from this Applicable Pricing Supplement which would make any statement false or misleading and that all reasonable enquiries to ascertain such facts have been made and that this Applicable Pricing Supplement contains all information required by Applicable Law and the JSE Debt Listings Requirements. The Issuer accepts full responsibility for the information contained in this Applicable Pricing Supplement, the Programme Memorandum and the annual financial report and any amendments to the annual financial report or any supplements from time to time, except as otherwise stated therein.*

#### **DESCRIPTION OF THE NOTES**

- |                                  |                                   |
|----------------------------------|-----------------------------------|
| 1. Issuer                        | The Thekwini Fund 12 (RF) Limited |
| 2. Status and Class of the Notes | Secured Class [•] Notes           |

3. Tranche number	[•]
4. Series number	[•]
5. Designated Class A Ranking	[N/A] / [Equal ranking with the [Class A1 / Class A2 / Class A3] Notes]
6. Class A Principal Lock-Out	[Applicable/N/A]
7. Aggregate Principal Amount of this Tranche	[•]
8. Issue Date(s)	[•]
9. Minimum Denomination per Note	ZAR1 000 000
10. Issue Price(s)	[•]
11. Applicable Business Day Convention	[•]
12. Interest Commencement Date(s)	[•]
13. Coupon Step-Up Date	[•]
14. Refinancing Period	[•]
15. Scheduled Maturity Date	[•]
16. Final Redemption Date	[•]
17. Use of Proceeds	The net proceeds of the issue of this Tranche, together with [the net proceeds from the issue of the [Class [•] Notes] will be used to [purchase Additional Home Loans]/[other].
18. Pre-Funding Amount	ZAR[•]
19. Pre-Funding Period	[•]
20. Tap Issue Period	[•]
21. The date for purposes of paragraph (a) in the definition of "Revolving Period"	[•]
22. Specified Currency	Rand
23. Set out the relevant description of any additional Conditions relating to the Notes	[•]
<b>FIXED RATE NOTES</b>	
24. Fixed Coupon Rate	[•]% per annum nacq/nacm/nacs/naca

- 25. Interest Payment Date(s) [•]
- 26. Interest Period(s) [•]
- 27. Initial Broken Amount [•]
- 28. Final Broken Amount [•]
- 29. Coupon Step-Up Rate [•]
- 30. Any other items relating to the particular method of calculating interest [•]

### **FLOATING RATE NOTES**

- 31. Interest Payment Date(s) [•]
- 32. Interest Period(s) [•]
- 33. Manner in which the Rate of Interest is to be determined [ISDA Determination/Screen Rate Determination/other (insert details)]
- 34. Margin/Spread for the Coupon Rate [(+/-) ( )% per annum to be added to/subtracted from the relevant (ISDA Rate/Reference Rate)]
- 35. Margin/Spread for the Coupon Step-Up Rate [(+/-) ( )% per annum to be added to/subtracted from the relevant (ISDA Rate/Reference Rate)]
- 36. If ISDA Determination
  - (a) Floating Rate Option [•]
  - (b) Designated Maturity [•]
  - (c) Reset Date(s) [•]
- 37. If Screen Determination
  - (a) Reference Rate (including relevant period by reference to which the Coupon Rate is to be calculated) [e.g. JIBAR]
  - (b) Rate Determination Date(s) [•]
  - (c) Relevant Screen page and Reference Code [•]
- 38. If Coupon Rate to be calculated otherwise than by reference to the previous 2 sub-clauses above, insert basis for determining Coupon Rate/Margin/Fall back provisions [•]

39. If different from the Calculation Agent, agent responsible for calculating amount of principal and interest [•]
40. Any other terms relating to the particular method of calculating interest [•]

#### **OTHER NOTES**

41. If the Notes are not Fixed Rate Notes or Floating Rate Notes, or if the Notes are a combination of the above and some other Note, set out the relevant description (including, if applicable, the identity of the reference entity in the case of a credit linked Note) and any additional Conditions relating to such Notes [•]

#### **GENERAL**

42. Additional selling restrictions [•]
43. International Securities Numbering (ISIN) [•]
44. Stock Code [•]
45. Financial Exchange [•]
46. Dealer(s) [•]
47. Method of distribution [•]
48. Rating assigned to this Tranche of Notes (if any) [•], with effect from the [Issue Date]
49. Date of issue of current Rating [•]
50. Date of next expected Rating review [•]
51. Rating Agency [•]
52. Governing Law South Africa
53. Last day to register [•]
54. Books closed period [•]
55. Calculation Agent, if not the Servicer [•]
56. Specified Office of the Calculation Agent [•]



57. Transfer Secretary [•]
58. Specified Office of the Transfer Secretary [•]
59. Programme Limit ZAR[•]
60. Aggregate Principal Amount Outstanding of Notes in issue on the Issue Date of this Tranche ZAR[•], excluding this Tranche of Notes and any other Tranche(s) of Notes to be issued on the Issue Date
61. Aggregate Principal Amount of [Class A Notes/Class B Notes/Class [•] Notes] to be issued simultaneously with this Tranche ZAR[•]
62. Reserve Fund Required Amount
- (a) on the Issue Date ZAR[•];
  - (b) on each Interest Payment Date after the Issue Date up until the Coupon Step-Up Date at least [•]% of the aggregate Principal Amount of the Notes on the Issue Date;
  - (c) on each Interest Payment Date after the Coupon Step-Up Date until the Final Redemption Date the greater of (i) the Reserve Fund Required Amount on the immediately preceding Interest Payment Date less the Principal Deficiency on the immediately preceding Interest Payment Date; (ii) [•]% of the aggregate Principal Balance of the Home Loan Pool on the Determination Date immediately preceding the applicable Interest Payment Date from time to time; and (iii) [•]% of the aggregate Principal Amount Outstanding of the Notes as at the last Issue Date in the Tap Issue Period; and
  - (d) the Final Redemption Date, zero;
63. Redraw Facility Limit ZAR[•]
64. Start-Up Loan ZAR[•]
65. Definition: Class A Principal Lock-Out [Shall occur on any Interest Payment Date prior to the Coupon Step-Up Date provided the aggregate Principal Amount Outstanding on the Class A1 Note (including each Series of Class A Notes assigned a Designated Class A Ranking equal with the Class A1 Note) and the Class A2 Note (including each Series of Class A

Notes assigned a Designated Class A Ranking equal with the Class A2 Note) is greater than the Class A Redemption Amount and that no Event of Default has occurred]

66. Other provisions [•]

REPORT OF THE INDEPENDENT AUDITORS - SEE APPENDIX "A"

POOL DATA – SEE APPENDIX "B"

Application is hereby made to list this Tranche of the Notes on the Interest Rate Market of the JSE, as from [•], pursuant to The Thekwini Fund 12 (RF) Limited Asset Backed Note Programme.

SIGNED at \_\_\_\_\_ this \_\_\_\_\_ day of [•] 20[•].

For and on behalf of  
THE THEKWINI FUND 12 (RF) LIMITED (**ISSUER**)

\_\_\_\_\_  
Name :

Capacity : Director  
who warrants his/her authority hereto

\_\_\_\_\_  
Name :

Capacity : Director  
who warrants his/her authority hereto

## **APPENDIX "A"**

### **REPORT OF THE INDEPENDENT AUDITOR OF THE ISSUER**

**"INDEPENDENT AUDITOR'S REPORT TO THE DIRECTORS OF THE THEKWINI FUND 12 (RF) LIMITED ON COMPLIANCE OF THE PROPOSED ISSUE BY THE THEKWINI FUND 12 (RF) LIMITED OF UP TO ZAR4 000 000 000 SECURED [FIXED AND FLOATING RATE] NOTES PURSUANT TO THE ASSET BACKED NOTE PROGRAMME AS DESCRIBED IN THE PROGRAMME MEMORANDUM DATED ON OR ABOUT 23 September 2014, WITH THE RELEVANT PROVISIONS OF THE SECURITISATION REGULATIONS (GOVERNMENT NOTICE 2, GOVERNMENT GAZETTE 30628 OF 1 JANUARY 2008) ISSUED BY THE REGISTRAR OF BANKS, AS REQUIRED BY PARAGRAPHS 15(1)(a)(ii) and 16(2)(a)(vii) OF THE SAID NOTICE.**

#### **Introduction**

As required by paragraphs 15(1)(a)(ii) and 16(2)(a)(vii) of the Securitisation Regulations (Government Notice 2, Government Gazette 30628 of 1 January 2008) issued by the Registrar of Banks (the "**Securitisation Regulations**"), we have reviewed whether or not the issue of up to ZAR4 000 000 000 secured [fixed and floating rate] Notes (the "**Notes**") by The Thekwini Fund 12 (RF) Limited (the "**Issuer**") pursuant to the Asset Backed Note Programme (the "**Programme**"), as documented in the Programme Memorandum dated on or about 23 September 2014 (the "**Programme Memorandum**"), will be compliant with the relevant provisions of the Securitisation Regulations.

We conducted our work in accordance with International Standards on Assurance Engagements ISAE 3000 (*Assurance engagements other than audits or reviews of historical financial information*).

Compliance with the relevant provisions of the Securitisation Regulations is the responsibility of the Issuer. Our responsibility is to report on such compliance.

#### **Scope**

Our work was generally limited to an examination of the Programme Memorandum with regard to compliance with the relevant provisions of the Securitisation Regulations. It should be recognised that our work did not constitute an audit or a review and may not necessarily have revealed all material facts.

#### **Findings**

Based on our work described above, nothing has come to our attention which indicates that the Issuer will not be in compliance, in all material respects, with the relevant provisions of the Securitisation Regulations with regard to the proposed issue of the Notes pursuant to the Programme and the conduct of the scheme as described in the Programme Memorandum.

Our report is presented solely for the purpose set out in the first paragraph of the report and is not to be used for any other purpose.

Yours faithfully

Deloitte & Touche  
Registered Auditors  
Per André Pottas  
Partner  
[•]"

## **APPENDIX "B"**

### **POOL DATA**

---

## GLOSSARY OF DEFINED TERMS

---

The following is a glossary of the defined terms referred to in this Programme Memorandum.

- 1 Unless inconsistent with the context, the following expressions shall have the following meanings -

<b>"Account Bank"</b>	SBSA, or such other bank appointed in terms of the Bank Agreement;
<b>"Account Monies"</b>	all monies held from time to time in all bank accounts (existing and future) in the name of or on behalf of the Issuer, including monies in the Bank Accounts;
<b>"Accredited Attorney"</b>	any firm of attorneys acceptable to the Servicer from time to time;
<b>"Accredited Insurer"</b>	any insurer acceptable to the Servicer from time to time;
<b>"Accredited Valuer"</b>	any property valuer acceptable to the Servicer from time to time;
<b>"Accrued Interest"</b>	in respect of each Home Loan, the amount constituting the aggregate amount of gross interest accrued but not paid relative to such Home Loan up to the relevant Transfer Date;
<b>"Actual Redemption Amount"</b>	in respect of any Note, the principal amount redeemed in respect of such Note on an Interest Payment Date in accordance with the Pre-Enforcement Priority of Payments;
<b>"Additional Home Loans"</b>	Home Loans complying with the Eligibility Criteria and the conditions set out in clause 3.4 of the Home Loan Sale Agreement which are acquired by the Issuer from the Sellers on any day during the Revolving Period and/or the Tap Issue Period, as the case may be;
<b>"Adjusted Principal Deficiency"</b>	the Principal Deficiency having taken account of any credit balance in the Reserve Fund and the Arrears Reserve;
<b>"Advance" or "Drawdown"</b>	the amount advanced from time to time by the Redraw Facility Provider to the Issuer pursuant to a Drawdown Notice and on the fulfilment of the Drawdown Conditions;

<b>"Affected Home Loan"</b>	any Home Loan in respect of which there has been a breach of warranty under clause 8 of the Home Loan Sale Agreement;
<b>"this Agreement"</b>	when used in a Transaction Document, refers to that Transaction Document in which it is used, and includes any schedules and/or annexures to such Transaction Document;
<b>"Applicable Laws"</b>	<p>in relation to a person, all and any -</p> <ul style="list-style-type: none"><li>(a) statutes and subordinate legislation;</li><li>(b) regulations, ordinances and directives;</li><li>(c) by-laws;</li><li>(d) codes of practice, circulars, guidance notices, judgments and decisions of any competent authority; and</li><li>(e) other similar provisions, from time to time,</li></ul> <p>compliance with which is mandatory for that person;</p>
<b>"Applicable Pricing Supplement"</b>	in relation to any Tranche of Notes, the pricing supplement completed and signed by the Issuer in relation to the issue of that Tranche of Notes, setting out such additional and/or other terms and conditions as are applicable to that Tranche of Notes, based upon the <i>pro forma</i> pricing supplement which is set out in the section of this Programme Memorandum headed " <i>Pro Forma Applicable Pricing Supplement</i> ";
<b>"Applicable Procedures"</b>	the rules and operating procedures for the time being of the Central Securities Depository, Participants and the JSE, as the case may be;
<b>"Approved Seller"</b>	a special purpose vehicle which has acquired home loans, originated by SAHL, pursuant to a securitisation scheme conducted by such special purpose vehicle and approved by the Servicer and Security SPV in writing to sell Home Loans to the Issuer;
<b>"Arranger"</b>	SBSA;
<b>"Arrears Balance"</b>	in respect of a Home Loan, the cumulative amount of due but unpaid scheduled instalments;
<b>"Arrears Procedures"</b>	the arrears procedures from time to time of the Servicer, as amended from time to time by the parties to the Servicing and Standby Servicing Agreement;

<b>"Arrears Reserve"</b>	a reserve established to be available, if necessary, to meet certain expenses in the Priority of Payments as specified in the Servicing and Standby Servicing Agreement;
<b>"Arrears Reserve Ledger"</b>	a ledger established to record the amounts standing to the credit of the Arrears Reserve from time to time;
<b>"Arrears Reserve Required Amount"</b>	on any Interest Payment Date on which an Arrears Reserve Trigger Event has occurred and is continuing an amount equal to the aggregate Principal Balances of the Home Loans in respect of which there are arrears of an amount of greater than three months' instalments but less than 10 months' instalments, plus Accrued Interest on such arrear Home Loans, less 60% of the values of the Properties in respect of such Home Loans based on the most recent valuation by an Accredited Valuer;
<b>"Arrears Reserve Trigger Event"</b>	shall occur on any Determination Date where the aggregate Principal Balances of Home Loans in respect of which there are arrears of an amount greater than three months' instalments exceeds 2.0% of the aggregate Principal Balances of the Home Loans in the Home Loan Pool and shall cease when such percentage reduces to 1.5% or lower. For the purposes of this definition, Technical Arrears will be disregarded in determining whether a Home Loan is in arrear or not, to the extent to which the Issuer is entitled, in accordance with the provisions of the Redraw Facility Agreement, to utilise drawings under the Redraw Facility Agreement to fund liquidity shortfalls in respect of such Technical Arrears without exceeding the Available Facility (in respect of such liquidity shortfalls);
<b>"Asset Quality Test"</b>	the aggregate Principal Balances of Home Loans that are Performing Loans is sufficient to repay the Outstandings under the Redraw Facility Agreement;
<b>"Available External Redraw Funds"</b>	on any day during an Interest Period, the undrawn amount of the Redraw Facility as at the previous Interest Payment Date less all the Redraws, the right to repayment of which has been purchased by the Issuer, since that Interest Payment Date and all Further Advances and Further Loans made since that Interest Payment Date;
<b>"Available Facility"</b>	in relation to the Redraw Facility, on any given date an amount calculated as the difference between the Redraw Facility Limit and the aggregate amount of advances outstanding under the Redraw Facility;
<b>"Available Internal Redraw Funds"</b>	on any day during an Interest Period, those monies received in respect of Home Loans since the last Interest Payment Date, including Repayments,



Prepayments and interest payments, which exceed by more than 20% the expected amounts payable in respect of items 1 to 14 and, to the extent applicable to Further Loans, item 15 in the Pre-Enforcement Priority of Payments, payable on the next Interest Payment Date, multiplied by the ratio calculated as the number of days elapsed in the Interest Period divided by the total number of days in the Interest Period; provided that to the extent that anticipated expenses in the Priority of Payments cannot be accurately predicted, such expenses will be assumed to be equal to the amounts payable on the previous Interest Payment Date;

<b>"Bank Accounts"</b>	the Transaction Account;
<b>"Bank Agreement"</b>	the agreement entered into between the Servicer, the Issuer, the Security SPV and the Account Bank;
<b>"Beneficial Interest"</b>	in relation to a Note, an interest as co-owner of an undivided share in a Note held in uncertificated form, in accordance with the Financial Markets Act;
<b>"BESA"</b>	the Bond Exchange of South Africa Limited (registration number 2007/034441/06), which was a duly licensed financial exchange in terms of the Financial Markets Act, prior to its merger, on 22 June 2009, with the JSE;
<b>"BESA Guarantee Fund Trust"</b>	the guarantee fund established and operated by the JSE as a separate guarantee fund in terms of the Rules of the JSE, as required by sections 8(1)(h) and 17(2)(w) of the Financial Markets Act;
<b>"Borrower"</b>	in relation to each Home Loan, the person or persons defined as such in the relevant Home Loan Agreement;
<b>"Breakage Costs"</b>	collectively all -  (a) direct fees, expenses and costs incurred by or for the account of the Redraw Facility Provider; and  (b) loss of profits incurred by the Redraw Facility Provider in the form of lost interest margin,  as a result of the prepayment of the Redraw Facility or any part thereof on any day which is not an Interest Payment Date, but excluding any consequential damages (other than loss of profit referred to above) arising from such prepayment;
<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>"Business Proceeds"</b>	any proceeds of or arising in connection with the disposal by the Issuer of the whole or any part of its business or assets;
<b>"Calculation Agent"</b>	SAHL;
<b>"Capital Reserve"</b>	part of the monies standing to the credit of the Transaction Account available to fund the purchase of the right to repayment of Redraws, the advance of Further Advances and Further Loans and the acquisition of Additional Home Loans;
<b>"Capital Reserve Ledger"</b>	a ledger established to record the amount standing to the credit of the Capital Reserve from time to time;
<b>"Central Securities Depository"</b>	Strate Proprietary Limited (registration number 1998/022242/07), or its nominee, a central securities depository operating in terms of the Financial Markets Act, or any additional or alternate depository approved by the Issuer, the Servicer, the Security SPV and the JSE;
<b>"Central Securities Depository's Nominee"</b>	any wholly owned subsidiary (as defined in the Companies Act) of the Central Securities Depository approved by the Registrar (as defined in the Financial Markets Act) for purposes of, and as contemplated in, section 36 of the Financial Markets Act and any reference to "Central Securities Depository's Nominee" shall, whenever the context permits, be deemed to include a reference to its successor operating in terms of the Financial Markets Act;
<b>"Certificate"</b>	an Individual Certificate;
<b>"Class" or "Class of Notes"</b>	all of the Notes having the same ranking in the Priority of Payments, designated by a letter of the alphabet (such as Class A Notes and Class B Notes), on the basis that a Note in a Class of Notes identified by a letter closer to the beginning of the alphabet will rank higher than Notes in those Classes of Notes identified by a letter closer to the end of the alphabet and a Class may comprise separate Series of Notes having different Coupon Rates and other terms as set out in the Applicable Pricing Supplement (and, if so, these will be designated by a letter of the alphabet followed by a numeral, such as Class A1 and Class A2);
<b>"Class A Notes"</b>	the Class A1 Notes, the Class A2 Notes, the Class A3 Notes and any further Series of Class A Notes issued by the Issuer under the Programme from time to time;

**"Class A Principal Lock-Out"**

has the meaning ascribed to that term in the Applicable Pricing Supplement;

**"Class A Redemption Amount"**

if there are Class A Notes outstanding -

- (a) on each Interest Payment Date falling during a Class B Principal Lock-Out, an amount equal to the Redemption Amount; or
- (b) on each Interest Payment Date where no Class B Principal Lock-Out applies, an amount equal to the Redemption Amount multiplied by a fraction the numerator of which is the Principal Amount Outstanding of the Class A Notes and the denominator of which is the sum of the aggregate Principal Amount Outstanding of all the Notes, such that the allocation of the Redemption Amount will maintain the ratio of the aggregate Principal Amount Outstanding of the Class A Notes to the aggregate Principal Amount Outstanding of all the Notes, as such ratio existed immediately prior to such application of funds; or
- (c) on the Final Redemption Date or on any prior date after the assets of the Issuer have been exhausted where there is a Principal Deficiency having taken account of any credit balance in the Reserve Fund and the Arrears Reserve then the aggregate Principal Amount payable on redemption of the Class A Notes shall be the aggregate Principal Amount Outstanding of the Class A Notes less the Adjusted Principal Deficiency (to the extent that such Adjusted Principal Deficiency has not been written off against the Class D Notes, the Class C Notes and the Class B Notes);

**"Class B Interest Deferral Event"**

the calculation by the Servicer that, as at an Interest Payment Date on which there are Class A Notes outstanding, the application of funds in accordance with the Pre-Enforcement Priority of Payments will give rise to a Principal Deficiency which exceeds the sum of -

- (a) the then aggregate Principal Amount Outstanding of the Class C Notes and the Class D Notes; plus
- (b) an amount equal to 50% of the aggregate Principal Amount Outstanding of the Class B Notes,

on such Interest Payment Date;

**"Class B Principal Lock-Out"**

shall occur on any Interest Payment Date on which there are Class A Notes outstanding, as determined on the immediately preceding Determination Date and -

- (a) where, if after the allocation of the Redemption Amount in accordance with the Priority of Payments, the sum of the aggregate Principal Amount Outstanding of the Class B Notes, the Class C Notes and the Class D Notes as a percentage of the sum of the aggregate Principal Amount Outstanding of all the Notes is not at least twice that same percentage as at the most recent Issue Date; or
- (b) where the sum of the aggregate Principal Amount Outstanding of all the Notes is less than 10% of the aggregate Principal Amount Outstanding of all the Notes as at the most recent Issue Date; or
- (c) where a Principal Deficiency exists on such Interest Payment Date; or
- (d) where the aggregate Principal Balances of Home Loans in respect of which there are arrears of an amount greater than 2.5 months' instalments exceeds 3.5% of the then aggregate Principal Balances of the Home Loans comprised in the Home Loan Pool, in each case as at the immediately preceding Determination Date; or
- (e) where the aggregate Principal Amount Outstanding of the Class B Notes, the Class C Notes and the Class D Notes is less than two times the Principal Balance of the largest Home Loan or group of Home Loans in the name of a single Borrower as at the immediately preceding Determination Date; or
- (f) where the Reserve Fund is not funded at the Reserve Fund Required Amount;

**"Class B Redemption Amount"**

if there are Class B Notes outstanding -

- (a) on each Interest Payment Date falling during a Class B Principal Lock-Out, zero; or
- (b) on each Interest Payment Date where no Class B Principal Lock-Out applies, an amount equal to the Redemption Amount less the Class A Redemption Amount, which amount shall be allocated as between the Class B

Notes and the Class C Notes so as to maintain the ratio of the aggregate Principal Amount Outstanding of the Class B Notes to the aggregate Principal Amount Outstanding of the Class C Notes, as such ratio existed immediately prior to such application of funds;  
or

- (c) on the Final Redemption Date or on any prior date after the assets of the Issuer have been exhausted where there is a Principal Deficiency having taken account of any credit balance in the Reserve Fund and the Arrears Reserve then the aggregate principal amount payable on redemption of the Class B Notes shall be the aggregate Principal Amount Outstanding of the Class B Notes less the Adjusted Principal Deficiency (to the extent that such Adjusted Principal Deficiency has not been written off against the Class C Notes and the Class D Notes);

**"Class C Interest Deferral Event"**

the calculation by the Servicer that, as at an Interest Payment Date on which there are Class B Notes outstanding, the application of funds in accordance with the Pre-Enforcement Priority of Payments will give rise to a Principal Deficiency which exceeds the sum of -

- (a) the then aggregate Principal Amount Outstanding of the Class D Notes; plus
- (b) an amount equal to 50% of the aggregate Principal Amount Outstanding of the Class C Notes,

on such Interest Payment Date;

**"Class C Principal Lock-Out"**

shall occur on any Interest Payment Date on which there are Class B Notes outstanding, as determined on the immediately preceding Determination Date and -

- (a) where a Class B Principal Lock-Out exists; or
- (b) where, if after the allocation of the Redemption Amount in accordance with the Priority of Payments, the sum of the aggregate Principal Amount Outstanding of the Class B Notes, the Class C Notes and the Class D Notes as a percentage of the sum of the aggregate Principal Amount Outstanding of all the Notes is not at least twice that same percentage as at the most recent Issue Date;  
or
- (c) where the sum of the aggregate Principal

Amount Outstanding of all the Notes is less than 10% of the aggregate Principal Amount Outstanding of all the Notes as at the most recent Issue Date; or

- (d) where a Principal Deficiency exists on such Interest Payment Date; or
- (e) where the aggregate Principal Balances of Home Loans in respect of which there are arrears of an amount greater than 2.5 months' instalments exceeds 3.5% of the then aggregate Principal Balances of the Home Loans comprised in the Home Loan Pool, in each case as at the immediately preceding Determination Date; or
- (f) where the aggregate Principal Amount Outstanding of the Class C Notes and the Class D Notes is less than two times the Principal Balance of the largest Home Loan or group of Home Loans in the name of a single Borrower as at the immediately preceding Determination Date; or
- (g) where the Reserve Fund is not funded at the Reserve Fund Required Amount;

**"Class C Redemption Amount"**

if there are Class C Notes outstanding -

- (a) on each Interest Payment Date falling during a Class C Principal Lock-Out, zero; or
- (b) on each Interest Payment Date where no Class C Principal Lock-Out applies, an amount equal to the Redemption Amount less any Class A Redemption Amount less the Class B Redemption Amount; or
- (c) on the Final Redemption Date or on any prior date after the assets of the Issuer have been exhausted where there is a Principal Deficiency having taken account of any credit balance in the Reserve Fund and the Arrears Reserve then the aggregate principal amount payable on redemption of the Class C Notes shall be the aggregate Principal Amount Outstanding of the Class C Notes less the Adjusted Principal Deficiency (to the extent that such Adjusted Principal Deficiency has not been written off against the Class D Notes);

**"Class D Interest Deferral Event"**

the calculation by the Servicer that, as at an Interest Payment Date on which there are Class C Notes outstanding, the application of funds in accordance with the Pre-Enforcement Priority of Payments will

give rise to a Principal Deficiency which exceeds an amount equal to 50% of the aggregate Principal Amount Outstanding of the Class D Notes on such Interest Payment Date;

**"Class D Principal Lock-Out"**

shall occur on any Interest Payment Date where, if after the allocation of the Redemption Amount in accordance with the Priority of Payments there are Class C Notes outstanding;

**"Class D Redemption Amount"**

if there are Class D Notes outstanding –

- (a) on each Interest Payment Date falling during a Class D Principal Lock-Out, zero; or
- (b) on each Interest Payment Date where no Class D Principal Lock-Out applies, an amount equal to the Redemption Amount less any Class A Redemption Amount less any Class B Redemption Amount less any Class C Redemption Amount; or
- (c) on the Final Redemption Date or on any prior date after the assets of the Issuer have been exhausted where there is a Principal Deficiency having taken account of any credit balance in the Reserve Fund and the Arrears Reserve then the aggregate principal amount payable on redemption of the Class D Notes shall be the aggregate Principal Amount Outstanding of the Class D Notes less the Adjusted Principal Deficiency;

**"Clearing System"**

Strate Proprietary Limited (registration Number 1998/022242/07) acting as the approved electronic clearing house, carrying on the role of matching, clearing and facilitation of settlement of all transactions carried out on the JSE;

**"Closing List"**

the excel spread sheet and/or such other computer generated list to be provided by the Sellers to the Issuer on each Transfer Date, and containing in respect of each relevant Home Loan, the details set out in schedule 2 to the Home Loan Sale Agreement;

**"Collection Period"**

each period beginning on (and including) a Determination Date (save for the first Collection Period which shall begin on (and include) the Initial Issue Date) and ending on (and including) the day immediately preceding the following Determination Date;

**"Collections Accounts"**

the SAHL Subsidy Account and the SAHL Prepayment Account;

<b>"Committed Loan Amount"</b>	the approved principal amount of a Borrower's Home Loan less the capital portion of the minimum scheduled instalments payable in terms of such Borrower's Home Loan Agreement;
<b>"Commitment"</b>	(subject to any increase, decrease or cancellation of the Commitment as may be made pursuant to the terms of the Redraw Facility Agreement) the commitment of the Redraw Facility Provider to make Advances from time to time up to the Redraw Facility Limit;
<b>"Commitment Period"</b>	the period from and including the Initial Issue Date up to and including the day 364 days thereafter, provided that if the Redraw Facility Agreement is renewed in accordance with its terms, then the Commitment Period shall be extended to include the period from and including the expiry of the previous 364 day period up to and including the day 364 days thereafter; and further provided that if the Notes have been redeemed earlier or if enforcement of the Security in accordance with the Conditions has occurred on an earlier date, then the Commitment Period shall expire on such earlier date;
<b>"Common Terms Agreement"</b>	the agreement between the Arranger, the Lead Manager, the Dealer, the Debt Sponsor, the Issuer Settlement Agent, the GIC Provider, the Issuer, the Servicer, the Standby Servicer, the Sellers, The Thekwini Warehousing Conduit Security SPV Proprietary Limited, SBSA, the Redraw Facility Provider, the Start-Up Loan Provider, the Derivative Counterparty, the Preference Shareholder, the Account Bank, the Security SPV, the trustee of the Security SPV Owner Trust and the Owner Trustee;
<b>"Common Terms Guarantee Agreement"</b>	the agreement entered between the trustee for the time being of the Guarantee Trust and Main Street 65 or its assigns dated 5 October 2001;
<b>"Companies Act"</b>	the Companies Act, 71 of 2008;
<b>"Conditions"</b>	the terms and conditions of the Notes incorporated in this Programme Memorandum under the section headed " <i>Terms and Conditions of the Notes</i> " and in accordance with which each Tranche of Notes are issued, as amended, novated and/or substituted from time to time in accordance with their terms, and reference in the Transaction Documents to a particular numbered Condition shall be construed as a reference to the corresponding condition in this Programme Memorandum;
<b>"Controlling Class"</b>	the Class A Notes, for so long as any of such Class A Notes are outstanding and after such Class A Notes are no longer outstanding, each succeeding Class of



	Notes, (in reducing order of rank) for so long as each such succeeding Class is outstanding;
<b>"Core Facility Documents"</b>	the standard forms of Home Loan Agreements, Guarantee Trust Guarantees, Indemnities and Indemnity Bonds, pursuant to which Home Loans sold in terms of the Home Loan Sale Agreement have been, or will be, granted;
<b>"Coupon Rate"</b>	from the relevant Issue Date up to but excluding the Coupon Step-Up Date, the rate of interest applicable to each Class of Notes as specified in the Applicable Pricing Supplement relating to such Class of Notes;
<b>"Coupon Step-Up Date"</b>	in relation to a Tranche of Notes, the date specified in the Applicable Pricing Supplement;
<b>"Coupon Step-Up Rate"</b>	on and from the Coupon Step-Up Date to but excluding the Final Redemption Date, the rate of interest applicable to each Class of Notes, as specified in the Applicable Pricing Supplement relating to such Class of Notes;
<b>"Credit Criteria"</b>	the criteria to be complied with by a Borrower prior to the grant of any Home Loan to such Borrower, and/or prior to the grant of any Further Loan or Redraw (to the extent applicable) or Further Advance (to the extent applicable) to such Borrower under a Home Loan Agreement, as the case may be, as set out in schedule 3 to the Servicing and Standby Servicing Agreement, as amended by the parties to the Servicing and Standby Servicing Agreement from time to time and notified by the Servicer to the Rating Agency in writing (in the event of Rated Notes);
<b>"Cumulative Loss Trigger Event"</b>	shall occur on any Determination Date where the cumulative losses in the Home Loan Pool are equal to or greater than 0.2% of the Principal Amount Outstanding of the Notes on the Issue Date;
<b>"Date of Signature"</b>	the date of signature of a Transaction Document by the signatory which signs it last;
<b>"Dealer(s)"</b>	a dealer in relation to an issue of Notes, appointed by the Issuer from time to time, which appointment may be for a specific issue or on an on-going basis, subject to the Issuer's right to terminate the appointment of any such dealer;
<b>"Debt Sponsor"</b>	SBSA;
<b>"Derivative Contract"</b>	any interest rate swap, forward rate agreement or other rate or hedging transaction or agreement, any option with respect to such transaction or agreement, or any combination of such transactions or agreements or other similar arrangements

	entered into by the Issuer, as amended, novated and/or substituted from time to time in accordance with its terms;
<b>"Derivative Counterparty"</b>	any person with the Required Credit Rating with whom the Issuer concludes a Derivative Contract to hedge the Issuer's interest rate risks;
<b>"Derivative Termination Amount"</b>	all amounts payable to the Derivative Counterparty by the Issuer under any Derivative Contract following the occurrence of an early termination date, as defined in that Derivative Contract;
<b>"Designated Class A Ranking"</b>	the ranking assigned to a Tranche of Class A Notes issued after the Initial Issue Date which does not form part of the Series of the existing Class A1 Notes, the existing Class A2 Notes or the existing Class A3 Notes, as the case may be, that ranks equally with (for all purposes under the Programme including payment of interest, principal and all other amounts due and payable in terms of the Priority of Payments) the Class A1 Notes, the Class A2 Notes or the Class A3 Notes, as the case may be, as specified in the Applicable Pricing Supplement of such Tranche of Notes;
<b>"Determination Date"</b>	the Business Day which is eight Business Days preceding an Interest Payment Date;
<b>"Directors"</b>	the directors of the Issuer;
<b>"Dividend Payment Date"</b>	the same date as the Interest Payment Date;
<b>"Drawdown" or "Advance"</b>	the amount advanced from time to time by the Redraw Facility Provider to the Issuer pursuant to a Drawdown Notice and on the fulfilment of the Drawdown Conditions;
<b>"Drawdown Conditions"</b>	the conditions to be fulfilled by the Issuer prior to the Redraw Facility Provider being obliged to advance any amounts pursuant to a Drawdown Notice, as set out in the Redraw Facility Agreement;
<b>"Drawdown Date"</b>	in relation to any Advance, the date for the making of such Advance, as specified in the Drawdown Notice relating to such Advance;
<b>"Drawdown Notice"</b>	a written notice of intention to draw down under the Redraw Facility Agreement, delivered by the Issuer to the Redraw Facility Provider;
<b>"Due Date"</b>	in relation to any Advance under the Redraw Facility, the last day of the Term of such Advance;
<b>"Edge Home Loans"</b>	floating rate JIBAR-linked Home Loans under which Borrowers have the option to pay, by instalment, only interest on the Home Loans for the first

three years of the Home Loan's life and after which these Home Loans will amortise over a 20 year period;

**"Eligibility Criteria"**

the criteria that a Home Loan must satisfy to be acquired by the Issuer, as set out in schedule 4 to the Home Loan Sale Agreement, as amended or varied by the parties to the Home Loan Sale Agreement with prior written notice to the Rating Agency (in the event of Rated Notes) of such amendment or variation;

**"Employee Benefit Scheme"**

a scheme whereby the whole or part of the employees' monthly home loan instalments is paid in bulk by the employer to the employees' home loan finance provider;

**"Encumbrance"**

includes any mortgage bond, notarial bond, pledge, lien, hypothecation, assignment, *cession-in-securitatem debiti*, deposit by way of security or any other agreement or arrangement (whether conditional or not and whether relating to existing or to future assets), having the effect of providing a security interest or preferential treatment to a person over another person's assets (including set-off, title retention or reciprocal fee arrangements) or any agreement or arrangement to give any form of security or preferential treatment to a person over another person's assets, but excluding statutory preferences;

**"Enforcement Notice"**

a notice served by the Security SPV on the Issuer pursuant to the Conditions following an Event of Default under the Notes;

**"Event of Default"**

any of the events specified as such in the Conditions and in relation to any other Transaction Document, a failure by the Issuer duly to perform or observe any obligation binding on it under any such Transaction Document which breach gives rise to a claim by a Secured Creditor against the Issuer;

**"Excluded Items"**

means -

- (a) certain monies which properly belong to third parties (such as monies owing to any party in respect of reimbursement for direct debit recalls);
- (b) amounts payable to the relevant Seller under the Home Loan Sale Agreement in respect of reconciliations of the amounts paid in respect of the purchase of the Home Loans on any Transfer Date;
- (c) up until the Coupon Step-Up Date only and provided that a Stop Lending Trigger Event has

- not occurred, amounts corresponding to the aggregate Redraws the right to repayment of which are purchased by the Issuer on any day during an Interest Period, in accordance with the terms and conditions of the Servicing and Standby Servicing Agreement;
- (d) up until the Coupon Step-Up Date only and provided that a Stop Lending Trigger Event has not occurred, amounts corresponding to the aggregate Further Advances which are advanced by the Issuer to Borrowers on any day during an Interest Period, in accordance with the terms and conditions of the Servicing and Standby Servicing Agreement;
  - (e) up until the Coupon Step-Up Date only and provided that a Stop Lending Trigger Event has not occurred, amounts corresponding to the aggregate Further Loans which are advanced by the Issuer to Borrowers on any day during an Interest Period, in accordance with the terms and conditions of the Servicing and Standby Servicing Agreement;
  - (f) up until the expiry of the Revolving Period only, amounts paid by the Issuer to the Sellers in respect of the purchase consideration for Additional Home Loans purchased by the Issuer on any day during an Interest Period, in accordance with the terms and conditions of the Home Loan Sale Agreement;
  - (g) the repayment to the Redraw Facility Provider, upon the Coupon Step-Up Date or any earlier date that the Issuer's conditional obligation to purchase the right to repayment of Redraws terminates, of the unutilised portion of the Redraw Facility drawn-down and invested in Permitted Investments (which draw-down occurs in the event of the Redraw Facility Provider being downgraded below the Required Credit Rating or the Redraw Facility not being renewed or replaced on an annual basis);
  - (h) any amounts paid by the Servicer into the Transaction Account in terms of the Servicing and Standby Servicing Agreement in respect of instalments owing under a Home Loan but unpaid on any Determination Date for non-credit-related reasons, which instalments have subsequently been received by the Issuer;
  - (i) amounts payable to the Sellers in terms of the Home Loan Sale Agreement in respect of the purchase consideration for the acquisition of

Additional Home Loans from the Sellers, to the extent that such purchase consideration is paid using the net proceeds received by the Issuer from a Tranche(s) of Notes issued for this purpose;

- (j) up until the expiry of the Pre-Funding Period only, amounts paid by the Issuer to the Sellers in respect of the Purchase Price for Pre-Funded Home Loans, provided that the aggregate of such amounts does not exceed the Pre-Funding Amount; and
- (k) the redemption of Notes using the net proceeds from a Tranche of Notes issued for this purpose pursuant to Condition 7.3.3,

all of which items rank above all other items in the Priority of Payments, and the payment of which is not restricted to Interest Payment Dates;

<b>"Final Broken Amount"</b>	in respect of the interest on Fixed Rate Notes, the amount specified in the Applicable Pricing Supplement;
<b>"Final Home Loan Pool"</b>	the portfolio of Home Loans owned by the Issuer following the acquisition of Additional Home Loans by the Issuer on the most recent Issue Date;
<b>"Final Redemption Date"</b>	in relation to a Tranche of Notes, the final date upon which the Notes of that Tranche are to be redeemed, as set out in the Applicable Pricing Supplement;
<b>"Financial Markets Act"</b>	the Financial Markets Act, 19 of 2012;
<b>"Fitch"</b>	Fitch Ratings;
<b>"Fixed Rate Note"</b>	Notes which will bear interest at a fixed Rate of Interest, as specified in the Applicable Pricing Supplement;
<b>"Floating Rate Note"</b>	Notes which will bear interest at a floating Rate of Interest, as specified in the Applicable Pricing Supplement;
<b>"Fully Performing"</b>	a Home Loan which is not currently in arrears and where at least one full scheduled instalment has been received and which, as at the last day of each month in the consecutive twelve month period immediately preceding the relevant Transfer Date, does not have an Arrear Balance greater than the scheduled instalment due and payable for each such month;
<b>"Further Advance"</b>	in respect of a Home Loan, a re-advance to the relevant Borrower by the Issuer, in terms of the Home Loan Agreement concluded by such Borrower,

after the application of the relevant Credit Criteria, 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) and which has not already been re-advanced to that Borrower before the time of such Further Advance;

**"Further Loan"**

in respect of a Home Loan -

- (a) additional principal advances (in excess of Repayments and Prepayments) advanced to a Borrower by the Issuer, in terms of the Home Loan Agreement concluded by such Borrower, after the application of the Credit Criteria, to a maximum of the difference between the capital amount reflected in the Indemnity Bond(s) relating to the relevant Home Loan (excluding any additional sum) and the capital amount lent and advanced in terms of the Home Loan Agreement; or
- (b) additional principal advances (in excess of Repayments and Prepayments) advanced to a Borrower by the Issuer, after the application of the Credit Criteria, in an amount in excess of the capital amount reflected in the Indemnity Bond relating to the relevant Home Loan (excluding any additional sum), provided that a further Indemnity Bond is registered in favour of the Guarantee Trust over the relevant Property, which secures the full amount of the additional principal advance;

**"GIC Provider"**

SBSA and its successors-in-title, in its capacity as provider of the guaranteed rate of return under the Guaranteed Investment Contract, or such other person as may be appointed as GIC Provider under the terms of the Guaranteed Investment Contract;

**"Guarantee Conditions"**

any conditions specified or contemplated in the Security SPV Guarantee;

**"Guarantee Event"**

a guarantee event contemplated in the Security SPV Guarantee;

**"Guaranteed Investment Contract"**

the agreement entered into between the Issuer, the Security SPV and the GIC Provider, and includes any ancillary agreements and/or documents thereto;

- "Guarantee Trust"** the South African Home Loans Guarantee Trust, a trust established and registered in accordance with the laws of South Africa with Master's Reference Number IT10713/00, in terms of the Guarantee Trust Deed and which acts through the Guarantee Trustee;
- "Guarantee Trust Deed"** the trust deed setting out the rights and obligations of the Guarantee Trustee as trustee and as holder of the Indemnity and Indemnity Bond, as amended, novated and/or substituted from time to time in accordance with its terms;
- "Guarantee Trustee"** the trustee for the time being of the Guarantee Trust;
- "Guarantee Trust Guarantee"** a written guarantee executed or to be executed by the Guarantee Trust in favour of the relevant Seller (whether originally or as permitted assignee) guaranteeing a Borrower's obligations to the relevant Seller (whether originally or as permitted assignee) in terms of the Home Loan Agreement concluded in relation to the Home Loan granted to such Borrower, which guarantee shall be in the form of Annexure A to the Common Terms Guarantee Agreement, and which shall be ceded to the Issuer upon purchase of such Home Loan in terms of the Home Loan Sale Agreement where the relevant Seller (whether originally or as permitted assignee) is the holder of the guarantee;
- "Home Loan"** means -
- (a) a loan comprising the aggregate of all advances, including Redraws (the right to repayment of which has been purchased by the Issuer), Further Advances and Further Loans, less Prepayments and Repayments, made by a Home Loan Lender to a Borrower and from time to time outstanding (including all capital sums), which are secured by a Guarantee Trust Guarantee and other collateral securities; and
  - (b) where the context so requires and where the indebtedness of the Borrower to the Issuer under more than one Home Loan has been consolidated into one instrument of debt, such consolidated indebtedness;
- "Home Loan Agreement"** means -
- (a) the written loan agreement entered into between SAHL as agent on behalf of the relevant Seller (whether originally or as permitted assignee) and a Borrower in relation to a Home Loan, including all documents

incorporated or deemed to be incorporated into such loan agreement, assigned to the Issuer pursuant to the Home Loan Sale Agreement; and

- (b) where the context so requires and where the indebtedness of the Borrower to the Issuer under more than one Home Loan has been consolidated into one instrument of debt, such instrument of debt;

**"Home Loan Documents"** in relation to each Home Loan -

- (a) the Home Loan application, together with all other information provided or completed by the Borrower, where there is such application or information;
- (b) the Home Loan Agreement;
- (c) the debit order authority signed by the Borrower, where applicable;
- (d) the certificate issued by the Accredited Valuer or if such certificate was received from the Accredited Valuer in electronic format, a printed copy thereof, indicating the appraised value of the Property concerned;
- (e) the correspondence with Accredited Insurers or other insurers, in relation to the noting (where such noting has been effected) or endorsement of the Insurance Contracts, where applicable; and
- (f) any written Redraw or Further Advance or Further Loan requests relating to such Home Loan;

**"Home Loan Lender"** in relation to each Home Loan Agreement, means the relevant Seller (whether originally or as permitted assignee) and, following the sale and transfer of any Home Loans to the Issuer in accordance with the provisions of the Home Loan Sale Agreement, the Issuer;

**"Home Loan Payment Date"** in relation to each Home Loan, the date on which the Borrower is obliged to pay the amount of interest or principal or a combination of both and insurance premium (if applicable);

**"Home Loan Pool"** the portfolio of Home Loans owned by the Issuer from time to time;



<b>"Home Loan Rate"</b>	with respect to any Home Loan, the rate of interest from time to time applicable to such Home Loan and payable by the relevant Borrower in accordance with the terms of such Borrower's Home Loan Agreement;
<b>"Home Loan Sale Agreement"</b>	the agreement between the Issuer, Main Street 65, The Thekwini Warehousing Conduit, The Thekwini Warehousing Conduit Security SPV Proprietary Limited, SBSA, SAHL, SAHL IH and the Security SPV in relation to the sale and transfer of Home Loans from the Sellers to the Issuer and/or an agreement between, among others, the Issuer, the Security SPV and an Approved Seller(s) in relation to the sale and transfer of Home Loans from such Approved Seller(s) to the Issuer;
<b>"Home Loan Term"</b>	with respect to any Home Loan, the period from and including the date of the original advance under such Home Loan up to and including the date on which all principal, interest and other monies connected with such Home Loan are to be repaid;
<b>"Homeowners' Policies"</b>	any short-term homeowners' insurance policies in relation to a Property insuring the buildings, erections and improvements on such Property against the risk of loss and/or damage;
<b>"Indemnity"</b>	a written indemnity given by a Borrower to the Guarantee Trust in relation to the Home Loan granted to such Borrower, on terms acceptable to the Guarantee Trust and the Home Loan Lender, in terms of which the Borrower indemnifies the Guarantee Trust against any loss, liability, damage, claim, cost or expense which the Guarantee Trust may incur in terms of the Guarantee Trust Guarantee, and which Indemnity shall be secured by an Indemnity Bond;
<b>"Indemnity Bond"</b>	an indemnity bond (including a sectional title indemnity bond) on terms acceptable to the Guarantee Trust and the Home Loan Lender, registered over the Property of the relevant Borrower in favour of the Guarantee Trust as security for the Borrower's obligations to the Guarantee Trust in terms of the Indemnity;
<b>"Individual Certificate"</b>	a Note in the definitive registered form of a single certificate, registered in the name of the relevant Noteholder;
<b>"Initial Broken Amount"</b>	in respect of the interest on Fixed Rate Notes, the amount specified in the Applicable Pricing Supplement;

<b>"Initial Home Loan"</b>	a Home Loan owned by a Seller that complies with the Eligibility Criteria and is sold to the Issuer as part of the Initial Home Loan Pool pursuant to the provisions of the Home Loan Sale Agreement;
<b>"Initial Home Loan Pool"</b>	the portfolio of Home Loans acquired by the Issuer from the Sellers during the Pre-Funding Period pursuant to the provisions of the Home Loan Sale Agreement;
<b>"Initial Issue Date"</b>	on or about 26 September 2014, the Issue Date of the Initial Notes;
<b>"Initial Notes"</b>	the Notes in the first Tranche or Tranches of Notes issued by the Issuer under the Programme;
<b>"Insurance Companies"</b>	any of the insurance companies which have issued, or may issue in the future, any of the Insurance Contracts;
<b>"Insurance Contracts"</b>	the Homeowners' Policies and any other or additional policies, which may be taken out at any time in the future in relation to the Home Loans;
<b>"Insurance Proceeds"</b>	the proceeds of any claim under any of the Insurance Contracts;
<b>"Interest Amount"</b>	the interest payable on each Class of Notes on each Interest Payment Date as determined in accordance with the Conditions;
<b>"Interest Commencement Date"</b>	the first date from which interest on the Notes will accrue, as specified in the Applicable Pricing Supplement;
<b>"Interest Deferral Event"</b>	a Class B Interest Deferral Event or a Class C Interest Deferral Event or a Class D Interest Deferral Event, as the case may be;
<b>"Interest Payment Date"</b>	the 21st day of February, May, August and November of each calendar year or, if such day is not a Business Day, the immediately succeeding Business Day, provided that the first Interest Payment Date shall be 21 November 2014;
<b>"Interest Period"</b>	each three month period commencing on and including the day of any Interest Payment Date and ending on but excluding the next following Interest Payment Date, provided that the first Interest Period shall be from and including the Initial Issue Date to but excluding 21 November 2014;
<b>"Interest Rate Market of the JSE"</b>	the separate platform or sub-market of the JSE designated as the "Interest Rate Market" and on which (i) securities which were listed on BESA, prior to its merger with the JSE on 22 June 2009, may continue to be listed and (ii) debt securities (as

defined in the JSE Debt Listings Requirements) may be listed, or such other separate platform or sub-market of the JSE as is selected by the Issuer, subject to all applicable laws;

<b>"ISDA"</b>	International Swaps and Derivatives Association, Inc;
<b>"ISDA Definitions"</b>	the 2006 ISDA Definitions as published by ISDA (as amended, supplemented, revised or republished from time to time);
<b>"Issue Date"</b>	in relation to each Tranche of Notes, the date specified as such in the Applicable Pricing Supplement;
<b>"Issue Price"</b>	in relation to each Tranche of Notes, the price specified as such in the Applicable Pricing Supplement;
<b>"Issuer"</b>	The Thekwini Fund 12 (RF) Limited, a public company with limited liability registered and incorporated in accordance with the laws of South Africa under registration number 2014/106401/06 and its successors-in-title or assigns;
<b>"Issuer Indemnity"</b>	the written indemnity given by the Issuer to the Security SPV indemnifying the Security SPV against claims by Secured Creditors in terms of the Security SPV Guarantee;
<b>"Issuer Insolvency Event"</b>	<p>the occurrence of any of the following events in relation to the Issuer -</p> <ul style="list-style-type: none"><li>(a) the Issuer becoming subject to a scheme of arrangement as envisaged in section 114 or scheme of compromise as envisaged in section 155 of the Companies Act (other than one the terms of which have been approved by the Security SPV or by a Special Resolution of the Noteholders and where the Issuer is solvent);</li><li>(b) the Issuer being wound-up, liquidated, deregistered or placed under supervision by a business rescue practitioner, in any such event whether provisionally or finally and whether voluntarily or compulsorily;</li></ul>

- (c) the Issuer compromising or attempting to compromise with, or deferring or attempting to defer payment of debts owing by it to, its creditors generally or any significant class of creditors (except a deferral provided for in the Transaction Documents as a result of lack of funds available for that purpose in terms of the Priority of Payments);
- (d) the Issuer committing an act which would be an act of insolvency, in terms of the Insolvency Act, 1936, were the Issuer a natural person (other than any deferral of payments in terms of the Priority of Payments);
- (e) the Issuer being deemed to be unable to pay its debts in terms of the Companies Act (except where such is as a result of a lack of available funds for that purpose in terms of the Priority of Payments); or
- (f) the members or creditors or, where applicable, directors of the Issuer propose to convene a meeting or convenes a meeting in order to pass a resolution providing for the Issuer to be wound up, liquidated, deregistered or placed under supervision by a business rescue practitioner, or any resolution being proposed to be passed or being passed to this effect;

**"Issuer Settlement Agent"**

SBSA;

**"JIBAR"**

means -

- (a) the mid-market rate for 3 month deposits in Rand for the relevant Interest Period which appears on the Reuters screen SAFEY page under caption "Yield" (or on the JSE Equity Derivatives Market nominated successor screen for JIBAR) as of approximately 11h00, Johannesburg time, on the relevant Mortgage Reset Date or Note Reset Date, as the case may be, rounded to the third decimal point; or
- (b) if such rate does not appear on the Reuters screen SAFEY page (or on the JSE Equity Derivatives Market nominated successor screen for JIBAR) for the relevant Interest Period for any reason whatsoever, the rate determined on the basis of the mid-market 3 month deposit rates for Rand quoted by at least two of the Reference Banks at approximately 11h00, Johannesburg time, on the Mortgage Reset Date or Note Reset Date, as the case may be. (The requesting party will request the principal Johannesburg office of

each of the Reference Banks to provide a quotation of such rate. If at least two quotations are provided, the rate for that date will be the arithmetic mean of those quotations); or

- (c) if on any Mortgage Reset Date or Note Reset Date, as the case may be, on which the previous sub-paragraph applies, fewer than two quotations are provided by the Reference Banks, the rate for that date will be determined by the Servicer, acting in good faith and in a commercially reasonable manner, using a representative rate which in its opinion is as close as possible to 3 month JIBAR, and the reasonableness of the selection of such rate will be reported on by the Issuer's auditor. If such auditor regards such selection as unreasonable, the Servicer shall repeat the process until the auditor is satisfied as to the reasonableness of the selection of such rate;

<b>"the JSE"</b>	the JSE Limited (registration number 2005/022939/06), a licensed financial exchange in terms of the Financial Markets Act or any exchange which operates as a successor exchange to the JSE;
<b>"JSE Debt Listings Requirements"</b>	means all listings requirements promulgated by the JSE from time to time for the Interest Rate Market of the JSE;
<b>"JSE Equity Derivatives Market"</b>	the JSE Equity Derivatives Market, formerly the South African Futures Exchange division of the JSE or any successor to such division;
<b>"Lead Manager"</b>	SBSA;
<b>"LTV Ratio"</b>	the loan to value ratio, being the ratio of the Committed Loan Amount to the value placed on the Property by an Accredited Valuer;
<b>"Main Street 65"</b>	Main Street 65 Proprietary Limited, a company with limited liability registered and incorporated in accordance with the laws of South Africa under registration number 2001/004041/07;
<b>"Material Adverse Effect"</b>	an event or circumstance which (when taken alone or together with any previous event or circumstance) has, or could reasonably be expected to have, a materially adverse effect on the assets, business or financial condition or trading prospects of the Issuer or the Servicer as a whole, to such an extent that their ability to perform their respective obligations in terms of the Transaction Documents is, or is reasonably likely to be, impaired;

<b>"Management Fee"</b>	the fee payable quarterly in arrears to the Standby Servicer in accordance with the Servicing and Standby Servicing Agreement;
<b>"Moody's"</b>	Moody's Investors Service Limited;
<b>"Mortgage Interest Period"</b>	in relation to the calculation of interest on the Home Loans, each three month period commencing on and including the day of any Mortgage Reset Date and ending on but excluding the next following Mortgage Reset Date;
<b>"Mortgage Reset Date"</b>	the 21st day of February, May, August and November of each calendar year or such other reset dates as may be specified in the relevant Home Loan Agreement, as the case may be, or, if such day is not a Business Day, the immediately succeeding Business Day;
<b>"Noteholder"</b>	in relation to a Note -  (a) means the holder of the Note as recorded in the Register as far as voting and the receipt of payment of principal and interest on the Notes is concerned; and  (b) for all other purposes, means -  (i) the holder of a Beneficial Interest; and  (ii) the holder of an Individual Certificate;
<b>"Note Reset Date"</b>	the Issue Date and thereafter the 21st day of February, May, August and November of each calendar year or, if such day is not a Business Day, the immediately succeeding Business Day;
<b>"Notes"</b>	the limited recourse, secured registered Notes issued by the Issuer under the Programme in terms of the Conditions;
<b>"Notification Trigger Event"</b>	the occurrence of any of the events set out in clause 20.3 of the Servicing and Standby Servicing Agreement, in relation to SAHL;
<b>"Ordinary Resolution"</b>	a resolution passed at a properly constituted meeting of Noteholders or Noteholders of the relevant Class of Notes, as the case may be, upon a show of hands, by majority of the Noteholders or Noteholders of the relevant Class of Notes, as the case may be, present in person or by proxy and voting at the meeting, or, if a poll is duly demanded, by majority of the votes cast at such poll by Noteholders or Noteholders of the relevant Class of Notes, as the case may be, present in person or by proxy;

<b>"Original Valuation"</b>	the initial valuation by an Accredited Valuer, or if an updated valuation was obtained pursuant to the advance of a Further Advance or a Further Loan, as the case may be, the updated valuation by an Accredited Valuer;
<b>"Outstandings"</b>	the total amount owing by the Issuer to the Redraw Facility Provider at any point in time in terms of the Redraw Facility Agreement, including the aggregate of all Advances, plus any interest accrued or capitalised on such Advances, plus any fees or other costs owing to the Redraw Facility Provider in terms of the Redraw Facility Agreement which have not been repaid or prepaid, irrevocably, unconditionally and in full;
<b>"Owner Trust"</b>	The Thekwini Fund 12 Owner Trust, a trust established and registered in accordance with the laws of South Africa with Master's Reference Number IT020658/2014, which beneficially owns all the ordinary shares in the issued share capital of the Issuer;
<b>"Owner Trustee"</b>	the trustee for the time being of the Owner Trust;
<b>"Owner Trust Suretyship"</b>	a deed of suretyship executed by the Owner Trustee in favour of the Security SPV which deed of suretyship secures the obligations of the Issuer to the Security SPV in respect of the Issuer Indemnity;
<b>"Participant"</b>	a person that holds securities or an interest in securities and that has been accepted by the Central Securities Depository as a participant in terms of section 31 of the Financial Markets Act;
<b>"Payment Notice"</b>	following the occurrence of a Notification Trigger Event, a notice served by the Standby Servicer on each Borrower and, in the case of Home Loans under Employment Benefit Schemes, each Borrower's employer, notifying each Borrower and, if applicable, each Borrower's employer of the transfer of all right, title and interest in and to the relevant Home Loan to the Issuer and advising the Borrower and, if applicable, the Borrower's employer to make payment of all amounts due and payable to the Issuer under the Home Loan into the Transaction Account (in the case of the Borrower) and into the Suspense Account (in the case of the Borrower's employer);

<b>"Payment Schedule"</b>	a schedule in the form of schedule 4 to the Servicing and Standby Servicing Agreement setting out the information required to calculate the Pre-Enforcement Priority of Payments and the amounts payable under each item of the Pre-Enforcement Priority of Payments;
<b>"Performing Loan"/"Performing Home Loan"</b>	a Home Loan that is not in arrears in accordance with the provisions of the Home Loan Agreement;
<b>"Permitted Investments"</b>	investments in which the Servicer is entitled to invest cash from time to time standing to the credit of the Bank Accounts, namely investments with, or wholly and unconditionally guaranteed by an entity with, the Required Credit Rating from the Rating Agency that mature two Business Days prior to the next Interest Payment Date, are in the same currency as that of the cash used to make such investments and are purchased at or below face value;
<b>"Pledge"</b>	the pledge and cession by the Owner Trustee, as shareholder of the Issuer, of its shares in the Issuer to the Security SPV as security for the obligations of the Owner Trustee in terms of the Owner Trust Suretyship;
<b>"Portfolio Covenants"</b>	the criteria that the aggregate portfolio of Home Loans owned by the Issuer must satisfy, immediately after the acquisition of each Home Loan, Additional Home Loan or Substitute Home Loan under the Home Loan Sale Agreement or immediately after the advance of each Further Loan or each Further Advance under the Servicing and Standby Servicing Agreement, as set out in schedule 5 to the Home Loan Sale Agreement, as amended or varied by the parties to the Home Loan Sale Agreement with prior written notice to the Rating Agency of such amendment or variation (in the event of Rated Notes);
<b>"Post-Enforcement Priority of Payments"</b>	the order in which payments shall be made from, among other sources, the Transaction Account and the Reserve Fund and the Arrears Reserve after delivery of an Enforcement Notice pursuant to an Event of Default, as set out in the Servicing and Standby Servicing Agreement;
<b>"Potential Event of Default"</b>	any event or the existence of any circumstances which, with the giving of notice and the expiry of any applicable notice period, any determination of materiality, the satisfaction or non-satisfaction of any applicable condition, or any combination of them would bring about an Event of Default;



**"Potential Redemption Amount"**

an amount determined on each Determination Date as follows -

- (a) Principal Collections (excluding recoveries post write-off); plus
- (b) a positive amount equal to principal losses realised upon completion of the enforcement and recovery process in relation to defaulting Home Loans during the immediately preceding Collection Period; plus
- (c) an amount equal to the Principal Deficiency recorded on the previous Determination Date; less
- (d) Repayments and Prepayments used to purchase Additional Home Loans and the right to repayment of Redraws and to advance Further Advances and Further Loans during the immediately preceding Collection Period; plus
- (e) the increase, if any, in the principal amount outstanding under the Redraw Facility during the immediately preceding Collection Period; plus
- (f) any amounts standing to the credit of the Capital Reserve for two consecutive Interest Payment Dates in excess of ZAR50 000 000 during the Revolving Period or in excess of ZAR10 000 000 between the end of the Revolving Period and the Coupon Step-Up Date; plus
- (g) an amount equal to the Arrears Reserve Required Amount as at the previous Determination Date less the Arrears Reserve Required Amount as at the current Determination Date, provided that such amount is greater than zero;

provided that the Potential Redemption Amount shall never be less than zero. For the purposes of this definition, losses comprise -

- (a) actual losses incurred in that a Property has been sold in execution and Related Security has been enforced and less than the amount owing in respect of the Home Loan has been recovered; and

	(b) the full Principal Balances of all Home Loans in respect of which there are arrears of 10 months' instalments or more excluding Technical Arrears;
<b>"Potential Redraw Amount"</b>	in respect of each Home Loan Agreement at any time, the amount which is capable of being redrawn by the Borrower 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 order in which payments shall be made from, among other sources, the Transaction Account and the Reserve Fund and the Arrears Reserve prior to delivery of an Enforcement Notice pursuant to an Event of Default as set out in the Servicing and Standby Servicing Agreement;
<b>"Preference Share"</b>	the cumulative redeemable preference share in the issued share capital of the Issuer;
<b>"Preference Shareholder"</b>	the registered holder from time to time of the Preference Share, initially being SAHL IH;
<b>"Preference Share Subscription Agreement"</b>	the agreement entered into between the Preference Shareholder and the Issuer relating to the subscription for the Preference Share;
<b>"Pre-Funded Home Loans"</b>	Home Loans complying with the Eligibility Criteria that are transferred from the Sellers to the Issuer on or after each Issue Date but no later than the expiry of the Pre-Funding Period and which shall be funded utilising the Pre-Funding Amount;
<b>"Pre-Funding Amount"</b>	an amount equal to 20% of the aggregate Principal Amount of the Initial Notes;
<b>"Pre-Funding Period"</b>	the period specified in the Applicable Pricing Supplement;
<b>"Prepayments"</b>	principal repayments received under a Home Loan Agreement in excess of the minimum scheduled instalments which a Borrower is obliged to pay;
<b>"Prime Rate"</b>	the publicly quoted annual prime lending rate of interest from time to time levied by SBSA on unsecured overdrawn current accounts (as certified by any manager of that bank whose authority and/or appointment need not be proved), nominal annual compounded monthly in arrear;
<b>"Principal Amount"</b>	in relation to a Note, the nominal value of the Note;

**"Principal Amount Outstanding"**

of any Tranche of Notes, means the Principal Amount of such Tranche of Notes less the aggregate amount of all Actual Redemption Amounts in respect of that Note;

**"Principal Balance"**

at any time means, in respect of a Home Loan, the aggregate (excluding Accrued Interest) of -

- (a) the original principal amount advanced to the Borrower; plus
- (b) any advance of further monies to the Borrower (including Redraws, the right to repayment of which has been purchased by the Issuer, and Further Advances and Further Loans) and any other amounts due under the terms of the Home Loan Agreement that remain outstanding; less
- (c) any Repayments and Prepayments of amounts falling in the previous two sub-paragraphs above;

**"Principal Collections"**

at any time, the aggregate amount of Repayments, Prepayments, enforcement proceeds, recoveries, Insurance Proceeds (to the extent they relate to principal) and amounts retained in the Capital Reserve in terms of the Priority of Payments on the immediately preceding Interest Payment Date received during the immediately preceding Collection Period in respect of the Home Loans;

**"Principal Deficiency"**

on any Determination Date an amount equal to the "Liabilities" expected to exist, after having made all payments in accordance with the Priority of Payments, as at close of business on the immediately succeeding Interest Payment Date less the "Assets" expected to exist, after having made all payments in accordance with the Priority of Payments, as at close of business on the immediately succeeding Interest Payment Date, where "Liabilities" means -

- (a) the aggregate Principal Amount Outstanding of the Notes on the last day of the immediately preceding Collection Period; less
- (b) the amount allocated in the Pre-Enforcement Priority of Payments for the redemption of the Notes, under item 16 if there are Class A Notes outstanding or under item 19 if there are no Class A Notes outstanding but there are Class B Notes outstanding or under item 21 if there are no Class B Notes outstanding but there are Class C Notes outstanding or under item 26 if there are no Class C Notes outstanding but there are Class D Notes outstanding, on the

immediately succeeding Interest Payment Date; plus

- (c) the aggregate principal amount outstanding under the Redraw Facility on the last day of the immediately preceding Collection Period; plus
- (d) the amount by which the aggregate principal amount outstanding under the Redraw Facility is expected to increase on the immediately succeeding Interest Payment Date as a result of the purchase of the right to repayment of Redraws and any other permitted drawings under the Redraw Facility; less
- (e) the amount allocated in the Priority of Payments to repayment of principal amounts outstanding under the Redraw Facility under item 13 on the immediately succeeding Interest Payment Date;

and "**Assets**" means -

- (a) the aggregate outstanding Principal Balances of the Home Loans on the last day of the immediately preceding Collection Period, excluding any amounts which have been written-off under the Home Loans and excluding all Home Loans in respect of which there are arrears of 10 months' instalments or more, (excluding Technical Arrears); plus
- (b) the amount allocated under items 12, 14 and 15 of the Pre-Enforcement Priority of Payments to purchase Redraws, make Further Advances, make Further Loans, purchase Additional Home Loans and pay into the Capital Reserve, respectively, on the immediately succeeding Interest Payment Date; plus
- (c) the aggregate principal amount of Redraws the right to repayment of which has been purchased since the last Collection Period and is expected to be purchased up to the immediately succeeding Interest Payment Date; plus
- (d) the aggregate principal amount of Further Advances, Further Loans and Additional Home Loans advanced or purchased since the last Collection Period and is expected to be made up to the immediately succeeding Interest Payment Date; plus

- (e) up until the expiry of the Pre-Funding Period, any Pre-Funding Amount not yet utilised to purchase Home Loans; plus
- (f) any amount standing to the credit of the Reserve Fund derived from the proceeds of the Notes issued on the most recent Issue Date,

provided that the Principal Deficiency shall never be less than zero;

**"Principal Deficiency Ledger"**

the ledger maintained to record the Principal Deficiency on each Determination Date;

**"Priority of Payments"**

the Pre-Enforcement Priority of Payments or Post-Enforcement Priority of Payments, as the case may be;

**"Programme"**

the ZAR4 000 000 000 asset backed Note programme set out in the Programme Memorandum under which the Issuer may from time to time issue Notes;

**"Programme Agreement"**

the agreement between, among others, the Issuer and the Dealer(s) in relation to the establishment of the Programme and the placement of Notes on behalf of the Issuer under the Programme, as amended, novated and/or substituted from time to time in accordance with its terms;

**"Programme Limit"**

the maximum Principal Amount Outstanding of Notes that may be in issue by the Issuer under the Programme at any point in time, as specified in the Applicable Pricing Supplement;

**"Programme Memorandum"**

this final information to be issued by the Issuer providing information about the Issuer, the listing of the Notes and incorporating the Conditions;

**"Property"**

in relation to each Home Loan, the fixed immovable residential property (including sectional title property) situated in South Africa owned by the Borrower, over which an Indemnity Bond is or will be registered;

**"PTI Ratio"**

in relation to a Home Loan, the payment to monthly income ratio, being the ratio of the minimum required instalment payable under a Home Loan, as calculated at the later of the date of original loan approval or approval of a Further Loan, to the most recently proved 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 in accordance with the Credit Criteria;

<b>"Purchase Date"</b>	the date of purchase by SAHL of any Home Loan under the Home Loan Sale Agreement;
<b>"Purchase Price"</b>	in respect of each Home Loan, an amount equal to -  (a) the Principal Balance of such Home Loan Agreement on the relevant Transfer Date; plus  (b) the uncapitalised Accrued Interest on such Home Loan on the relevant Transfer Date; plus  (c) any amounts charged in respect of such Home Loan to the Borrower's account but unpaid on the relevant Transfer Date;
<b>"R" or "Rand" or "ZAR"</b>	the lawful currency of South Africa;
<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, being the day upon which the Rate of Interest in respect of that Tranche of Floating Rate Notes for that Interest Period will be determined by the Calculation Agent in accordance with Condition 8.2.3;
<b>"Rate of Interest"</b>	the rate of interest from time to time payable on each Class of the Notes as determined by the Servicer in terms of the Conditions;
<b>"Rated Notes"</b>	Notes which have been assigned a Rating by the Rating Agency;
<b>"Rating"</b>	in relation to the Notes, a rating granted by the Rating Agency, which Rating shall be a long-term, Rand, national scale credit rating by the Rating Agency;
<b>"Rating Affirmation"</b>	in the event of Rated Notes and in respect of anything done under any Transaction Document, a written confirmation, upon written request by the Issuer, from the Rating Agency that the doing of that thing will not cause it to downgrade or withdraw its respective current Ratings of the Notes (a letter or other written confirmation from the Rating Agency being conclusive evidence of its contents for all purposes under the Transaction Document);
<b>"Rating Agency"</b>	Fitch and/or Moody's and/or Standard & Poor's and/or such other rating agency as may be appointed by the Issuer from time to time with the prior written consent of the Security SPV and after consultation with the Servicer;

<b>"Reconciliation Amount"</b>	the amount payable by or to the Issuer in respect of any over or underpayment for the Home Loans, the Home Loan Agreements and the Related Security as determined in accordance with the provisions of the Home Loan Sale Agreement;
<b>"Record Date"</b>	the Business Day immediately preceding the first day during which the Register is closed in accordance with Condition 15;
<b>"Redemption Amount"</b>	the amount allocated for redemption of the Notes under the Priority of Payments;
<b>"Redemption Date"</b>	each Interest Payment Date until the Final Redemption Date;
<b>"Redraw"</b>	a re-advance to the relevant Borrower, in terms of a Home Loan Agreement, of a portion of the principal of such Borrower's Home Loan provided that the amount of such re-advance is limited to principal which has previously been repaid by such Borrower in excess of the minimum scheduled instalments (i.e., a re-advance of Prepayments), and which has not already been re-advanced to such Borrower before the time of such Redraw;
<b>"Redraw Facility"</b>	a committed Rand denominated revolving credit facility, provided by the Redraw Facility Provider in terms of the Redraw Facility Agreement (and includes any extended or replacement facility);
<b>"Redraw Facility Agreement"</b>	the agreement between the Issuer, the Security SPV, the Servicer and the Redraw Facility Provider setting out the terms of the Redraw Facility;
<b>"Redraw Facility Limit"</b>	3.5% of the aggregate Principal Amount Outstanding of the Notes on each Issue Date, being the maximum aggregate amount that can be drawn at any time under the Redraw Facility as may be varied by agreement between the Security SPV, the Redraw Facility Provider and the Servicer (as agent of the Issuer);
<b>"Redraw Facility Provider"</b>	SBSA and its successors-in-title, in its capacity as lender under the Redraw Facility Agreement, or such other person as may be appointed as lender in accordance with the provisions of the Redraw Facility Agreement;
<b>"Reference Banks"</b>	SBSA, FirstRand Bank Limited, Nedbank Limited, Absa Bank Limited and Investec Bank Limited and each of their successors;

<b>"Refinancing Notice"</b>	the written notice delivered by the Issuer to the Noteholders of the Issuer's intention to issue Refinancing Notes, in accordance with Condition 7.3.3;
<b>"Refinancing Period"</b>	the period during which the Issuer is entitled to exercise the Refinancing Option, as set out in the Applicable Pricing Supplement;
<b>"Refinancing Notes"</b>	the Notes issued by the Issuer pursuant to an exercise by the Issuer of the Refinancing Option;
<b>"Refinanced Notes"</b>	the Notes which are to be redeemed from the proceeds of the Refinancing Notes, as set out in Condition 7.3.3;
<b>"Refinancing Option"</b>	the option of the Issuer to issue Refinancing Notes during a Refinancing Period, in order to redeem Refinanced Notes on the Coupon Step-Up Date, in accordance with Condition 7.3.3;
<b>"Register"</b>	the register of Noteholders maintained by the Transfer Secretary;
<b>"Related Security"</b>	all security documents in relation to a Home Loan, including any Guarantee Trust Guarantee, cession or endorsement or right to payment in respect of Insurance Contracts, suretyships, guarantees, indemnities, pledges, cessions of rights (including claims, rights of action, receivables, insurance policies) and any other collateral security for a Borrower's obligations under a Home Loan Agreement;
<b>"Repayments"</b>	repayments of principal received under a Home Loan Agreement, being scheduled instalments received, less interest owing during the immediately preceding Mortgage Interest Period;
<b>"Required Credit Rating"</b>	(a) in the case of the Account Bank, the GIC Provider or the Redraw Facility Provider at least -  (a) F1(zaf) on a short term national scale and at least A(zaf) on a long term national scale if Notes in issue are rated by Fitch; or  (b) A1.za on a long term national scale if Notes in issue are rated by Moody's;



- (b) in the case of Permitted Investments, at least -
  - (a) F1+(zaf) on a short term national scale and at least AA-(zaf) on a long term national scale if Notes in issue are rated by Fitch; or
  - (b) A1.za on a long term national scale if Notes in issue are rated by Moody's;
- (c) in respect of the Derivative Counterparty, the rating triggers as specified in the Derivative Contract,

in each case, such other rating, if any, which the Rating Agency confirms in writing will not adversely affect its respective current Ratings of the Notes in issue; provided that if an investment or entity is not rated by the Rating Agency, then such investment or entity that the Rating Agency confirms in writing will not adversely affect its respective current Ratings of the Notes in issue;

**"Reserve Fund"**

a reserve established to be available, if necessary, to meet certain expenses in the Priority of Payments as specified in the Servicing and Standby Servicing Agreement;

**"Reserve Fund Required Amount"**

means the amount set out in the Applicable Pricing Supplement from time to time;

**"Reserve Ledger"**

a ledger established to record the amount standing to the credit of the Reserve Fund from time to time;

**"Revolving Period"**

the period commencing on (and including) the Initial Issue Date and ending on (but excluding) the earlier of -

- (a) the date set out in the Applicable Pricing Supplement from time to time;
- (b) the first occurrence of an Arrears Reserve Trigger Event;
- (c) enforcement of the Security in accordance with the provisions of the Security Agreements;
- (d) the removal of SAHL as Servicer;
- (e) the date on which the Notes are redeemed in full; or

- (f) any Determination Date on which there is a lack of available funds, in terms of the Pre-Enforcement Priority of Payments, to credit the Reserve Fund up to the Reserve Fund Required Amount,

unless the Issuer elects to shorten the Revolving Period by giving at least five Business Days' notice to the Security SPV, the Noteholders and the Servicer in which case the Revolving Period will end on the date on which such notice expires;

<b>"SAHL"</b>	SA Home Loans Proprietary Limited, a company with limited liability registered and incorporated in accordance with the laws of South Africa under registration number 2006/035436/07;
<b>"SAHL IH"</b>	SAHL Investment Holdings Proprietary Limited, a company with limited liability, registered and incorporated in accordance with the laws of South Africa under registration number 1998/004570/07;
<b>"SAHL Prepayment Account"</b>	an account in the name of the Servicer at the Account Bank to which Prepayments are paid;
<b>"SAHL Subsidy Account"</b>	an account in the name of the Servicer at the Account Bank to which payments in respect of Home Loans under Employee Benefit Schemes are paid;
<b>"SBSA"</b>	The Standard Bank of South Africa Limited, a company with limited liability registered and incorporated in accordance with the laws of South Africa under registration number 1962/000738/06;
<b>"Secured Property"</b>	the property, assets, rights and undertakings for the time being subject to the Security granted pursuant to the Security Agreements;
<b>"Secured Amounts"</b>	any and all of the amounts which are owed by the Issuer to the Secured Creditors under and pursuant to the Transaction Documents;
<b>"Secured Creditors"</b>	each of the creditors of the Issuer set out in the Priority of Payments that is a party to a Transaction Document and contractually bound by the Priority of Payments, excluding the Preference Shareholder;
<b>"Securitisation Notice"</b>	Government Notice 2, Government Gazette 30628 of 1 January 2008, issued by the Registrar of Banks under the Banks Act, 94 of 1990;
<b>"Securitisation Scheme"</b>	the scheme in terms of which the Issuer raises funds through the issue of Notes for the purposes of funding the acquisition of the Home Loans and Related Security from time to time, as described in this Programme Memorandum;

<b>"Security"</b>	the security created pursuant to the Security Agreements;
<b>"Security Agreements"</b>	the Pledge, Owner Trust Suretyship, the Security Cessions and the Issuer Indemnity furnished or procured by the Issuer to the Security SPV;
<b>"Security Cessions"</b>	<p>the cessions by the Issuer in favour of the Security SPV, by way of a <i>cession-in-securitatem debiti</i>, of all the Issuer's right, title and interest in and to -</p> <ul style="list-style-type: none"><li>(a) each Home Loan, Home Loan Agreement, Guarantee Trust Guarantee, Insurance Contract, Insurance Proceeds and other Related Security in respect of the portfolio of Home Loans owned by the Issuer from time to time; and</li><li>(b) the Account Monies, Bank Accounts, Business Proceeds, Permitted Investments and Transaction Documents;</li></ul>
<b>"Security Interest"</b>	any mortgage, pledge, lien, equity option, Encumbrance, right of set-off, adverse right or interest whatsoever, howsoever created or arising;
<b>"Security SPV"</b>	The Thekwini Fund 12 Security SPV (RF) Proprietary Limited, a company with limited liability registered and incorporated in accordance with the laws of South Africa under registration number 2014/087601/07 and its successors-in-title and assigns;
<b>"Security SPV Owner Trust"</b>	The Thekwini Fund 12 Security SPV Owner Trust, a trust established and registered in accordance with the laws of South Africa with Masters Reference Number IT020657/2014, which beneficially owns all the shares in the issued share capital of the Security SPV;
<b>"Security SPV Guarantee"</b>	the guarantee granted by the Security SPV to Secured Creditors;
<b>"Sellers"</b>	Main Street 65, The Thekwini Warehousing Conduit and/or any Approved Seller;
<b>"Senior Servicing Fee"</b>	the fee payable quarterly in arrears to the Servicer and determined in accordance with of the Servicing and Standby Servicing Agreement;
<b>"Series"</b>	the Notes comprised of a Tranche of Notes together with any other Tranche or Tranches of Notes which are -

- (a) expressed in the Applicable Pricing Supplement to be consolidated and form a single series of Notes; and
- (b) identical in all respects (including as to listing) except for their respective Issue Dates, Interest Commencement Dates and/or Issue Prices;

<b>"Servicer"</b>	SAHL and its successors-in-title, in its capacity as Servicer under the Servicing and Standby Servicing Agreement, or such other person as may be appointed as Servicer under the terms of the Servicing and Standby Servicing Agreement;
<b>"Services"</b>	the Services to be provided by the Servicer to the Issuer and the Security SPV pursuant to the Servicing and Standby Servicing Agreement;
<b>"Servicing and Standby Servicing Agreement"</b>	the agreement between the Issuer, the Servicer, SAHL IH, the Standby Servicer and the Security SPV relating to the servicing of Home Loans and the management and administration of the Issuer's business in general;
<b>"Servicing Fees"</b>	the Senior Servicing Fee and the Subordinated Servicing Fee;
<b>"Settlement Agent"</b>	means those Participants which are approved by the JSE from time to time, in terms of the Applicable Procedures of the JSE, as settlement agents to perform electronic settlement of funds and scrip on behalf of market participants;
<b>"Settlement Agent Agreement"</b>	the agreement between the Issuer, the Security SPV, the Servicer and the Issuer Settlement Agent setting out the terms upon which the Issuer Settlement Agent is appointed;
<b>"Settlement Dates"</b>	means the respective dates determined by the Issuer and the Dealer(s) as the date on which subscribers for each Tranche of Notes, respectively, shall be obliged to pay the subscription price for the Notes concerned, which shall correspond to the relevant Issue Date;
<b>"South Africa"</b>	the Republic of South Africa;
<b>"Special Resolution"</b>	a resolution passed at a properly constituted meeting of Noteholders or Noteholders of the relevant Class of Notes, as the case may be, upon a show of hands, by a majority consisting of not less than three-fourths of the Noteholders or Noteholders of the relevant Class of Notes, as the case may be, present in person or by proxy and voting at the meeting, or, if a poll is duly demanded, a majority consisting of not less than three-fourths of the votes

	cast at such poll by Noteholders or Noteholders of the relevant Class of Notes, as the case may be, present in person or by proxy;
<b>"Specified Office"</b>	in relation to each of the Issuer, Calculation Agent and Transfer Secretary, the address of the office specified in respect of such entity at the end of this Programme Memorandum, or such other address as is notified by such entity (or, where applicable, a successor to such entity) to the Noteholders in accordance with Condition 16, as the case may be;
<b>"Standard &amp; Poor's"</b>	Standard & Poor's, a division of McGraw Hill;
<b>"Standby Servicer"</b>	SBSA and its successors-in-title, in its capacity as Standby Servicer under the Servicing and Standby Servicing Agreement, or such other person as may be appointed as Standby Servicer under the terms of the Servicing and Standby Servicing Agreement;
<b>"Standby Servicing Fee"</b>	the quarterly standby servicing fee payable to the Standby Servicer and determined in accordance with the Servicing and Standby Servicing Agreement;
<b>"Start-Up Loan"</b>	each subordinated loan to be made available to the Issuer by the Start-Up Loan Provider pursuant to the Start-Up Loan Agreement;
<b>"Start-Up Loan Agreement"</b>	the loan agreement between the Issuer, SAHL, the Start-Up Loan Provider and the Security SPV whereby the Start-Up Loan Provider provides the Issuer with the Start-Up Loan;
<b>"Start-Up Loan Provider"</b>	SAHL IH, its successors-in-title and assigns, in its capacity as lender under the Start-Up Loan Agreement;
<b>"Stop Lending Trigger Event"</b>	shall occur on the earlier of -  (a) any Determination Date where the aggregate Principal Balances of Home Loans in respect of which there are arrears of an amount greater than three months' instalments exceeds 3.5% of the aggregate Principal Balances of the Home Loans in the Home Loan Pool; and  (b) the Coupon Step-Up Date;
	For the purposes of this definition, Technical Arrears will be disregarded in determining whether a Home Loan is in arrear or not, to the extent to which the Issuer is entitled, in accordance with the provisions of the Redraw Facility Agreement, to utilise drawings under the Redraw Facility Agreement to fund liquidity shortfalls in respect of such Technical Arrears without exceeding the Available Facility (in

	respect of such liquidity shortfalls);
<b>"Subordinated Servicing Fee"</b>	the fee payable quarterly in arrears to the Servicer and determined in accordance with the Servicing and Standby Servicing Agreement;
<b>"Subscription Agreement"</b>	the note subscription agreement entered into between, among others, the Issuer and the Dealer(s) in terms of which the Issuer agrees to issue one or more Tranches of Notes under the Programme and in terms of which one or more Dealers agree to subscribe for, or procure subscriptions for, such Tranche or Tranches of Notes, in accordance with such agreement and shall be substantially in the form set out in Schedule 5 to the Programme Agreement or such other form as may be agreed between the parties to the note subscription agreement;
<b>"Substitute Home Loan"</b>	a Home Loan transferred by SAHL or a nominee of SAHL, as the case may be, to the Issuer in terms of the Home Loan Sale Agreement as consideration for the purchase obligations of SAHL following an unremedied breach of warranty (where such breach is capable of remedy) by Main Street 65, SAHL and/or SAHL IH under the Home Loan Sale Agreement and/or any Approved Seller who may become a party to the Home Loan Sale Agreement;
<b>"Subsidiary"</b>	is as defined in the Companies Act;
<b>"Sureties"</b>	the persons or entities who stand surety for, or guarantee the obligations of, a Borrower or provide any other collateral security for a Borrower's obligations in terms of a Home Loan Agreement;
<b>"Suspense Account"</b>	the bank account held at a Reference Bank, in the name of The Thekwini Fund 3 Proprietary Limited (registration number 2003/004691/07), into which -  (a) monies are transferred from the SAHL Subsidy Account pending identification of the party to whom such monies are owing, which bank account is ceded in security to The Thekwini Fund 3 Security SPV Proprietary Limited (registration number 2003/020103/07); or  (b) payments in respect of Home Loans under Employee Benefit Schemes will be made following delivery of a Payment Notice by SBSA to a Borrower's employer;
<b>"Tap Issue Period"</b>	the period specified in the Applicable Pricing Supplement, during which period only the Issuer may issue Tranches of Notes under the Programme;

**"Taxes"**

all present and future taxes, levies, imports, duties, charges, fees, deductions and withholdings imposed or levied by any governmental, fiscal or other competent authority in South Africa or any other jurisdiction from which any payment is made (and including any penalty payable in connection with any failure to pay, or delay in paying, any of the same) and "Tax" and "Taxation" shall be construed accordingly;

**"Technical Arrears"**

an amount equal to any instalments due and payable on any Home Loan but unpaid prior to any Determination Date, but only if the Servicer confirms in writing in the relevant quarterly servicing report that the failure of the relevant Borrower to make timeous payment of the instalments is not due to a lack of funds or an invalid refusal on the part of the relevant Borrower to make that payment but is due to one of the following non-credit-related reasons -

- (a) the Borrower has died and, in the Servicer's reasonable opinion, the amount owing under the relevant Home Loan Agreement will be paid from the Borrower's estate in due course; or
- (b) the Property has been sold and the Issuer has been furnished with a property guarantee, guaranteeing payment of the balance owing under the relevant Home Loan Agreement against transfer of the Property to the purchaser;

**"Term"**

in relation to any Advance means the period for which such Advance is borrowed as specified in the Drawdown Notice relating to such Advance, the last day of which shall be the next Interest Payment Date;

**"The Thekwini Warehousing Conduit"**

The Thekwini Warehousing Conduit (RF) Limited, a company with limited liability registered and incorporated in accordance with the laws of South Africa under registration number 2005/007604/06;

**"Tranche"**

all Notes which are identical in all respects (including as to listing) and are issued in a single issue;

**"Transaction Account"**

the bank account held at the Account Bank, in the name of the Issuer, into which, *inter alia*, payments made by Borrowers by direct debit order are paid and into which payments which are credited to the Collections Accounts will be transferred in accordance with the terms of the Servicing and Standby Servicing Agreement and in which the Capital Reserve, the Arrears Reserve and the Reserve Fund are held and which bank account is ceded to the Security SPV in accordance with the

Security Cessions;

- "Transaction Documents"** the Common Terms Agreement, the Security SPV Guarantee, the Servicing and Standby Servicing Agreement, the Redraw Facility 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, the Bank Agreement, the Conditions, the Start-Up Loan Agreement, the Home Loan Sale Agreement, the Preference Share Subscription Agreement, the Settlement Agent Agreement, the Guaranteed Investment Contract, the Subscription Agreements, the Security Agreements, the Programme Agreement, the agreements entered into from time to time with Derivative Counterparties, the letters of appointment in respect of the directors of the Issuer and the Security SPV and the Notes;
- "Transfer Date"** the effective date of a sale by a Seller of a Home Loan, the Home Loan Agreement and the Related Security to a purchaser of such Home Loan pursuant to the Home Loan Sale Agreement;
- "Transfer Form"** in relation to the transfer of a Note as contemplated in the Conditions, means a form of transfer in the usual form or in such other form approved by the Transfer Secretary;
- "Transfer Secretary"** SAHL;
- "VAT"** value added tax imposed in terms of the Value-Added Tax Act, 1991, as amended or any similar tax imposed in place thereof from time to time; and
- "Weighted Average Yield"** in relation to the Home Loan Pool, the aggregate of the average yields of all Home Loans weighted against the current aggregate Principal Balances of Home Loans;

- 2 words denoting the singular number only shall include the plural number also and *vice versa*, words denoting one gender only shall include the other genders and words denoting persons only shall include firms and corporations and *vice versa*; and
- 3 any reference to any statute, regulation or other legislation shall be a reference to the legislation as same may be amended, re-enacted or replaced from time to time; and
- 4 any reference to an agreement shall be a reference to that agreement as at the Date of Signature and as amended, novated and/or substituted from time to time in accordance with the terms of that agreement.



---

## TERMS AND CONDITIONS OF THE NOTES

---

The following are the terms and conditions of the Notes which will be incorporated by reference with respect to each Note issued.

### 1 Interpretation

Capitalised terms and expressions used in these terms and conditions and not otherwise defined in these terms and conditions shall have the meanings ascribed to such terms and expressions in the section headed "*Glossary of Defined Terms*".

### 2 Issue

2.1 Further Tranches of Notes may be issued by the Issuer pursuant to the Programme during the Tap Issue Period without requiring the consent of Noteholders, provided that -

2.1.1 **Programme Agreement:** the conditions precedent in the Programme Agreement have been fulfilled;

2.1.2 **Rating Affirmation:** if the Rating Agency has assigned a Rating to any Tranche of Notes (in the event of Rated Notes), such Rating Agency, upon written request by the Issuer, confirms in writing the respective current Ratings of such Tranches of Notes (in the event of Rated Notes) issued;

2.1.3 **Coupon Step-Up and Final Redemption Dates:** the Coupon Step-Up Date and Final Redemption Date, respectively, of the Notes to be issued are the same as the Coupon Step-Up Date and Final Redemption Date of the Tranches of Notes in issue;

2.1.4 **Dilution of Excess Spread:** immediately following the issue of any Tranche of Notes (other than Class D Notes), the weighted average margin of all Classes of Notes in issue (other than Class D Notes) does not exceed the weighted average margin of the Notes that were in issue as at the Initial Issue Date by more than 0.1%;

2.1.5 **Dilution of Credit Enhancement:** in respect of any Tranche of Notes, the level of credit enhancement in respect of such Tranche of Notes is at least equal to the level of credit enhancement of the Notes that were in issue as at the Initial Issue Date; and

2.1.6 **Proportion of Class A1 Note:** the proportion of the Class A1 Notes (including each Series of Class A Notes assigned a Designated Class A Ranking equal to the Class A1 Note) relative to the Class A2 Notes (including each Series of Class A Notes assigned a Designated Class A Ranking equal to the Class A2 Note), the Class A3 Notes (including each Series of Class A Notes assigned a Designated Class A3 Ranking equal to the Class A3 Notes), the Class B Notes, the Class C Notes and the Class D Notes after each issue of new Notes which cannot increase by more than the same proportion as on the Initial Issue Date plus 5%.

2.2 A Tranche of Notes may, together with a further Tranche or Tranches, form a Series of Notes issued under the Programme. A Series of Notes may, together

with a further Series of Notes or more than one Series of Notes, form a Class of Notes issued under the Programme.

- 2.3 The Noteholders are, by virtue of their subscription for or purchase of the Notes, deemed to have notice of, and are entitled to the benefit of, and are subject to, all the provisions of the Transaction Documents.
- 2.4 The Applicable Pricing Supplement for each Tranche of Notes is incorporated in these Conditions for the purposes of those Notes and supplements these Conditions. The Applicable Pricing Supplement may specify other terms and conditions (which may replace, modify or supplement these Conditions), in which event such other terms and conditions shall, to the extent so specified in the Applicable Pricing Supplement or to the extent inconsistent with these Conditions, replace, modify or supplement these Conditions for the purpose of that Tranche of Notes.
- 2.5 Notwithstanding the Priority of Payments, the proceeds of the issue of any Tranche of Notes will, except as otherwise expressly permitted in the Applicable Pricing Supplement, only be used to purchase Home Loans during the Revolving Period in accordance with the provisions of the Home Loan Sale Agreement.

### **3 Form and Denomination**

- 3.1 Notes will be issued in registered form with a minimum denomination of ZAR1 000 000 each and otherwise in such denominations as may be determined by the Issuer and as specified in the Applicable Pricing Supplement.
- 3.2 Payments (whether in respect of interest or principal) on Notes may be determined by reference to such fixed or floating rates as may be specified in the Applicable Pricing Supplement. Notes may be issued with such other characteristics as may be specified in the Applicable Pricing Supplement.
- 3.3 Notes will be issued in the form of registered Notes, represented by (i) Individual Certificates registered in the name, and for the account of, the relevant Noteholder or (ii) no Certificate, and held in uncertificated form in the Central Securities Depository in terms of section 33 of the Financial Markets Act, and registered in the name, and for the account of, the Central Securities Depository's Nominee. The Central Securities Depository will hold the Notes subject to the Financial Markets Act and the Applicable Procedures.
- 3.4 Any reference in these Conditions to the Central Securities Depository shall, wherever the context permits, be deemed to include a reference to its successor in terms of the Financial Markets Act (or any successor Act thereto), and any additional or alternate depository approved by the Issuer, the Servicer, the Security SPV and the JSE. Any reference in these Conditions to the JSE shall, wherever the context permits, be deemed to include any exchange which operates as a successor exchange to the JSE.

### **4 Title**

- 4.1 Subject to what is set out below, title to the Notes will pass upon registration of transfer in accordance with Condition 14 in the Register. The Issuer and the Transfer Secretary shall recognise a Noteholder as the sole and absolute owner of the Notes registered in that Noteholder's name in the Register (notwithstanding any notice of ownership or writing thereon or notice of any

previous loss or theft thereof) and shall not be bound to enter any trust in the Register or to take notice of or to accede to the execution of any trust, express, implied or constructive, to which any Note may be subject.

4.2 Beneficial Interests in Notes held in uncertificated form may, in terms of existing law and practice, be transferred through the Central Securities Depository by way of book entry in the securities accounts of Participants. Such transfers will not be recorded in the Register and the Central Securities Depository's Nominee will continue to be reflected in the Register as the Noteholder in respect of Notes held in uncertificated form, notwithstanding such transfers. While the Notes are held in the Central Securities Depository in uncertificated form, each person shown in the records of the Central Securities Depository or the relevant Participant, as the case may be, as holder of a Beneficial Interest in a particular nominal amount of such Notes (in which regard any certificate or other document issued by the Central Securities Depository or the relevant Participant, as the case may be, as to the Principal Amount of such Notes standing to the account of such person shall be *prima facie* proof of such Beneficial Interest) shall be treated by the Issuer, the Transfer Secretary and the relevant Participant as the holder of such nominal amount of such Notes for all purposes other than with respect to voting and the receipt of payment of principal or interest on the Notes, for which latter purpose the registered holder of the relevant Notes reflected in the Register shall be treated by the Issuer as the holder of such Notes in accordance with and subject to these Conditions (and the expression "Noteholder" and related expressions shall be construed accordingly).

4.3 Any reference in this Programme Memorandum to the relevant Participant shall, in respect of Beneficial Interests, be a reference to the Participant appointed to act as such by a holder of such Beneficial Interest.

## 5 Status

5.1 The Notes constitute direct, limited recourse, secured obligations of the Issuer.

5.2 The claims of the Class D Noteholders (whether in respect of principal, interest or otherwise) shall be subordinated to the claims of the Class C Noteholders (whether in respect of principal, interest or otherwise). The claims of the Class C Noteholders (whether in respect of principal, interest or otherwise) shall be subordinated to the claims of the Class B Noteholders (whether in respect of principal, interest or otherwise). The claims of the Class B Noteholders (whether in respect of principal, interest or otherwise) shall be subordinated to the claims of the Class A Noteholders (whether in respect of principal, interest or otherwise). Prior to the delivery of an Enforcement Notice, (i) the claims of the Class A2 Noteholders and the Class A3 Noteholders will be subordinated to the claims of the Class A1 Noteholders (in respect of principal only) and (ii) the claims of the Class A3 Noteholders will rank *pari passu* with the claims of the Class A2 Noteholders (in respect of principal, interest or otherwise). After delivery of an Enforcement Notice, the claims of the Class A3 Noteholders, the Class A2 Noteholders and the Class A1 Noteholders (whether in respect of principal, interest or otherwise) shall rank *pari passu* among themselves. The claims of Noteholders of further Series of Class A Notes issued under the Programme will rank, prior to and after the delivery of an Enforcement Notice, equal with the claims of Class A1 Noteholders, Class A2 Noteholders, or the Class A3 Noteholders, as the case may be, as per the Designated Class A Ranking specified in the Applicable Pricing Supplement of such Series of Class A Notes.

- 5.3 The claims of all Classes of Noteholders shall be subordinated to the claims of certain creditors in accordance with the Priority of Payments.
- 5.4 Notwithstanding the subordinations envisaged in this Condition, the Noteholders shall be entitled to be paid any amounts due and payable to them in accordance with the Priority of Payments, on any Interest Payment Date, provided that all creditors that rank prior to them in the Priority of Payments have been paid, in full, any amounts due and payable to them by the Issuer on that date.
- 5.5 The Notes of each Class rank *pari passu* among themselves, other than the Class A Notes, in respect of which -
- 5.5.1 prior to the delivery of an Enforcement Notice, (i) the Class A2 Notes and the Class A3 Notes will be subordinated to the Class A1 Notes (in respect of principal only) and (ii) the Class A3 Notes and the Class A2 Notes will rank *pari passu* among themselves (whether in respect of interest, principal or otherwise provided no Class A Principal Lock-Out in respect of the Class A3 Notes applies); and
- 5.5.2 after delivery of an Enforcement Notice, the Class A1 Notes, the Class A2 Notes and the Class A3 Notes will rank *pari passu* among themselves, whether in respect of interest, principal or otherwise.

Each Series of Class A Notes issued under the Programme in addition to the existing Series of Class A1 Notes, Class A2 Notes and Class A3 Notes, will rank, prior to and after the delivery of an Enforcement Notice, equal with the Class A1 Notes, the Class A2 Notes and the Class A3 Notes, as the case may be, as per the Designated Class A Ranking specified in the Applicable Pricing Supplement of such Series of Class A Notes.

## 6 Issuer's undertakings

### 6.1 Comply with obligations

The Issuer undertakes that it will comply in all material respects with the obligations imposed on it in terms of the Transaction Documents to which it is a party.

### 6.2 Positive undertakings

The Issuer undertakes that it shall -

- 6.2.1 **(Accounting Records)** prepare proper and adequate accounting records and lodge returns in accordance with generally accepted accounting practice and the Companies Act;
- 6.2.2 **(Accounts)** provide to the Security SPV and the Rating Agency (in the event of Rated Notes) its audited financial statements for each financial year within 90 days of the end of that year;
- 6.2.3 **(other information)** promptly give to the Security SPV such information relating to the financial condition or operations of the Issuer as the Security SPV may from time to time reasonably request, except for such information the disclosure of which would contravene Applicable Law or render the Issuer in breach of any confidentiality obligation;

- 6.2.4           **(Taxes)** pay all Taxes (other than Taxes disputed by the Issuer in good faith) when due;
- 6.2.5           **(Event of Default)** notify the Security SPV and the Rating Agency (in the event of Rated Notes) of the occurrence of any Event of Default, as soon as it becomes aware of it;
- 6.2.6           **(separate entity)** always hold itself out as an entity which is separate from any other entity or group of entities, and correct any misunderstanding known to the Issuer regarding its separate identity; and
- 6.2.7           **(notification to Rating Agency)** (in the event of Rated Notes)) notify the Rating Agency of the occurrence of any of the following -
- 6.2.7.1           should the Security SPV be requested to give its consent to anything in relation to the Transaction Documents and the response of the Security SPV to such request;
- 6.2.7.2           should the Issuer and a Dealer agree to issue Notes in a form not contemplated by the Conditions; or
- 6.2.7.3           should a new Programme Memorandum or a supplement to the Programme Memorandum be issued by the Issuer.

### 6.3           **Negative undertakings**

The Issuer undertakes that it shall not, except as permitted under any Transaction Document or otherwise with the prior written consent of the Security SPV -

- 6.3.1           **(negative pledge)** create or permit to subsist any Encumbrance (unless arising by operation of law) upon the whole or any part of its assets, present or future, save for any Encumbrance upon the assets pursuant to the Security Agreements;
- 6.3.2           **(disposal of assets)** transfer, sell, exchange, realise, alienate, lend, part with or otherwise dispose of, or deal with, or grant any right of first refusal, option or present or future right to acquire any of its assets or any interest, right, title or benefit therein, save as in accordance with any Transaction Document;
- 6.3.3           **(winding-up)** cause itself to be voluntarily wound-up or placed under supervision by a business rescue practitioner;
- 6.3.4           **(restrictions on activities)** engage in any activity which is not in terms of or necessarily incidental to any of the activities which the Transaction Documents provide or envisage that the Issuer will engage in;
- 6.3.5           **(shares)** issue any further shares or repurchase shares, except those Preference Shares created pursuant to the Transaction Documents which -
- 6.3.5.1           have no rights which conflict with the rights of Noteholders; and
- 6.3.5.2           are subordinated in all respects to the rights of Noteholders;

- 6.3.6           **(dividends)** authorise the payment of, or pay, any dividend or other distribution to its shareholders, except any preference dividend, and any Tax thereon, payable in accordance with the Priority of Payments and pursuant to the Transaction Documents;
- 6.3.7           **(bank accounts)** open or operate any bank accounts, other than the bank accounts opened in terms of the Transaction Documents;
- 6.3.8           **(Derivative Contracts)** enter into any Derivative Contract, unless the Derivative Counterparty meets the Rating Agency hedging criteria from time to time;
- 6.3.9           **(no payment)** make or attempt or purport to make any payment in respect of a Note or other amount owing prior to the date on which the payment is due for payment in terms of the Priority of Payments;
- 6.3.10          **(borrowings)** raise or incur any obligation, whether as principal or surety, for the payment or repayment of money, whether present or future, actual or contingent, other than as envisaged in the Transaction Documents;
- 6.3.11          **(other financial accommodation)** grant any guarantee or other assurance whatsoever against financial loss or allow any such guarantee or assurance to be outstanding in connection with any money borrowed or raised by any person other than as part of the Issuer's business;
- 6.3.12          **(general acts)** do any of the following things -
- 6.3.12.1               register any transfer of shares in its issued share capital;
- 6.3.12.2               amend its memorandum of incorporation;
- 6.3.12.3               engage any employees;
- 6.3.12.4               have or acquire any subsidiaries; or
- 6.3.12.5               occupy any premises;
- 6.3.13          **(Transaction Documents)**
- 6.3.13.1               cancel or amend any Transaction Documents;
- 6.3.13.2               grant a waiver in respect of any Transaction Document;
- 6.3.13.3               discharge or release any person from their obligations under any Transaction Document if that person has not performed its obligations in full;
- 6.3.13.4               novate or assign any Transaction Document; or
- 6.3.13.5               cede any of its rights or delegate any of its obligations under any Transaction Document; or
- 6.3.14          **(other transactions)** enter into any document, agreement or arrangement other than in terms of the Transaction Documents.

- 6.4 In giving any consent to the foregoing, the Security SPV may require the Issuer to make such modifications or additions to the Conditions and/or to the provisions of any of the Transaction Documents (subject to Condition 17) or may impose such other conditions or requirements as the Security SPV may deem expedient (in its absolute discretion) in the interests of the Secured Creditors, including the Noteholders; provided that the Rating Agency is (in the event of Rated Notes) furnished with at least five Business Days prior written notice of the proposed action.

## **7 Redemption and purchases**

### **7.1 Maturity**

- 7.1.1 The Class A Notes, the Class B Notes, the Class C Notes and the Class D Notes shall mature and shall be redeemed at their Principal Amount Outstanding (together with interest accrued thereon) on the Final Redemption Date.
- 7.1.2 The Issuer shall not be entitled or obliged to redeem the Notes in whole or in part prior to the Final Redemption Date, except as provided below.

### **7.2 Mandatory redemption in part**

The principal amount redeemable in respect of each Note on each Interest Payment Date shall be the Redemption Amount allocated to the relevant Class of Notes in accordance with the Priority of Payments on such Interest Payment Date, allocated *pro-rata* to each Note of the relevant Class of Notes in the proportion which the Principal Amount Outstanding of each Note of the relevant Class of Notes bears to the Principal Amount Outstanding of all the Notes of the relevant Class of Notes, rounded to the nearest Rand, provided always that no such Actual Redemption Amount may exceed the Principal Amount Outstanding of the relevant Note. Following any such partial redemption of the Notes (or the relevant Class of Notes, as the case may be), the Principal Amount of the Notes redeemed cannot be re-issued or resold.

### **7.3 Optional redemption**

- 7.3.1 On the Coupon Step-Up Date or on any Interest Payment Date falling thereafter and upon giving not more than 30 nor less than 20 days' notice to the Security SPV and the Noteholders in accordance with Condition 16 (which notice shall be irrevocable), the Issuer may redeem all, but not some only, of the Notes at their Principal Amount Outstanding (together with accrued interest thereon) provided that, prior to giving such notice, the Issuer shall have provided to the Security SPV a certificate signed by two directors of the Issuer to the effect that it will have the funds, not subject to any interest of any other person, to redeem the Notes.
- 7.3.2 On any Interest Payment Date on which the aggregate Principal Amount Outstanding of the Notes is equal to or less than 20% of the aggregate Principal Amount Outstanding of the Notes that have been issued at any time, and upon giving not more than 30 nor less than 20 days' notice to the Security SPV and the Noteholders in accordance with Condition 16 (which notice shall be irrevocable), the Issuer may redeem all, but not some only, of the Notes at their Principal Amount Outstanding (together with accrued interest thereon) provided that, prior to giving such notice, the Issuer shall have provided to the Security SPV a certificate signed by two directors of the Issuer to the effect that it will have the funds, not

subject to any interest of any other person, to redeem all the Notes as set out above.

- 7.3.3 The Issuer will, subject to SAHL's prior written consent (but without requiring the consent of the Noteholders), be entitled, upon giving the Refinancing Notice to the Noteholders given at any time during the Refinancing Period, to issue Refinancing Notes in order to redeem all, but not some only, of the Refinanced Notes; provided that a Refinancing Notice may not be given less than 10 days prior to the proposed date on which the Refinanced Notes will be redeemed ("**Refinance Date**") unless all of the holders of the Refinanced Notes consent thereto in writing. The Issuer will be entitled to withdraw its Refinancing Notice at any time prior to the issue of the Refinancing Notes and, following such withdrawal, will not be entitled to issue any further Tranche of Notes for the purpose mentioned in this Condition 7.3.3 with respect to such Refinanced Notes and will not be obliged to redeem the Refinanced Notes on the Refinance Date, unless a new Refinancing Notice is issued no later than three Business Days prior to the proposed new Refinance Date, provided that such proposed new Refinance Date falls on a Business Day during the Refinancing Period or on any Interest Payment Date following the expiry of the Refinancing Period or as otherwise expressly provided for in the Conditions. Notwithstanding the Priority of Payments, the proceeds of the issue of any Refinancing Notes will, subject to investment in Permitted Investments and as otherwise may be expressly permitted in the Applicable Pricing Supplement, only be used to redeem the Refinanced Notes; and no Noteholder (other than Noteholders of the Refinanced Notes) or any other creditor of the Issuer will have any claim to such proceeds. The proceeds of the issue of any Refinancing Notes may, pending application in accordance with the aforesaid, only be invested by the Issuer in Permitted Investments, being in all cases Permitted Investments having maturity date(s) at least two Business Days prior to the Refinance Date.

#### 7.4 **Optional redemption for tax reasons**

- 7.4.1 If the Issuer immediately prior to the giving of the notice referred to below satisfies the Security SPV that either -

- 7.4.1.1 (i) payments of principal or interest in respect of any of the Home Loans cease to be receivable (whether or not actually received) by the Issuer, or are or will necessarily be reduced by virtue of any withholding or deduction for or on account of any present or future Taxes, as the case may be, and (ii) the Borrowers in respect of such Home Loans are not obliged to pay such additional amounts as shall be necessary in order that the net amounts received by the Issuer after such withholding or deduction are equal to the respective amounts of principal or interest which would otherwise have been receivable in the absence of such withholding or deduction; and each of (i) and (ii) cannot be avoided by the Issuer taking reasonable measures available to it; or

- 7.4.1.2 as a result of any change in, or amendment to, the laws or regulations of South Africa or any political sub-division of, or any authority in, or of, South Africa having power to tax becoming effective after the Issue Date the Issuer is or would be required to deduct or withhold from any payment of principal or interest on the Notes any amounts as provided or referred to in Condition 10, and



such requirements cannot be avoided by the Issuer taking reasonable measures available to it,

then, on any Interest Payment Date, the Issuer may at its option, having given not more than 30 and not less than 20 days' notice to the Security SPV and Noteholders in accordance with Condition 16 (which notice shall be irrevocable), redeem all, but not some only of the Notes, at their Principal Amount Outstanding (together with interest accrued thereon) provided that no notice of redemption shall be given earlier than 90 days before the earliest date on which the Issuer would incur the obligation to make such deduction or would necessarily receive such lesser amount for interest.

7.4.2 Prior to giving such notice of redemption, the Issuer shall have provided to the Security SPV -

7.4.2.1 a certificate signed by two directors of the Issuer to the effect that it will have the funds, not subject to any interest of any other person, to redeem all the Notes as set out above; and

7.4.2.2 a legal opinion (in form and substance satisfactory to the Security SPV) from a firm of lawyers in South Africa (approved in writing by the Security SPV) opining on the relevant event.

## 7.5 **Procedures for redemption**

7.5.1 At least six days prior to any Redemption Date (including a Redemption Date relating to mandatory redemption in part), the holder of a Certificate, in respect of a Note to be redeemed (in part or in whole, as the case may be) shall deliver to the Transfer Secretary the Certificates to be redeemed. This will enable the Transfer Secretary to endorse the partial redemption thereon or, in the case of final redemption, to cancel the relevant Certificates.

7.5.2 Should the holder of a Certificate refuse or fail to surrender the Certificate for endorsement or cancellation on or before a Redemption Date, the amount payable to him in respect of such redemption, including any accrued interest, shall be paid to the Security SPV to be retained by it for such Noteholder, at the latter's risk, until the Noteholder surrenders the necessary Certificate, and interest shall cease to accrue to such Noteholder from the Redemption Date in respect of the amount redeemed.

7.5.3 Payments in respect of the redemption of Notes shall be made in accordance with Condition 9 and shall take place in accordance with the Applicable Procedures relating to the redemption of debt securities.

7.5.4 Documents required to be presented and/or surrendered to the Transfer Secretary in accordance with the Conditions will be so presented and/or surrendered at the specified office of the Transfer Secretary.

## 7.6 **Purchases**

The Issuer may at any time purchase Notes at any price in the open market or otherwise. Such Notes shall be cancelled.

## 7.7 Cancellation

All Notes which are redeemed in full will forthwith be cancelled. All Notes so cancelled and the Notes purchased and cancelled pursuant to Condition 7.6, shall be held by the Issuer and cannot be re-issued or resold. The Issuer shall notify the Central Securities Depository and the JSE of any cancellation or partial redemption of the Notes so that such entities can record the reduction in the aggregate Principal Amount of the Notes in issue.

## 7.8 Notice of payments

The Issuer shall, in accordance with Condition 16, notify Noteholders, the Central Securities Depository and the JSE, on each Record Date of the Actual Redemption Amount payable on the following Interest Payment Date.

## 8 Interest

### 8.1 Interest on Fixed Rate Notes

#### 8.1.1 *Rate of Interest*

Each Fixed Rate Note will bear interest on the aggregate Principal Amount Outstanding, at the rates per annum equal to the Coupon Rate, from and including the Interest Commencement Date to but excluding the Coupon Step-Up Date. If the Coupon Step-Up Date occurs, each Fixed Rate Note will bear interest on the aggregate Principal Amount Outstanding, at the rates per annum equal to the Coupon Step-Up Rate, from and including the Coupon Step-Up Date to but excluding the Final Redemption Date.

#### 8.1.2 *Interest Payment Dates*

The interest due in respect of each Interest Period will be payable in arrear on the Interest Payment Date in respect of such Interest Period. The first payment of interest will be made on the Interest Payment Date following the Interest Commencement Date.

#### 8.1.3 *Calculation of Interest Amount*

The Calculation Agent will calculate the Interest Amount payable in respect of each Tranche of Fixed Rate Notes for each Interest Period. Unless stated otherwise in the Applicable Pricing Supplement, the Interest Amount for half yearly interest payments shall be calculated by multiplying the Rate of Interest by the Principal Amount Outstanding of the Fixed Rate Note and then dividing such product by two (the resultant sum will be rounded to the nearest cent, half a cent being rounded upwards), provided that -

8.1.3.1 if an Initial Broken Amount is specified in the Applicable Pricing Supplement, then the first Interest Amount shall equal such Initial Broken Amount; and

8.1.3.2 if a Final Broken Amount is specified in the Applicable Pricing Supplement, then the final Interest Amount shall equal such Final Broken Amount.

Save as provided in the preceding paragraphs, if interest is required to be calculated for a period of other than one year (in the case of annual

interest payments) or other than six months (in the case of semi-annual interest payments), as the case may be, such interest shall be calculated on the basis of the actual number of days (including the first day and excluding the last day) in such period divided by 365.

## 8.2 **Interest on Floating Rate Notes**

### 8.2.1 *Rate of Interest*

Each Floating Rate Note will bear interest on the aggregate Principal Amount Outstanding, at the rates per annum equal to the Coupon Rate, from and including the Interest Commencement Date to but excluding the Coupon Step-Up Date. If the Coupon Step-Up Date occurs, each Floating Rate Note will bear interest on the aggregate Principal Amount Outstanding, at the rates per annum equal to the Coupon Step-Up Rate, from and including the Coupon Step-Up Date to but excluding the Final Redemption Date.

### 8.2.2 *Interest Payment Dates*

The interest due in respect of each Interest Period will be payable in arrear on the Interest Payment Date in respect of such Interest Period. The first payment of interest will be made on the Interest Payment Date following the Interest Commencement Date. Interest in respect of any Interest Period shall accrue to and be paid on the relevant Interest Payment Date.

### 8.2.3 *Determination of Rate of Interest and calculation of Interest Amount*

The Calculation Agent will, on each Rate Determination Date, determine the Rate of Interest applicable to a Tranche of Floating Rate Notes for the Interest Period commencing on that Rate Determination Date and calculate the Interest Amount payable in respect of each Floating Rate Note in that Tranche for that Interest Period. Unless stated otherwise in the Applicable Pricing Supplement, the Interest Amount will be determined by multiplying the Rate of Interest by the Principal Amount Outstanding of such Floating Rate Note and then multiplying such product by the actual number of days elapsed in such Interest Period, divided by 365. The resultant sum will be rounded to the nearest cent, half a cent being rounded upwards.

### 8.2.4 *Basis of Rate of Interest*

#### 8.2.4.1 The Coupon Rate will be determined -

- (a) on the basis of ISDA Determination; or
  - (b) on the basis of Screen Rate Determination; or
  - (c) on such other basis as may be determined by the Issuer,
- all as indicated in the Applicable Pricing Supplement.

#### 8.2.4.2 **ISDA Determination**

Where ISDA Determination is specified in the Applicable Pricing Supplement as the manner in which the Coupon Rate is to be

determined, the Coupon Rate for each Interest Period will be the relevant ISDA Rate (as defined below) plus or minus (as indicated in the Applicable Pricing Supplement) the Margin (if any).

For the purposes of this Condition 8.2.4.2 -

**"ISDA Rate"** for an Interest Period means a rate equal to the Floating Rate that would be determined by such agent as is specified in the Applicable Pricing Supplement under a notional Coupon Rate swap transaction if that agent were acting as Calculation Agent for that swap transaction under the terms of an agreement incorporating the ISDA Definitions and under which -

- (a) the Floating Rate Option is as specified in the Applicable Pricing Supplement;
- (b) the Designated Maturity is the period specified in the Applicable Pricing Supplement; and
- (c) the relevant Reset Date is either (i) if the applicable Floating Rate Option is based on the JIBAR on the first day of that Interest Period; or (ii) in any other case, as specified in the Applicable Pricing Supplement.

**"Floating Rate", "Floating Rate Option", "Designated Maturity"** and **"Reset Date"** have the meanings given to those expressions in the ISDA Definitions. Other expressions used in this Condition 8.2.4.2 or in the Applicable Pricing Supplement (where ISDA determination is specified) not expressly defined shall bear the meaning given to those expressions in the ISDA Definitions.

When this Condition 8.2.4.2 applies, in respect of each Interest Period such agent as is specified in the Applicable Pricing Supplement will be deemed to have discharged its obligations under Condition 8.2.3 in respect of the determination of the Rate of Interest if it has determined the Rate of Interest in respect of such Interest Period in the manner provided in this Condition 8.2.4.2.

### 8.2.4.3

#### **Screen Rate Determination**

Where Screen Rate Determination is specified in the Applicable Pricing Supplement as the manner in which the Rate of Interest is to be determined, the Rate of Interest for each Interest Period will, subject as provided below, be either -

- (a) the offered quotation (if there is only one quotation on the Relevant Screen Page); or
- (b) the arithmetic mean (rounded if necessary to the fifth decimal place, with 0,000005 being rounded upwards) of the offered quotations,

for the Reference Rate(s) which appears or appear, as the case may be, on the Relevant Screen Page as at 11h00 (South African time) on the Rate Determination Date in question, plus or minus (as indicated in the Applicable Pricing Supplement) the Margin (if any), all as determined by the Calculation Agent. If five or more such

offered quotations are available on the Relevant Screen Page the highest (or, if there is more than one such highest quotation, one only of such quotations) and the lowest (or, if there is more than one such lowest quotation, one only of such quotations) shall be disregarded by such agent for the purpose of determining the arithmetic mean (rounded as provided above) of such offered quotations.

If the Relevant Screen Page is not available or if, in the case of (a) above in this Condition 8.2.4.3, no such offered quotation appears or, in the case of paragraph (b) above in this Condition 8.2.4.3, fewer than three such offered quotations appear, in each case at the time specified in the preceding paragraph, the Calculation Agent shall request the principal Johannesburg office of each of the Reference Banks (as defined below) to provide the Calculation Agent with its offered quotation (expressed as a percentage rate per annum) for the Reference Rate at approximately 11h00 (South African time) on the Rate Determination Date in question. If two or more of the Reference Banks provide the Calculation Agent with such offered quotations, the Rate of Interest for such Interest Period shall be the arithmetic mean (rounded if necessary to the fifth decimal place with 0,000005 being rounded upwards) of such offered quotations plus or minus (as appropriate) the Margin (if any), all as determined by the Calculation Agent.

If the Rate of Interest cannot be determined by applying the provisions of the preceding paragraphs of this Condition 8.2.4.3, the Rate of Interest for the relevant Interest Period shall be the rate per annum which the Calculation Agent determines as being the arithmetic mean (rounded if necessary to the fifth decimal place, with 0,000005 being rounded upwards) of the rates, as communicated to (and at the request of) the Calculation Agent by the Reference Banks or any two or more of them, at which such banks offered, at approximately 11h00 (South African time) on the relevant Rate Determination Date, in respect of deposits in an amount approximately equal to the Principal Amount of the Notes of the relevant Series, for a period equal to that which would have been used for the Reference Rate, to Reference Banks in the Johannesburg inter-bank market plus or minus (as appropriate) the Margin (if any). If fewer than two of the Reference Banks provide the Calculation Agent with such offered rates, the Rate of Interest for the relevant Interest Period will be determined by the Calculation Agent as the arithmetic mean (rounded as provided above) of the rates for deposits in an amount approximately equal to the Principal Amount of the Notes of the relevant Series, for a period equal to that which would have been used for the Reference Rate, quoted at approximately 11h00 South African time on the relevant Rate Determination Date, by four leading banks in Johannesburg (selected by the Calculation Agent and approved by the Issuer) plus or minus (as appropriate) the Margin (if any). If the Rate of Interest cannot be determined in accordance with the foregoing provisions of this paragraph, the Rate of Interest shall be determined as at the last preceding Rate Determination Date (though substituting, where a different Margin is to be applied to the relevant Interest Period from that which applied to the last preceding Interest Period, the

Margin relating to the relevant Interest Period, in place of the Margin relating to that preceding Interest Period).

If the Reference Rate from time to time in respect of Floating Rate Notes is specified in the Applicable Pricing Supplement as being other than the JIBAR rate, the Rate of Interest in respect of such Notes will be determined, in the manner provided above, or as may be provided in the Applicable Pricing Supplement.

*"Reference Banks" means for the purposes of this Condition 8.2.4.3 four leading banks in the South African inter-bank market selected by the Calculation Agent and approved by the Issuer (where the Issuer does not act as the Calculation Agent).*

### **8.3 Publication of Rate of Interest and Interest Amount by the Calculation Agent**

8.3.1 The Calculation Agent will cause the Rate of Interest for each Tranche of Notes (other than Fixed Rate Notes) determined upon each Rate Determination Date to be notified to the Noteholders in the manner set out in Condition 16, the Issuer and, if the Servicer is not the Calculation Agent, then also to the Servicer as soon as practicable after such determination but in any event not later than five Business Days after such determination.

8.3.2 The Calculation Agent will, in relation to each Tranche of Notes, at least two Business Days before each Interest Payment Date, cause the aggregate Interest Amount payable for the relevant Interest Period in respect of such Tranche of Notes to be notified to the Noteholders (in the manner set out in Condition 16), the Issuer and, if the Servicer is not the Calculation Agent, then also to the Servicer.

### **8.4 Calculation and publication of Interest Amount by the Servicer**

Where, in relation to a Tranche of Notes, the Interest Amount payable in respect of each Note in that Tranche is not required to be calculated by the Calculation Agent pursuant to the Conditions or by some other agent specified in the Applicable Pricing Supplement, as the case may be, the Servicer will calculate such Interest Amount, and the Servicer will, at least two Business Days before each Interest Payment Date, cause the aggregate Interest Amount payable for the relevant Interest Period in respect of such Tranche of Notes to be notified to the Noteholders (in the manner set out in Condition 16) and the Issuer.

### **8.5 Calculations final and limitation of liability**

All certificates, communications, opinions, determinations, calculations, quotations and decisions given, expressed, made or obtained by the Calculation Agent pursuant to the exercise or non-exercise by it of its powers, duties and discretions under the Conditions and the Transaction Documents and all certificates, communications, opinions, determinations, calculations, quotations and decisions given, expressed, made or obtained by the Servicer pursuant to the exercise or non-exercise by it of its powers, duties and discretions under the Conditions and the Transaction Documents, will, in the absence of wilful deceit, bad faith, or manifest error, be binding on the Issuer, the Security SPV, the Preference Shareholder and all Secured Creditors (including Noteholders), and no liability to the Issuer, the Security SPV, the

Preference Shareholder or the Secured Creditors (including Noteholders) will attach to the Calculation Agent and/or the Servicer in connection therewith.

## 9 Payments

- 9.1 The Principal Amount and interest on the Notes shall be paid by the Issuer in Rand. The Issuer shall not be obliged to make payment of, and Noteholders shall not be entitled to receive payment of, any amount due and payable under the Notes by the Issuer, except in accordance with the Pre-Enforcement Priority of Payments or the Post-Enforcement Priority of Payments, as the case may be, unless and until all sums required to be paid or provided for in terms of the Pre-Enforcement Priority of Payments or the Post-Enforcement Priority of Payments, as the case may be, in priority thereto have been paid or discharged in full. Should the Issuer fail to pay all or part of any interest or other amount then due and payable by it to the Noteholders on any Interest Payment Date as a result of lack of funds available for that purpose in terms of the Priority of Payments, the Issuer shall not be in default of its obligations under the Conditions (except in regard to a failure to pay interest due to Class A Noteholders), the unpaid amount shall not bear penalty interest and payment of the unpaid amount shall be deferred to the following Interest Payment Date that funds are available to make such payment in terms of the Priority of Payments applicable on such Interest Payment Date.
- 9.2 Payments of interest and principal in respect of Notes held in uncertificated form in the Central Securities Depository will be made to the Central Securities Depository's Nominee, as the registered holder of such Notes, which in turn will transfer such funds, *via* the Participants, to the holders of Beneficial Interests. Each of the persons reflected in the records of the Central Securities Depository or the relevant Participants, as the case may be, as the holders of Beneficial Interests shall look solely to the Central Securities Depository or the relevant Participant, as the case may be, for such person's share of each payment so made by the Issuer to, or for the order of, the registered holder of the Note held in uncertificated form. The Issuer will not have any responsibility or liability for any aspect of the records relating to, or payments made on account of, Beneficial Interests, or for maintaining, supervising or reviewing any records relating to such Beneficial Interests. Payments of interest and principal in respect of Notes held in the Central Securities Depository in uncertificated form shall be recorded by the Central Securities Depository's Nominee, as the registered holder of the Notes, distinguishing between interest and principal, and such record of payments by the registered holder of the Notes shall be *prima facie* proof of such payments. Payments of interest and principal in respect of Notes represented by Individual Certificates shall be made to the person reflected as the registered holder of the Individual Certificate in the Register on the Record Date.
- 9.3 All monies payable on or in respect of each Note shall be paid by electronic funds transfer to the account of the relevant Noteholder as set forth in the Register at 17h00 (Johannesburg time) on the Record Date (whether or not such day is a Business Day) preceding the relevant Interest Payment Date or Redemption Date, as the case may be, or, in the case of joint Noteholders, the account of that one of them who is first named in the Register in respect of that Note, provided that no payment in respect of the redemption of such Note shall be made by the Servicer on behalf of the Issuer until six days after the date on which the Individual Certificate in respect of the Note to be redeemed has been surrendered to the Transfer Secretary for endorsement or cancellation in terms of Condition 7.

- 9.4 If several persons are entered into the Register as joint Noteholders then, without affecting the provisions of Condition 9.3, payment to any one of them of any monies payable on or in respect of the Note shall be an effective and complete discharge by the Issuer of the amount so paid, notwithstanding any notice (express or otherwise) which the Issuer may have of the right, title, interest or claim of any other person to or in any Note or interest therein.
- 9.5 Payments will be subject in all cases to any fiscal or other laws and regulations applicable thereto in the place of payment.

## 10 Taxation

All payments (whether in respect of principal, interest or otherwise) in respect of the Notes will be made free and clear of and without withholding or deduction for or on account of any present or future taxes, duties, assessments or governmental charges of whatever nature imposed, levied, collected, withheld or assessed by, or on behalf of, South Africa or any political subdivision of, or any authority or agency in or of, South Africa having power to tax, unless (where applicable) the withholding or deduction of such taxes, duties, assessments or governmental charges is required by law. In that event, the Issuer shall make such payments after such withholding or deduction has been made (where applicable) and shall account to the relevant authorities for the amount so required to be withheld or deducted. The Issuer shall not be obliged to make any additional payments to Noteholders in respect of such withholding or deduction.

## 11 Events of default

- 11.1 An Event of Default shall occur should -
- 11.1.1 the Issuer fail to pay -
- 11.1.1.1 any amount whether in respect of interest, principal or otherwise, due and payable in respect of any of the Notes within 10 Business Days of the due date for the payment in question to the extent permitted by available funds for that purpose in terms of the Priority of Payments; or
- 11.1.1.2 interest due and payable to Class A Noteholders as a result of lack of funds available for that purpose in terms of the Priority of Payments; or
- 11.1.2 the Issuer fail duly to perform or observe any other obligation binding on it under the Notes, these Conditions or any of the other Transaction Documents (irrespective of the materiality of such breach or obligation), which breach is not remedied within 30 days after receiving written notice from either the Security SPV or the counterparty to the relevant agreement requiring such breach to be remedied and the Security SPV has certified to the Issuer that such event is, in its opinion, materially prejudicial to the interests of the Noteholders; or
- 11.1.3 the Issuer cease to be controlled by the Owner Trust without the prior written consent of the Security SPV; or
- 11.1.4 an Issuer Insolvency Event occur; or



- 11.1.5 the Issuer have any judgment or similar award ("**judgment**") awarded against it and fail to satisfy such judgment within 30 days after becoming aware thereof, or -
  - 11.1.5.1 if such judgment is appealable, fail to appeal against such judgment within the time limits prescribed by law or fail to diligently prosecute such appeal thereafter or ultimately fail in such appeal and then fail to satisfy the judgment within 10 days; and/or
  - 11.1.5.2 if such judgment is a default judgment, fail to apply for the rescission thereof within the time limits prescribed by law or fail to diligently prosecute such application thereafter or ultimately fail in such application and then fail to satisfy the judgment within 10 days; and/or
  - 11.1.5.3 if such judgment is reviewable, fail to initiate proceedings for the review thereof within the time limits prescribed by law or fail to diligently prosecute such proceedings thereafter or ultimately fail in such proceedings and then fail to satisfy the judgment within 10 days; and/or
- 11.1.6 any procedural step be taken by the Issuer (including application, proposal or convening a meeting) with a view to a compromise or arrangement with any creditors generally or any significant class of creditors;
- 11.1.7 the Security Interests in favour of the Security SPV become unenforceable for any reason whatsoever (or be reasonably claimed by the Security SPV not to be in full force and effect) or cease to grant the Security SPV a first priority Security Interest or should the Security SPV Guarantee be or become unenforceable;
- 11.1.8 it be or become unlawful for the Issuer to perform any of its obligations under the Transaction Documents and the Security SPV has certified to the Issuer that such event is, in its opinion, materially prejudicial to the interests of the Noteholders;
- 11.1.9 any permit or authorisation required by the Issuer for the conduct of its business be revoked and such situation not be remedied within 14 days after the Issuer and/or Servicer, as the case may be, have been given written notice requiring the applicable consent, licence, permit or authorisation to be obtained;
- 11.1.10 the Issuer alienate or Encumber any of its assets (other than in terms of the Transaction Documents) without the prior written consent of the Security SPV;
- 11.1.11 the Issuer cease to carry on its business in a normal and regular manner or materially change the nature of its business, or through an official act of the board of directors of the Issuer, threaten to cease to carry on business;
- 11.1.12 a court determine that the Issuer has an obligation to advance Redraws to Borrowers notwithstanding the delegation of the Redraw obligation to SAHL; or

- 11.1.13 any fact or circumstances giving rise to an event of default under clause 20.3 of the Servicing and Standby Servicing Agreement occur.
- 11.2 If an Event of Default occurs -
- 11.2.1 the Servicer shall forthwith inform the Security SPV, the JSE and the Rating Agency (in the event of Rated Notes) thereof;
- 11.2.2 the Security SPV shall, as soon as such Event of Default comes to its notice (whether as a result of having been informed by the Servicer thereof pursuant to the previous sub-clause or otherwise), forthwith call a meeting of the Controlling Class;
- 11.2.3 all the Notes shall become immediately due and payable -
- 11.2.3.1 if, at such meeting, the Controlling Class so decide, by Special Resolution; or
- 11.2.3.2 if the Security SPV in its discretion so decides.
- 11.3 If the Controlling Class decide that the Notes shall become immediately due and payable, such Noteholders shall notify the Issuer and the Security SPV accordingly.
- 11.4 At the meeting referred to in Condition 11.2.2 (and whether or not the Controlling Class so decide that the Notes shall become immediately due and payable) where the Event of Default arises pursuant to Condition 11.1.13, the Controlling Class shall, by Special Resolution -
- 11.4.1 reinstate the Servicer to its rights, functions and duties, with immediate effect or after a specified period or the occurrence of a specified event; or
- 11.4.2 dismiss the Servicer and appoint the Standby Servicer to assume the role of Servicer in accordance with the provisions of the Servicing and Standby Servicing Agreement.
- 11.5 If the Notes become immediately due and payable in terms of Condition 11.2.3, the Security SPV shall, by written notice to the Issuer (an "**Enforcement Notice**") declare the Notes, and any amounts owing under any other Transaction Document, to be immediately due and payable, and require the Principal Amount Outstanding of the Notes, together with accrued interest thereon, and the amounts owing under any other Transaction Document, to be forthwith repaid, to the extent permitted by and in accordance with the Post-Enforcement Priority of Payments. The Issuer shall forthwith do this, failing which the Security SPV may take all necessary steps, including legal proceedings, to enforce the rights of the Noteholders and other Secured Creditors set out in, and the Security given therefor in terms of, these Conditions and the other Transaction Documents, subject always to the provisions of the Post-Enforcement Priority of Payments.
- 11.6 The Security SPV shall not be required to take any steps to ascertain whether any Event of Default has occurred and until the Security SPV has actual knowledge or has been served with express notice thereof it shall be entitled to assume that no such Event of Default has taken place.
- 11.7 If the Notes become redeemable as contemplated above, they will be redeemed strictly in accordance with the Post-Enforcement Priority of

Payments. If the Issuer has insufficient funds to redeem all the Class A1 Notes, the Class A2 Notes and the Class A3 Notes in full, those Notes shall be redeemed *pro rata* to their Principal Amount Outstanding. If, having redeemed the Class A1 Notes, the Class A2 Notes and the Class A3 Notes in full, the Issuer has insufficient funds to redeem all the Class B Notes in full, those Notes shall, to the extent that there is more than one Series of Class B Notes in issue, be redeemed *pro rata* to their Principal Amount Outstanding. If, having redeemed the Class B Notes in full, the Issuer has insufficient funds to redeem all the Class C Notes in full, those Notes shall, to the extent that there is more than one Series of Class C Notes in issue, be redeemed *pro rata* to their Principal Amount Outstanding. If, having redeemed the Class C Notes in full, the Issuer has insufficient funds to redeem all the Class D Notes in full, those Notes shall, to the extent that there is more than one Series of Class D Notes in issue, be redeemed *pro rata* to the Principal Amount Outstanding. The redemption of the Class A1 Notes, the Class A2 Notes and the Class A3 Notes in terms of this Condition 11.7 will include the redemption of further Series of Class A Notes issued under the Programme and assigned a Designated Class A Ranking equal with the Class A1 Notes, the Class A2 Notes or the Class A3 Notes, as the case may be.

11.8 It is recorded that as security for the due, proper and timeous fulfilment by the Issuer of all its obligations under these Notes, the Security SPV shall furnish Noteholders with the Security SPV Guarantee. Each Noteholder expressly accepts the benefits of the Security SPV Guarantee and acknowledges the limitations on its rights of recourse in terms of such Security SPV Guarantee.

11.9 The rights of Noteholders against the Issuer will be limited to the extent that the Noteholders will not be entitled to take any action or proceedings against the Issuer to recover any amounts payable by the Issuer to them under the Notes (including not levying or enforcing any attachment or execution upon the assets of the Issuer), and all rights of enforcement shall be exercised by lodging a claim under the Security SPV Guarantee, provided that -

11.9.1 if the Security SPV is entitled and obliged to enforce its claim against the Issuer pursuant to the Issuer Indemnity but fails to do so within 60 Business Days of being called upon to do so by a Special Resolution of the Controlling Class of Noteholders; or

11.9.2 if the Security SPV is wound-up, liquidated, de-registered or placed under supervision by a business rescue practitioner (in each case whether voluntarily or compulsorily, provisionally or finally) or if the Security SPV Guarantee and Issuer Indemnity are not enforceable (as finally determined by a judgment of a court of competent jurisdiction after all rights of appeal and review have been exhausted or as agreed by the Security SPV, Noteholders and other Secured Creditors),

then Noteholders shall be entitled to take action themselves to enforce their claims directly against the Issuer if an Event of Default occurs.

11.10 The Noteholders will not, until one year following the payment of all amounts outstanding and owing by the Issuer under the Notes and all the other Transaction Documents, institute, or join with any person in instituting or vote in favour of, any steps or legal proceedings for the winding-up, liquidation, de-registration, business rescue proceedings or appointment of a business rescue practitioner of, or any compromise or scheme of arrangement or related relief in respect of, or any other proceedings having a similar effect -

- 11.10.1 in respect of the Issuer or for the appointment of a liquidator, business rescue practitioner or similar officer of the Issuer, provided that nothing in this clause will limit the Security SPV from taking such action, in the event that the Security SPV is unable (whether due to practical or legal impediments which in the reasonable opinion of the Security SPV are not of a temporary nature) to enforce the Security Agreements; or
- 11.10.2 in respect of the Security SPV or for the appointment of a liquidator, business rescue practitioner or similar officer of the Security SPV.
- 11.11 Without prejudice to the foregoing provisions of this Condition, each Noteholder undertakes to the Issuer and the Security SPV that if any payment is received by it other than in accordance with the Priority of Payments in respect of sums due to it by the Issuer and/or the Security SPV, the amount so paid shall be received and held by such Noteholder as agent for the Issuer and/or the Security SPV and shall be paid to the Issuer and/or the Security SPV immediately on demand.
- 11.12 The Security SPV acknowledges that it holds the Security created pursuant to the Security Agreements to be distributed, on enforcement, in accordance with the provisions of the Post-Enforcement Priority of Payments.
- 11.13 Each Noteholder undertakes that it will not set-off or claim to set off any amounts owed by it to the Issuer or the Security SPV against any liability owed to it by the Issuer or the Security SPV, respectively.
- 11.14 Notwithstanding the provisions of the preceding sub-clauses, in the event of a liquidation or a winding-up of the Issuer or of the Issuer being placed in business rescue or under the supervision of a business rescue practitioner, Secured Creditors ranking prior to others in the Post-Enforcement Priority of Payments shall be entitled to receive payment in full of amounts due and payable to them, before other Secured Creditors that rank after them in the Post-Enforcement Priority of Payments receive any payment on account of amounts owing to them.
- 11.15 In order to ensure the fulfilment of the provisions regarding Post-Enforcement Priority of Payments, each Noteholder agrees that in the event of a liquidation or winding-up of the Issuer or of the Issuer being placed in business rescue or under the supervision of a business rescue practitioner, it will lodge a claim against the Security SPV arising out of the Security SPV Guarantee. The Security SPV will, in turn, make a claim in the winding-up, liquidation or business rescue proceedings of the Issuer pursuant to the Issuer Indemnity and, out of any amount recovered in such proceedings, pay the Secured Creditors in accordance with the Post-Enforcement Priority of Payments.
- 11.16 In the event that the Security SPV fails, for whatever reason, to make a claim in the liquidation, winding-up or business rescue proceedings of the Issuer pursuant to the Issuer Indemnity or should the liquidator or business rescue practitioner not accept a claim tendered for proof by the Security SPV pursuant to the Issuer Indemnity, then, in order to ensure the fulfilment of the provisions regarding Post-Enforcement Priority of Payments, each Noteholder shall be entitled to lodge such claims itself but each Noteholder agrees that -
- 11.16.1 any claim made or proved by a Noteholder in the liquidation, winding-up or business rescue proceedings in respect of amounts owing to it by the Issuer shall be subject to the condition that no amount shall be paid in respect thereof to the extent that the effect of such payment would be

that the amount payable to the Secured Creditors that rank prior to it in terms of the Post-Enforcement Priority of Payments would be reduced; and

- 11.16.2 if the liquidator or business rescue practitioner does not accept claims proved subject to the condition contained in the preceding sub-paragraph then each Secured Creditor shall be entitled to prove its claims against the Issuer in full, on the basis that any liquidation dividend payable to it is paid to the Security SPV for distribution in accordance with the Post-Enforcement Priority of Payments.

## 12 Prescription

Any claim for payment of principal and interest will prescribe three years after the date on which such payment first becomes due and payable in accordance with the Priority of Payments, except that in relation to monies payable to the Central Securities Depository in accordance with these Conditions, the claim in respect of any payment under the Notes will prescribe three years after the date on which (i) the full amount of such monies have been received by the Central Securities Depository, (ii) such monies are available for payment to the holders of Beneficial Interests, and (iii) notice to that effect has been duly given to such holders in accordance with the Applicable Procedures.

## 13 Exchange of Beneficial Interests and replacement of Notes

### 13.1 Exchange

- 13.1.1 The holder of a Beneficial Interest in Notes may, in terms of the Applicable Procedures and subject to section 42 of the Financial Markets Act, by written notice to the holder's nominated Participant (or, if such holder is a Participant, the Central Securities Depository), request that such Beneficial Interest be exchanged for Notes in definitive form represented by an Individual Certificate (the "**Exchange Notice**"). The Exchange Notice shall specify (i) the name, address and bank account details of the holder of the Beneficial Interest and (ii) the day on which such Beneficial Interest is to be exchanged for an Individual Certificate; provided that such day shall be a Business Day and shall fall not less than 30 (thirty) days after the day on which such Exchange Notice is given ("**Exchange Date**").
- 13.1.2 The holder's nominated Participant will, following receipt of the Exchange Notice, through the Central Securities Depository, notify the Transfer Secretary that it is required to exchange such Beneficial Interest for Notes represented by an Individual Certificate. The Transfer Secretary will, as soon as is practicable but within 14 days after receiving such notice, in accordance with the Applicable Procedures, procure that an Individual Certificate is prepared, authenticated and made available for delivery, on a Business Day falling within the aforementioned 14 day period, to the holder of the Beneficial Interest at the Specified Office of the Transfer Secretary; provided that joint holders of a Beneficial Interest shall be entitled to receive only one Individual Certificate in respect of that joint holding, and delivery to one of those joint holders shall be delivery to all of them.

- 13.1.3 In the case of the exchange of a Beneficial Interest in Notes issued in uncertificated form -
- 13.1.3.1 the Central Securities Depository's Nominee shall, prior to the Exchange Date, surrender (through the Central Securities Depository system) such uncertificated Notes to the Transfer Secretary at its specified office; and
- 13.1.3.2 the Transfer Secretary will obtain the release of such uncertificated Notes from the Central Securities Depository in accordance with the Applicable Procedures.
- 13.1.4 An Individual Certificate shall, in relation to a Beneficial Interest in any number of Notes issued in uncertificated form of a particular aggregate Principal Amount standing to the account of the holder thereof, represent that number of Notes of that aggregate Principal Amount, and shall otherwise be in such form as may be agreed between the Issuer and the Transfer Secretary; provided that if such aggregate Principal Amount is equivalent to a fraction of ZAR1 000 000 or a fraction of any multiple thereof, such Individual Certificate shall be issued in accordance with, and be governed by, the Applicable Procedures.

## 13.2 **Costs**

Certificates shall be provided (whether by way of issue, delivery or exchange) by the Issuer without charge, save as otherwise provided in these Conditions. Separate costs and expenses relating to the provision of Certificates or the transfer of Notes may be levied by other persons, such as the Participant, under the Applicable Procedures and such costs and expenses shall not be borne by either the Issuer or the Servicer. The costs and expenses of delivery of Certificates by a method other than ordinary post (if any) and, if the Issuer shall so require, taxes or governmental charges or insurance charges that may be imposed in relation to such mode of delivery shall be borne by the Noteholder.

## 13.3 **Replacement**

If any Certificate is mutilated, defaced, stolen, destroyed or lost it may be replaced at the office of the Transfer Secretary on payment by the claimant of such costs and expenses as may be incurred in connection therewith and against the furnishing of such indemnity as the Transfer Secretary may reasonably require. Mutilated or defaced Certificates must be surrendered before replacements will be issued.

## 13.4 **Death and sequestration or liquidation of Noteholder**

Any person becoming entitled to Notes in consequence of the death, sequestration or liquidation of the relevant Noteholder may, upon producing evidence to the satisfaction of the Issuer that he holds the position in respect of which he proposes to act under this paragraph or of his title, require the Transfer Secretary to register such person as the holder of such Notes or, subject to the requirements of this Condition, to transfer such Notes to such person.

## 14 Transfer of Notes

- 14.1 Beneficial Interests in the Notes may be transferred in terms of the Applicable Procedures through the Central Securities Depository.
- 14.2 The Central Securities Depository maintains accounts only for its Participants. Beneficial Interests which are held by Participants (which are also Settlement Agents) may be held directly through the Central Securities Depository. Participants are in turn required to maintain securities accounts for their clients. Beneficial Interests which are not held by Participants may be held by clients of Participants indirectly through such Participants.
- 14.3 Transfers of Beneficial Interests to and from clients of Participants occur, in terms of existing law and practice, by way of electronic book entry in the securities accounts maintained by the Participants for their clients. Transfers of Beneficial Interests among Participants occur through electronic book entry in the securities accounts maintained by the Central Securities Depository for the Participants. Such transfers of Beneficial Interests will not be recorded in the Register and the Central Securities Depository's Nominee will continue to be reflected in the Register as the Noteholder in respect of the Notes. Beneficial Interests may be transferred only in accordance with these Conditions, and the Applicable Procedures.
- 14.4 In order for any transfer of Notes to be effected through the Register and for the transfer to be recognised by the Issuer, each transfer of a Note -
- 14.4.1 must be pursuant to a written Transfer Form signed by the relevant Noteholder and the transferee, or any authorised representative of that registered Noteholder and/or transferee;
- 14.4.2 shall only be in respect of minimum denominations equal to or greater than ZAR1 000 000; and
- 14.4.3 must be made by way of the delivery of the Transfer Form to the Transfer Secretary together with the Certificate in question for cancellation and registration of transfer of the Certificate (or the relevant part thereof).
- 14.5 Subject to the above, the Transfer Secretary will, within three Business Days of receipt by it of the request (or such longer period as may be required to comply with any applicable fiscal or other laws, regulations or the Applicable Procedures), authenticate and deliver at the Transfer Secretary's registered office to the transferee or, at the risk of the transferee, send by mail to such address as the transferee may request, a new Certificate of a like aggregate nominal amount to the Certificate (or the relevant part of the Certificate) transferred. In the case of the transfer of a part only of a Certificate, a new Certificate in respect of the balance of the certificate not transferred will be so authenticated and delivered or, at the risk of the transferor, sent to the transferor.
- 14.6 The transferor of any Notes represented by a Certificate shall be deemed to remain the owner thereof until the transferee is registered in the Register as the holder thereof.
- 14.7 Before any transfer is registered, all relevant transfer taxes (if any) must have been paid and such evidence must be furnished as the Transfer Secretary reasonably requires as to the identity of the transferor and the transferee.

- 14.8 No transfer will be registered while the Register is closed as contemplated in Condition 15. The last time for a Noteholder to register to qualify for payments of interest and principal is 16h00 (Johannesburg time) on the Record Date.
- 14.9 If a transfer is registered the Transfer Form and cancelled Certificate will be retained by the Transfer Secretary.

## 15 Register

- 15.1 The Register shall be kept at the office of the Transfer Secretary. The Register shall contain the name, address and bank account details of the registered Noteholders. The Register shall set out the Principal Amount of the Notes issued to any Noteholder and shall show the date of such issue and the date upon which the Noteholder became registered as such. The Register shall show the serial numbers of the Individual Certificates issued. The Register shall be open for inspection during the normal business hours of the Transfer Secretary to any Noteholder or any person of proven identity authorised in writing by any Noteholder, at no charge to such Noteholder or authorised person. The Issuer and the Transfer Secretary shall not be bound to enter any trust into the Register or to take any notice of or to accede to the execution of any trust (express, implied or constructive) to which any Note may be subject.
- 15.2 The Register will be closed during the five days preceding each Interest Payment Date from and including 16 February to but excluding 21 February, and from and including 16 May to but excluding 21 May, and from and including 16 August to but excluding 21 August, and from and including 16 November to but excluding 21 November of each year until the Final Redemption Date, in order to determine those Class A Noteholders, Class B Noteholders, Class C Noteholders and Class D Noteholders entitled to receive payments. All periods referred to for the closure of the Register may be shortened by the Issuer from time to time, upon notice thereof to the Noteholders.
- 15.3 The Transfer Secretary shall alter the Register in respect of any change of name, address or bank account number of any of the Noteholders of which it is notified in accordance with Condition 16.

## 16 Notices

- 16.1 All notices (including all demands or requests under the Conditions) to the Noteholders will be valid if -
- 16.1.1 mailed by registered post or hand delivered to their addresses appearing in the Register or published in a leading English language daily newspaper of general circulation in South Africa; and
- 16.1.2 for so long as the Notes are listed on the Interest Rate Market of the JSE -
- 16.1.2.1 published in a daily newspaper of general circulation in Johannesburg, which newspapers are, for the purposes of Condition 16.1.1 and this Condition 16.1.2, respectively, expected to be the Business Day and The Star (or their respective successors); and
- 16.1.2.2 delivered to the JSE for publication on the Stock Exchange News Service of the JSE.



Any such notice shall be deemed to have been given on the day of first publication or hand delivery or on the 14th day after the day on which it is mailed, as the case may be.

- 16.2 For so long as the Notes of any Class are held in their entirety by the Central Securities Depository, there may be substituted for publication as contemplated in Conditions 16.1.1 and 16.1.2 the delivery of the relevant notice to the Central Securities Depository, the Participants and the JSE for communication by them to the holders of Beneficial Interests in the Notes, in accordance with the Applicable Procedures (including on the Stock Exchange News Service of the JSE).
- 16.3 Where any provision of these Conditions requires notice to be given to the Noteholders of any matter other than a meeting of Noteholders, such notice shall be given *mutatis mutandis* as set out above, subject to compliance with any other time periods prescribed in the provision concerned.
- 16.4 Notices to be given by any Noteholder shall be in writing and given by delivering the notice, by hand or by registered post, together with a certified copy of the relevant Certificate, to the registered office of the Issuer, the Security SPV and the Transfer Secretary, and marked for the attention of the chief executive, with a copy sent by hand or by registered post to the Servicer and marked for the attention of the chief executive. Whilst any of the Notes are held in uncertificated form, notice shall be given by any holder of a Beneficial Interest to the Issuer *via* the holder's relevant Participant in accordance with the Applicable Procedures.

## 17 Amendment of Terms and Conditions

- 17.1 Subject to Condition 17.7, the Issuer and the Security SPV may effect, without the consent of any Noteholder, any amendment to these Conditions and/or the Priority of Payments which is of a formal, minor or technical nature or is made to correct a manifest error or to comply with mandatory provisions of the law of South Africa. Any such amendment will be binding on Noteholders and such amendment will be notified to Noteholders in accordance with Condition 16 as soon as practicable thereafter.
- 17.2 The Issuer and the Security SPV may amend these Conditions and/or the Priority of Payments by written agreement, subject to the following provisions of this Condition 17.
- 17.3 Subject to 17.1, any amendment to these Conditions may be made only with the prior authorisation of a Special Resolution of all of the Noteholders or a Special Resolution of a particular Class (or those Classes) of Noteholders, as the case may be.
- 17.4 Any amendment to these Conditions which may have a direct effect on compliance with the JSE Debt Listings Requirements or the listing requirements of such other or further exchange(s) on which the Notes may be listed, as the case may be, will require the approval of the JSE or such other or further exchange(s), as the case may be.
- 17.5 Accordingly, upon any such amendment the Security SPV will call a meeting of all of the Noteholders or a meeting of that Class of Noteholders or separate meetings of each of those Classes of Noteholders, as the case may be. Such meeting or meetings will be regulated by the provisions set out in Condition 22

and no proposed amendment (save as referred to in Condition 17) will be made to these Conditions until such amendment has been approved by Special Resolution at such meeting or meetings.

- 17.6 If there is any conflict between the Special Resolution(s) passed or not passed, as the case may be, by any Class of Noteholders in terms of Condition 17.3, the Special Resolution(s) passed by the Controlling Class Noteholders will prevail and all other Classes of Noteholders will be bound by the Special Resolution(s) passed by the Controlling Class Noteholders.
- 17.7 Any amendment to the Transaction Documents (save for the Conditions) and/or the Priority of Payments which, in the reasonable opinion of the Security SPV, may prejudice the rights, under the Transaction Documents (save for the Conditions) and/or the Priority of Payments, of a Secured Creditor may be made only with the prior written consent of such Secured Creditor.
- 17.8 No amendment to any of the other Transaction Documents may be made unless the Security SPV grants its prior written approval for such amendment and the Rating Agency (in the event of Rated Notes) is furnished with at least five Business Days prior written notice of the proposed amendment.
- 17.9 The Issuer shall, in accordance with Condition 16, notify each Class or Classes of Noteholders, as the case may be, of any amendment made to these Conditions and/or the Priority of Payments which did not require the prior authorisation of any Class or Classes of Noteholders, as the case may be, in terms of Condition 17.3.

## **18 Consent of the Security SPV**

- 18.1 Where in any Transaction Document provision is made for the consent to be given by the Security SPV, unless expressly stated otherwise, such consent -
- 18.1.1 may be given (conditionally or unconditionally) or withheld in the discretion of the Security SPV, provided that, in exercising such discretion, the Security SPV shall act in what it reasonably believes to be in the best interests of Secured Creditors and, if (in giving or withholding the consent) the interests of any one category of Secured Creditors conflict with those of another category of Secured Creditors, the Security SPV shall act in what it reasonably believes to be in the interests of the Controlling Class Noteholders (or failing any Noteholders, in the best interests of the category of Secured Creditors ranking highest in the Priority of Payments); and
- 18.1.2 shall be given or withheld within a reasonable period of time and, if not given or withheld within such reasonable period of time, shall be deemed to have been withheld.
- 18.2 Where in any Transaction Document it is provided that the Issuer and/or the Security SPV is required to act, form an opinion, give consent, or exercise a right or discretion "reasonably" or to not act "unreasonably" (collectively "acted"), or is constrained by words to similar effect, and any other party disputes that the Issuer or the Security SPV, as the case may be, has acted reasonably or asserts that it has acted unreasonably, then, pending a final resolution of such dispute, all parties (including the party which raised the dispute) shall nevertheless in all respects continue to perform their obligations under the relevant Transaction Document, and/or to give effect to its

provisions, including provisions relating to the termination thereof, as if the Issuer or the Security SPV, as the case may be, had acted reasonably or had not acted unreasonably as the case may be.

- 18.3 Without derogating from any express provision in any Transaction Document and without limiting any of the rights, powers and/or discretions of the Security SPV, the Security SPV will not be required to exercise any right, power or discretion in terms of the Transaction Documents without the specific written instructions of a Special Resolution of the Controlling Class Noteholders or, if there are no Noteholders, then without the specific written instructions of the Secured Creditors ranking highest in the Priority of Payments at that time.

## 19 **Liquidation of the Security SPV**

The Noteholders shall not, until one year following the payment of all amounts outstanding and owing by the Issuer under the Notes and all the other Transaction Documents, be entitled, directly or indirectly, to institute, or join with any person in instituting, any proceedings for the winding-up, liquidation, de-registration, business rescue proceedings or appointment of a business rescue practitioner of the Security SPV or any compromise or scheme of arrangement or any related relief in respect of the Security SPV or for the appointment of a liquidator, business rescue practitioner or similar officer of the Security SPV, in any court in South Africa or elsewhere.

## 20 **No voting rights on Notes held by Issuer**

The Issuer shall not have any voting rights on any Notes repurchased or otherwise held by it.

## 21 **Governing law**

The Notes and all rights and obligations relating to the Notes are governed by, and shall be construed in accordance with, the laws of South Africa.

## 22 **Meetings of Noteholders**

### 22.1 **Convening of meetings**

- 22.1.1 The Security SPV or the Issuer may at any time convene a meeting of Noteholders or separate meetings of each Class of Noteholders ("**a meeting**" or "**the meeting**").
- 22.1.2 The Security SPV shall convene a meeting upon the requisition in writing of the holders of at least 10% of the aggregate Principal Amount Outstanding of the Notes or Class of Notes, as the case may be, upon being given notice of the nature of the business for which the meeting is to be held.
- 22.1.3 Whenever the Issuer wishes to convene a meeting, it shall forthwith give notice in writing to the Security SPV of the place, day and hour of the meeting and of the nature of the business to be transacted at the meeting and the Security SPV shall give notice thereof to the Noteholders.
- 22.1.4 Whenever the Security SPV wishes or is obliged to convene a meeting it shall forthwith give notice in writing to the Noteholders and the Issuer in the manner prescribed in Condition 16, of the place, day and hour of the

meeting and of the nature of the business to be transacted at the meeting.

22.1.5 Where a meeting of Noteholders is convened by the Issuer or the Security SPV in terms of this Condition 22 for the purposes of approving an amendment to these Conditions in accordance with Condition 17, the Issuer or the Security SPV (as the case may be) shall, at least five days prior to giving written notice to Noteholders convening such meeting in terms of Condition 22.1.3 or Condition 22.1.4 (as the case may be), give written notice to the JSE of the proposed amendment to these Conditions and if the proposed amendment is also an amendment to the Applicable Procedures, the JSE has not notified the Issuer in writing within the five day period that the proposed amendment contravenes the provisions of the JSE Debt Listing Requirements.

22.1.6 All meetings of Noteholders shall be held in Johannesburg.

## 22.2 **Requisition**

22.2.1 A requisition notice referred to in Condition 22.1.2 shall state the nature of the business for which the meeting is to be held and shall be deposited at the office of the Security SPV.

22.2.2 The Security SPV shall notify the Issuer of the deposit of a requisition notice forthwith.

22.2.3 A requisition notice may consist of several documents in like form, each signed by one or more requisitionists.

## 22.3 **Convening of meetings by requisitionists**

If the Security SPV does not proceed to cause a meeting to be held within 30 Business Days of the deposit of a requisition notice, requisitionists who together hold not less than 10% of the aggregate Principal Amount Outstanding of the Notes or the Class of Notes, as the case may be, for the time being, may themselves convene the meeting, but the meeting so convened shall be held within 90 Business Days from the date of such deposit and shall be convened as nearly as possible in the same manner as that in which meetings may be convened by the Security SPV. Notice of the meeting shall be required to be given to the Issuer and the Security SPV.

## 22.4 **Notice of meeting**

22.4.1 Unless the holders of at least 90% of the aggregate Principal Amount Outstanding of the Notes or the Class of Notes, as the case may be, agree in writing to a shorter period, at least 21 days' written notice specifying the place, day and time of the meeting and the nature of the business for which the meeting is to be held shall be given by the Security SPV to each Noteholder and to the Issuer.

22.4.2 The accidental omission to give such notice to any Noteholder or the Security SPV or the non-receipt of any such notice, shall not invalidate the proceedings at a meeting.

## 22.5 **Quorum**

### 22.5.1 A quorum at a meeting shall -

22.5.1.1 for the purposes of considering an Ordinary Resolution, consist of Noteholders present in person or by proxy and holding in the aggregate not less than one-third of the aggregate Principal Amount Outstanding of the Notes or each Class of Notes, as the case may be; or

22.5.1.2 for the purposes of considering a Special Resolution, consist of Noteholders present in person or by proxy and holding in the aggregate not less than a clear majority of the aggregate Principal Amount Outstanding of the Notes or each Class of Notes, as the case may be.

22.5.2 No business shall be transacted at a meeting of the Noteholders unless a quorum is present at the time when the meeting proceeds to business.

22.5.3 If, within 15 minutes from the time appointed for the meeting, a quorum is not present, the meeting shall, if it was convened on the requisition of Noteholders, be dissolved. In every other case the meeting shall stand adjourned to the same day in the third week thereafter, at the same time and place, or if that day is not a Business Day, the next succeeding Business Day. If at such adjourned meeting a quorum is not present the Noteholders present in person or by proxy shall constitute a quorum for the purpose of considering any resolution, including a Special Resolution.

## 22.6 **Chairman**

The Security SPV or its representative shall preside as chairman at a meeting. If the Security SPV or its representative is not present within 10 minutes of the time appointed for the holding of the meeting, the Noteholders then present shall choose one of their own number to preside as chairman.

## 22.7 **Adjournment**

22.7.1 Subject to the provisions of this Condition, the chairman may, with the consent of, and shall on the direction of, the meeting adjourn the meeting from time to time and from place to place.

22.7.2 No business shall be transacted at any adjourned meeting other than the business left unfinished at the meeting from which the adjournment took place.

22.7.3 At least 14 days' written notice of the place, day and time of an adjourned meeting shall be given by the Security SPV to each Noteholder and the Issuer. In the case of a meeting adjourned in terms of Condition 22.5.3, the notice shall state that the Noteholders present in person or by proxy at the adjourned meeting will constitute a quorum.

## 22.8 **How questions are decided**

22.8.1 At a meeting, a resolution put to the vote shall be decided on a show of hands unless, before or on the declaration of the result of the show of hands, a poll is demanded by the chairman or by any one of the Noteholders present in person or by proxy.

- 22.8.2 Unless a poll is demanded, a declaration by the chairman that on a show of hands a resolution has been carried, or carried by a particular majority, or lost, shall be conclusive evidence of that fact, without proof of the number or proportion of the votes cast in favour of or against such resolution.
- 22.8.3 A poll demanded on the election of a chairman or on the question of the adjournment of a meeting shall be taken forthwith. A poll demanded on any other question shall be taken at such time as the chairman of the meeting directs and the result of such poll shall be deemed to be the resolution of the meeting.
- 22.8.4 In the case of an equality of votes, whether on a show of hands or on a poll, the chairman shall not be entitled to a casting vote in addition to the vote, if any, to which he is entitled.

## 22.9 **Votes**

On a show of hands every Noteholder present in person shall have one vote. On a poll every Noteholder, present in person or by proxy, shall have one vote for each ZAR1 000 000 of the Principal Amount Outstanding of the Notes held by him. The joint holders of Notes shall have only one vote on a show of hands and one vote on a poll for each ZAR1 000 000 of the Principal Amount Outstanding of the Notes of which they are the registered holder and the vote may be exercised only by that holder present whose name appears first on the register of holders of Notes in the event that more than one of such joint holders is present in person or by proxy at the meeting. The Noteholder in respect of Notes held in the Central Securities Depository in uncertificated form shall vote at any such meeting on behalf of the holders of Beneficial Interests in such Notes in accordance with the instructions to the Central Securities Depository or its nominee from the holders of Beneficial Interests conveyed through the Participants in accordance with the Applicable Procedures.

## 22.10 **Proxies and representatives**

- 22.10.1 On a poll votes may be given either in person or by proxy. A proxy shall be authorised in writing under any usual common form of proxy under the hand of the Noteholder or of his authorised agent and, if the Noteholder is a company, other body corporate or association, signed by its authorised officer or agent.
- 22.10.2 A person appointed to act as proxy need not be a Noteholder.
- 22.10.3 The proxy form shall be deposited at the registered office of the Issuer or at the office where the Register of Noteholders is kept not less than 24 hours before the time appointed for holding the meeting or adjourned meeting at which the person named in such proxy proposes to vote, and in default, the proxy shall be invalid.
- 22.10.4 No proxy form shall be valid after the expiration of six months from the date named in it as the date of its execution.
- 22.10.5 A proxy shall have the right to demand or join in demanding a poll.

- 22.10.6 Notwithstanding Condition 22.10.4, a proxy form shall be valid for any adjourned meeting, unless the contrary is stated thereon.
- 22.10.7 A vote given in accordance with the terms of a proxy shall be valid notwithstanding the previous death or incapacity of the principal or revocation of the proxy or of the authority under which the proxy was executed or the transfer of Notes in respect of which the proxy was given, provided that no intimation in writing of such death, incapacity or revocation shall have been received by the Issuer at the office of the Transfer Secretary more than, and that the transfer has been given effect to less than, 12 hours before the commencement of the meeting or adjourned meeting at which the proxy is to be used.
- 22.10.8 Any Noteholder which is a corporation may by resolution of its directors or other governing body authorise any person to act as its representative in connection with any meeting or proposed meeting of Noteholders. Any reference in these Conditions to a Noteholder present in person includes such a duly authorised representative of a Noteholder.
- 22.11 **Minutes**
- 22.11.1 The Security SPV shall cause minutes of all resolutions and proceedings of meetings to be duly entered in books to be provided by the Issuer for that purpose.
- 22.11.2 Any such minutes as aforesaid, if purporting to be signed by the chairman of the meeting at which such resolutions were passed or proceedings held or by the chairman of the next succeeding meeting, shall be receivable in evidence without any further proof, and until the contrary is proved, a meeting of Noteholders in respect of the proceedings of which minutes have been so made shall be deemed to have been duly held and convened and all resolutions passed thereat, or proceedings held, to have been duly passed and held.
- 22.12 **General**
- 22.12.1 The provisions of this Condition 22 will apply, *mutatis mutandis*, to any separate meetings of each Class of Noteholders.
- 22.12.2 Every director, the secretary of and the attorney to the Issuer, the Security SPV and every other person authorised in writing by the Issuer or the Security SPV, may attend and speak at a meeting of Noteholders, but shall not be entitled to vote, other than as a Noteholder or a proxy or duly authorised representative of a Noteholder.
- 22.12.3 Subject to Condition 17.6, the meeting of Noteholders shall have power, in addition to all powers specifically conferred elsewhere in these Conditions -
- 22.12.3.1 by Ordinary Resolution of the Controlling Class to give instructions to the Security SPV or the Issuer in respect of any matter not covered by these Conditions or the Transaction Documents (but without imposing obligations on the Issuer or the Security SPV not imposed or contemplated by these Conditions or otherwise conflicting with or inconsistent with the provisions of the Transaction Documents);

22.12.3.2 by Special Resolution -

22.12.3.2.1 of the Controlling Class to bind the Noteholders to any compromise or arrangement; and

22.12.3.2.2 of the particular Class of Noteholders to agree to any variation or modification of any of the rights of the relevant Class of Noteholders, in each case subject to the consent of the Issuer.

22.12.4 Unless otherwise specified, resolutions of Noteholders or Noteholders of the relevant Class will require an Ordinary Resolution to be passed. Subject to the above provisions of this Condition 22, if there is any conflict between the resolutions passed by any Class of Noteholders, the resolutions passed by the Controlling Class will prevail.

22.12.5 The Security SPV shall be entitled, before carrying out the directions of Noteholders in terms of this Condition, to require that it be indemnified against all expenses and liability which may be incurred and that it be provided from time to time, so far as the Security SPV may reasonably require, with sufficient monies to enable it to meet the expense of giving effect to such directions.

**23 Benefits**

23.1 The Conditions, insofar as they confer benefits on any Secured Creditor (other than a Noteholder) or the Preference Shareholder, as the case may be, comprise a stipulation for the benefit of such Secured Creditor or the Preference Shareholder, as the case may be, and will be deemed to be accepted by each such Secured Creditor or the Preference Shareholder, as the case may be, upon execution of the Common Terms Agreement by each such Secured Creditor or the Preference Shareholder, as the case may be.

23.2 Each Noteholder, upon its subscription for Notes and the issue of Notes to it, or upon the transfer of Notes to it, as the case may be, accepts the benefits of those provisions of the Common Terms Agreement which confer benefits on the Noteholders.

23.3 It is recorded that the Security SPV, upon signing the Security SPV Guarantee, is deemed to have notice of the Conditions, and the Security SPV shall be bound by those provisions of the Conditions which confer rights and/or impose obligations on the Security SPV.

**24 Multiple Roles**

The Noteholders acknowledge and agree that SBSA acts in a number of different capacities in relation to the transactions envisaged in the Transaction Documents. Notwithstanding such different roles -

24.1 SBSA and any of its officers, directors and employees may become the owner of, or acquire any interest in any Notes with the same rights that it or he would have had if not a party to a Transaction Document, and may engage or be interested in any financial or other transaction with the Issuer, provided it is a transaction disclosed in any Transaction Document, and may act on, or as depository, trustee or agent for, any committee or body of Noteholders in connection with any other obligation of the Issuer as freely as if it were not a party to any Transaction Document;



- 24.2 information, knowledge or notification obtained by SBSA in any one such capacity shall not be attributed to it, whether constructively or otherwise, in any other capacity; and
- 24.3 any payments made by the Issuer in accordance with the Transaction Documents to SBSA in one capacity shall be construed as a payment to SBSA only in such capacity and not in any other capacity.

## **USE OF PROCEEDS**

---

*This section should be read in conjunction with the detailed information contained elsewhere in this Programme Memorandum. The other Transaction Documents (as defined in the section headed "Glossary of Defined Terms"), as amended, novated and/or substituted from time to time in accordance with their terms, shall be deemed to be incorporated in, and to form part of, this Programme Memorandum. Such documents are available for inspection by Noteholders, as provided for in the section headed "General Information". Words used in this section headed "Use of Proceeds" shall bear the same meanings as used in the section headed "Glossary of Defined Terms", and as defined elsewhere in this Programme Memorandum, except to the extent that they are separately defined in this section or the context otherwise requires.*

The Issuer, as ultimate borrower of the proceeds of the Notes, shall use the proceeds of the Notes as operating capital -

1. to fund the purchase of the Initial Home Loans (including Pre-Funded Home Loans) by the Issuer from the Sellers;
2. to fund the purchase of the Additional Home Loans by the Issuer from the Sellers during the Tap Issue Period;
3. to fund the Reserve Fund (to the extent necessary); and
4. as may otherwise be described in the Applicable Pricing Supplement.

---

## SECURITY

---

*This section should be read in conjunction with the detailed information contained elsewhere in this Programme Memorandum. The other Transaction Documents (as defined in the section headed "Glossary of Defined Terms"), as amended, novated and/or substituted from time to time in accordance with their terms, shall be deemed to be incorporated in, and to form part of, this Programme Memorandum. Such documents are available for inspection by Noteholders, as provided for in the section headed "General Information". Words used in this section headed "Security" shall bear the same meanings as used in the section headed "Glossary of Defined Terms", and as defined elsewhere in this Programme Memorandum, except to the extent that they are separately defined in this section or the context otherwise requires.*

1. Notes will be obligations of the Issuer only.
2. The Servicing and Standby Servicing Agreement sets out the Pre-Enforcement Priority of Payments in accordance with which certain creditors of the Issuer will be paid prior to delivery of an Enforcement Notice by the Security SPV, declaring the Notes to be immediately due and payable. The Servicing and Standby Servicing Agreement also sets out the Post-Enforcement Priority of Payments applicable after delivery of an Enforcement Notice. Amounts payable at any time to any Secured Creditor which ranks in the Priority of Payments after other Secured Creditors, will only be paid to the extent that funds are available at such time after payment has been made in full to creditors ranking higher in the Priority of Payments.
3. The Thekwini Fund 12 Security SPV (RF) Proprietary Limited a company with limited liability registered and incorporated in accordance with the laws of South Africa under registration number 2014/087601/07 (the "**Security SPV**") will bind itself under a Security SPV Guarantee to each Secured Creditor. Pursuant to such Security SPV Guarantee the Security SPV will undertake in favour of each Secured Creditor to pay to it the full amount then owing to it by the Issuer, if an Event of Default should occur under the Notes or the respective Transaction Documents. The liability of the Security SPV pursuant to the Security SPV Guarantee will, however, be limited in the aggregate to the amount recovered by the Security SPV from the Issuer arising out of the Issuer Indemnity referred to below. Payment of amounts due by the Security SPV pursuant to the Security SPV Guarantee will be made strictly in accordance with the Pre-Enforcement Priority of Payments prior to delivery of an Enforcement Notice and the Post-Enforcement Priority of Payments after delivery of an Enforcement Notice, as the case may be. Performance by the Security SPV of its obligations under the Security SPV Guarantee is subject to the provisions of the Security SPV Guarantee, which provisions do not provide that the Security SPV Guarantee is revocable.
4. The Issuer will give the Issuer Indemnity to the Security SPV in respect of the claims that may be made against it arising out of the Security SPV Guarantee. The obligations of the Issuer in terms of this Issuer Indemnity are secured by -
  - 4.1 a suretyship granted by the Owner Trust in favour of the Security SPV in respect of the obligations of the Issuer under the Issuer Indemnity, limited to the realised value of the shares in the Issuer. As security for the suretyship granted to the Security SPV, the Owner Trust grants to the Security SPV a pledge and cession of all the Owner Trust's shares in the Issuer;

- 4.2 security cessions in favour of the Security SPV of the Issuer's right, title and interest in and to -
- 4.2.1 each Home Loan, Home Loan Agreement and the Related Security in respect of the portfolio of Home Loans owned by the Issuer from time to time; and
- 4.2.2 the Account Monies, Bank Accounts, Business Proceeds, Permitted Investments and Transaction Documents.
5. Each Class of Notes will share the same Security but in the event of the Security being enforced, the Class D Notes will be subordinated to the Class C Notes, the Class C Notes will be subordinated to the Class B Notes, the Class B Notes will be subordinated to the Class A Notes, the Class A3 Notes (including each Series of Class A Notes assigned a Designated Class A Ranking equal with the Class A3 Notes), the Class A2 Notes (including each Series of Class A Notes assigned a Designated Class A Ranking equal with the Class A2 Notes) and the Class A1 Notes (including each Series of Class A Notes assigned a Designated Class A Ranking equal with the Class A1 Notes) will rank *pari passu* among themselves.
6. The Security SPV was incorporated as a ring-fenced, insolvency remote vehicle on 5 May 2014 with the main purpose of, among other things, issuing the Security SPV Guarantee, entering into the Transaction Documents and exercising its rights and performing its obligations in terms of the Transaction Documents. The registered office of the Security SPV is situated at 2 Milkwood Crescent, Milkwood Park, La Lucia Ridge, La Lucia, KwaZulu Natal, 4051.
7. The Security SPV Owner Trust is the holder of all of the ordinary shares in the share capital of the Security SPV and the Security SPV Owner Trust shall endure for so long as the Security SPV has any obligations of any nature whatsoever to any Secured Creditor in terms of the Security SPV Guarantee issued by the Security SPV. In terms of the Security SPV's memorandum of incorporation, shares in the Security SPV may only be transferred with the prior approval of a Special Resolution of the Noteholders.

---

## PRIORITY OF PAYMENTS

---

*This section should be read in conjunction with the detailed information contained elsewhere in this Programme Memorandum. The other Transaction Documents (as defined in the section headed "Glossary of Defined Terms"), as amended, novated and/or substituted from time to time in accordance with their terms, shall be deemed to be incorporated in, and to form part of, this Programme Memorandum. Such documents are available for inspection by Noteholders, as provided for in the section headed "General Information". Words used in this section headed "Priority of Payments" shall bear the meanings as used in the section headed "Glossary of Defined Terms" and as defined elsewhere in this Programme Memorandum, except to the extent that they are separately defined in this section or the context otherwise requires.*

### Pre-Enforcement Priority of Payments

1. On each Interest Payment Date, monies standing to the credit of the Transaction Account as of the immediately preceding Determination Date and, to the extent that such monies are insufficient, all monies standing to the credit of the Reserve Fund, the Capital Reserve and the Arrears Reserve as of the immediately preceding Determination Date (save that such monies shall only be applied to meet the relevant expenses set out in paragraphs 12 and 13 of the section titled "*Credit Structure*"), and all monies advanced under the Redraw Facility (save that such monies shall only be applied for the purposes set out in the Redraw Facility Agreement), shall, after making payment of or providing for amounts owing in respect of the Excluded Items, until enforcement of the Security for the Notes, be transferred from the Transaction Account, the Reserve Fund, the Capital Reserve and the Arrears Reserve in accordance with written payment instructions, signed by the Servicer. Such amounts shall be applied to the extent to which funds are available in the Transaction Account and, if applicable, the Reserve Fund, the Capital Reserve and the Arrears Reserve, in making payments or provisions in accordance with the Pre-Enforcement Priority of Payments set out below on the basis that a Secured Creditor and the Preference Shareholder which ranks subsequent to any other creditors in the Pre-Enforcement Priority of Payments will not be paid unless and until all the creditors which rank prior to it in the Pre-Enforcement Priority of Payments have been paid all the amounts then due and payable to them by the Issuer (each clause below being referred to as a successive "**item**" in the Pre-Enforcement Priority of Payments) -
  - 1.1 first, to pay or provide for the Issuer's liability or potential liability for Tax;
  - 1.2 second, to pay or provide for *pari passu* and *pro rata* -
    - 1.2.1 the remuneration due and payable to the Security SPV (inclusive of VAT, if any) and any fees, costs, charges, liabilities and expenses (inclusive of VAT, if any) incurred by the Security SPV under the provisions of the Security Agreements and/or any of the Transaction Documents and/or the Notes; and
    - 1.2.2 the remuneration due and payable to the Owner Trustee (inclusive of VAT, if any) and any fees, costs, charges, liabilities and expenses (inclusive of VAT, if any) incurred by such trustee under the provisions of the Owner Trust Deed, the Security Agreements and/or any of the Transaction Documents and/or the Notes;

- 1.3 third, to pay or provide for *pari passu* and *pro rata* all fees, costs, charges, liabilities and expenses (inclusive of VAT, if any) incurred by the Issuer, which are due and payable or expected to become due and payable by the Issuer on or after such Interest Payment Date (prior to the next Interest Payment Date) to third parties and incurred without breach by the Issuer of its obligations under the Transaction Documents and not provided for payment elsewhere (including payment of the Rating Agency (in the event of Rated Notes), the JSE, audit fees, any fees, premiums or commissions due upon the execution of any Derivative Contract and company secretarial expenses);
- 1.4 fourth, to pay or provide for *pari passu* and *pro rata* -
  - 1.4.1 the Senior Servicing Fee due and payable to the Servicer on such Interest Payment Date (inclusive of VAT, if any) together with costs and expenses which are due and payable or expected to become due and payable to the Servicer under the Servicing and Standby Servicing Agreement prior to the next Interest Payment Date; and
  - 1.4.2 the Standby Servicing Fee due and payable to the Standby Servicer on such Interest Payment Date (inclusive of VAT, if any) together with costs and expenses which are due and payable or expected to become due and payable to the Standby Servicer under the Servicing and Standby Servicing Agreement prior to the next Interest Payment Date;
- 1.5 fifth, to pay or provide for *pari passu* and *pro rata* any net settlement amounts and Derivative Termination Amounts due and payable to any Derivative Counterparty in accordance with the Derivative Contracts (but excluding any Derivative Termination Amounts where the Derivative Counterparty is in default);
- 1.6 sixth, to pay all amounts due and payable under the Redraw Facility other than in respect of principal;
- 1.7 seventh, to pay or provide for *pari passu* and *pro rata* -
  - 1.7.1 for all amounts due and payable in respect of the Class A1 Notes other than in respect of principal on the Class A1 Notes;
  - 1.7.2 all amounts due and payable in respect of the Class A2 Notes other than in respect of principal on the Class A2 Notes; and
  - 1.7.3 all amounts due and payable in respect of the Class A3 Notes other than in respect of principal on the Class A3 Notes;
- 1.8 eighth, subject to a Class B Interest Deferral Event not occurring on that Interest Payment Date, to pay or provide for all amounts due and payable in respect of the Class B Notes other than in respect of principal on the Class B Notes;
- 1.9 ninth, subject to a Class C Interest Deferral Event not occurring on that Interest Payment Date, to pay or provide for *pari passu* and *pro rata* -
  - 1.9.1 all amounts due and payable in respect of the Class C Notes other than in respect of principal on the Class C Notes; and

- 1.9.2 in the event only that a substitute Servicer assumes the role of Servicer, the Subordinated Servicing Fee, if any (inclusive of VAT, if any) due and payable to the substitute Servicer on such Interest Payment Date;
- 1.10 tenth, to credit the Reserve Fund up to the Reserve Fund Required Amount;
- 1.11 eleventh, subject to a Class D Interest Deferral Event not occurring on that Interest Payment Date, to pay or to provide for all amounts due and payable in respect of the Class D Notes other than in respect of principal on the Class D Notes;
- 1.12 twelfth, up until the Coupon Step-Up Date only and provided that a Stop Lending Trigger Event has not occurred, to pay or provide for the purchase by the Issuer of the right to repayment of Redraws;
- 1.13 thirteenth, to repay all principal amounts outstanding under the Redraw Facility;
- 1.14 fourteenth, up until the Coupon Step-Up Date only and provided that a Stop Lending Trigger Event has not occurred, to fund the advance by the Issuer of Further Advances up to an amount equal to the Potential Redemption Amount less amounts applied in accordance with item 13 above;
- 1.15 fifteenth, up until the Coupon Step-Up Date only and provided that a Stop Lending Trigger Event has not occurred, to fund the advance by the Issuer of Further Loans and, during the Revolving Period only, to fund the purchase by the Issuer of Additional Home Loans or to set aside cash for such funding in terms of paragraph 2 below, up to the lower of -
  - 1.15.1 the Potential Redemption Amount, less amounts applied in accordance with items 12, 13 and 14 above; and
  - 1.15.2 the aggregate amount of Repayments and Prepayments received during the immediately preceding Collection Period, less amounts applied in accordance with items 12, 13 and 14 above;
- 1.16 sixteenth, if there are Class A Notes outstanding on such Interest Payment Date, to allocate an amount to be applied in redeeming the Notes (in the manner set out in paragraph 3 below) equal to the greater of zero and the difference between -
  - 1.16.1 the Potential Redemption Amount; and
  - 1.16.2 the sum of the amounts applied under items 12 to 15 above;
- 1.17 seventeenth, subject to an Arrears Reserve Trigger Event having occurred and continuing on such Interest Payment Date, to credit the Arrears Reserve up to the Arrears Reserve Required Amount;
- 1.18 eighteenth, if there are no Class A Notes outstanding on such Interest Payment Date, to allocate an amount to be applied in redeeming the Class B Notes up to an amount equal to the difference between the Principal Deficiency on such Interest Payment Date and the Principal Deficiency on the immediately preceding Interest Payment Date;
- 1.19 nineteenth, if there are no Class A Notes outstanding on such Interest Payment Date, to allocate an amount to be applied in redeeming the Class B

- Notes, the Class C Notes and the Class D Notes (in the manner set out in paragraph 4 below) equal to the greater of zero and the difference between -
- 1.19.1 the Potential Redemption Amount; and
  - 1.19.2 the sum of the amounts applied under items 12 to 15 and 18 above;
  - 1.20 twentieth, if there are no Class B Notes outstanding on such Interest Payment Date, to allocate an amount to be applied in redeeming the Class C Notes up to an amount equal to the difference between the Principal Deficiency on such Interest Payment Date and the Principal Deficiency on the immediately preceding Interest Payment Date;
  - 1.21 twenty-first, if there are no Class B Notes outstanding on such Interest Payment Date, to allocate an amount to be applied in redeeming the Class C Notes and the Class D Notes (in the manner set out in paragraph 5 below) equal to the greater of zero and the difference between -
    - 1.21.1 the Potential Redemption Amount; and
    - 1.21.2 the sum of the amounts applied under items 12 to 15, 18 and 20 above;
  - 1.22 twenty-second, if a Class B Interest Deferral Event occurs on such Interest Payment Date, to pay interest due and payable in respect of the Class B Notes;
  - 1.23 twenty-third, if a Class C Interest Deferral Event occurs on such Interest Payment Date, to pay interest due in respect of the Class C Notes;
  - 1.24 twenty-fourth, to pay or provide for *pari passu* and *pro rata* the Derivative Termination Amounts due and payable to any Derivative Counterparty under the Derivative Contracts where the Derivative Counterparty is in default;
  - 1.25 twenty-fifth, if a Class D Interest Deferral Event occurs on such Interest Payment Date, to pay interest due in respect of the Class D Notes;
  - 1.26 twenty-sixth, if there are no Class C Notes outstanding on such Interest Payment Date, to allocate an amount to be applied in redeeming the Class D Notes (in the manner set out in paragraph 6 below) equal to the greater of zero and the difference between -
    - 1.26.1 the Potential Redemption Amount; and
    - 1.26.2 the sum of the amounts applied under items 12 to 15, 18, 20 and 24 above;
  - 1.27 twenty-seventh, if the Issuer fails to exercise the call option to redeem all the Notes on the Coupon Step-Up Date, in accordance with Condition 7.3.1 of the Notes, to allocate all remaining cash in redeeming the Notes *pari passu* and *pro rata*;
  - 1.28 twenty-eighth, provided that the Subordinated Servicing Fee was not paid or provided for under item 9 above, to pay the Subordinated Servicing Fee due and payable to the Servicer on each Interest Payment Date, if any (inclusive of VAT, if any); provided that there is no Principal Deficiency and no Event of Default;



- 1.29 twenty-ninth, to pay amounts due and payable in respect of the Start-Up Loan other than in respect of principal on the Start-Up Loan;
  - 1.30 thirtieth, in the event only that a substitute Servicer assumes the role of Servicer, to pay the Management Fee due and payable to the substitute Servicer on such Interest Payment Date, if any (inclusive of VAT);
  - 1.31 thirty-first, to pay amounts due and payable in respect of principal under the Start-Up Loan;
  - 1.32 thirty-second, to pay or provide for the dividend due and payable to the Preference Shareholder, net of Taxes; and
  - 1.33 thirty-third, while any obligations (whether actual or contingent) remain outstanding to Secured Creditors, to invest the surplus, if any, in Permitted Investments and, only once all the obligations (whether contingent or otherwise) to Secured Creditors have been discharged in full, to pay the surplus, if any, to the ordinary shareholders of the Issuer by way of dividends, net of Taxes.
2. If the amount allocated for the advance of Further Loans or the purchase of Additional Home Loans in terms of item 15 of the Pre-Enforcement Priority of Payments is not fully utilised since insufficient Further Loans are advanced or insufficient Additional Home Loans are purchased by the Issuer, then such unutilised cash shall be paid into the Capital Reserve, provided that from the Initial Issue Date up until the end of the Revolving Period the balance in the Capital Reserve from time to time does not exceed ZAR50 000 000 and provided that from the end of the Revolving Period until the Coupon Step-Up Date, the balance in the Capital Reserve from time to time does not exceed ZAR10 000 000. Funds in the Capital Reserve may be used during each Interest Period to fund (i) the acquisition of the right to repayment of Redraws, up until the Coupon Step-Up Date only and provided that a Stop Lending Trigger Event has not occurred, (ii) the acquisition of Additional Home Loans, during the Revolving Period only, or (iii) the advance of Further Advances and Further Loans, up until the Coupon Step-Up Date only and provided that a Stop Lending Trigger Event has not occurred. Any amounts standing to the credit of the Capital Reserve for two consecutive Interest Payment Dates in excess of ZAR50 000 000 during the Revolving Period or in excess of ZAR10 000 000 between the end of the Revolving Period and the Coupon Step-Up Date, shall be added to the Redemption Amount and applied in redeeming the Notes.
  3. The amount allocated for redemption of the Notes under item 16 of the Pre-Enforcement Priority of Payments will be divided into the Class A Redemption Amount, the Class B Redemption Amount, the Class C Redemption Amount and the Class D Redemption Amount. The Class A Redemption Amount will be allocated firstly to the Class A1 Notes (including each Series of Class A Notes assigned a Designated Class A Ranking equal with the Class A1 Notes) until they have been redeemed in full and thereafter *pro rata* to the Class A2 Notes (including each Series of Class A Notes assigned a Designated Class A Ranking equal with the Class A2 Notes) and the Class A3 Notes (including each Series of Class A Notes assigned a Designated Class A Ranking equal with the Class A3 Notes provided that no amount shall be allocated to the Class A3 Notes (including each Series of Class A3 Notes assigned a Designated Class A Ranking equal with the Class A3 Notes) if a Class A Principal Lock-Out in respect of any such Series of the Class A Notes applies.

4. The amount allocated for redemption of the Notes under item 19 of the Pre-Enforcement Priority of Payments will be divided into the Class B Redemption Amount, the Class C Redemption Amount and the Class D Redemption Amount.
5. The amount allocated for redemption of the Notes under item 21 of the Pre-Enforcement Priority of Payments will be allocated in full to the Class C Redemption Amount and the Class D Redemption Amount.
6. The amount allocated for redemption of the Notes under item 26 of the Pre-Enforcement Priority of Payments will be allocated in full to the Class D Redemption Amount.
7. The *pari passu* and *pro rata* payment of all amounts (other than in respect of principal) due and payable in respect of the Class A1 Notes, the Class A2 Notes and the Class A3 Notes under item 7 of the Pre-Enforcement Priority of Payments, will include payment of all amounts (other than in respect of principal) due and payable in respect of further Series of Class A Notes issued under the Programme and assigned a Designated Class A Ranking equal with the Class A1 Notes, the Class A2 Notes or the Class A3 Notes, as the case may be.
8. The following items may be paid or provided for prior to the allocation of sums under the Priority of Payments -
  - 8.1 certain monies which properly belong to third parties (such as monies owing to any party in respect of reimbursement for direct debit recalls);
  - 8.2 amounts payable to the relevant Seller under the Home Loan Sale Agreement in respect of reconciliations of the amounts paid in respect of the purchase of the Home Loans on any Transfer Date;
  - 8.3 up until the Coupon Step-Up Date only and provided that a Stop Lending Trigger Event has not occurred, amounts corresponding to the aggregate Redraws the right to repayment of which is purchased by the Issuer on any day during an Interest Period in accordance with the terms and conditions set out in the Servicing and Standby Servicing Agreement;
  - 8.4 up until the Coupon Step-Up Date only and provided that a Stop Lending Trigger Event has not occurred, amounts corresponding to the aggregate Further Advances which are advanced by the Issuer to Borrowers on any day during an Interest Period, in accordance with the terms and conditions of the Servicing and Standby Servicing Agreement;
  - 8.5 up until the expiry of the Revolving Period only, amounts paid by the Issuer to the Sellers in respect of the purchase consideration for Additional Home Loans purchased by the Issuer on any day during an Interest Period, in accordance with the terms and conditions of the Home Loan Sale Agreement;
  - 8.6 up until the Coupon Step-Up Date only and provided that a Stop Lending Trigger Event has not occurred, amounts corresponding to the aggregate Further Loans which are advanced by the Issuer to Borrowers on any day during an Interest Period, in accordance with the terms and conditions of the Servicing and Standby Servicing Agreement;
  - 8.7 the repayment to the Redraw Facility Provider, upon the Coupon Step-Up Date or any earlier date that the Issuer's conditional obligation to purchase the right to repayment of Redraws terminates, of the unutilised portion of the Redraw Facility drawn-down and invested in Permitted Investments (which draw-down

occurs in the event of the Redraw Facility Provider being downgraded below the Required Credit Rating or the Redraw Facility not being renewed or replaced on an annual basis);

8.8 any amounts paid by the Servicer into the Transaction Account in terms of the Servicing and Standby Servicing Agreement in respect of instalments owing under a Home Loan but unpaid on any Determination Date for non credit-related reasons, which instalments have subsequently been received by the Issuer; and

8.9 up until the end of the Pre-Funding Period, amounts paid by the Issuer to the Sellers in respect of the Purchase Price for Pre-Funded Home Loans, provided that the aggregate of such amounts do not exceed the Pre-Funding Amount,

all of which items rank above all other items in the Priority of Payments, and the payment of which is not restricted to Interest Payment Dates.

### **Post-Enforcement Priority of Payments**

9. After the Security SPV has given notice to the Issuer pursuant to an Event of Default, declaring the Notes to be due and payable, no Additional Home Loans may be purchased, no Further Advances or Further Loans may be advanced and no right to repayment of Redraws may be purchased and the Security SPV shall, after making payment of or providing for Excluded Items, use the money received in respect of the Home Loans including proceeds of the enforcement of the Security and monies standing to the credit of the Transaction Account, the Reserve Fund, the Capital Reserve and the Arrears Reserve to make payments in the following order of priority pursuant to and in accordance with, and as more fully set out in, the Servicing and Standby Servicing Agreement and on the basis that a Secured Creditor and the Preference Shareholder which ranks subsequent to any other creditors in the Post-Enforcement Priority of Payments will not be paid unless and until all creditors which rank prior to it in the Post-Enforcement Priority of Payments have been paid all the amounts then due and payable to them by the Issuer -

9.1 first, to pay or provide for the Issuer's liability or possible liability for all Taxes, provided that this item shall fall away from the Post-Enforcement Priority of Payments in the event of the Issuer being liquidated, whether provisionally or finally, voluntarily or compulsorily;

9.2 second, to pay or provide for *pari passu* and *pro rata* -

9.2.1 the remuneration due and payable to the trustees of the Owner Trust (inclusive of VAT, if any) and any costs, fees, charges, liabilities and expenses (inclusive of VAT, if any) incurred by the Owner Trust under the provisions of the Owner Trust Deed, the Security Agreements and/or any of the Transaction Documents and/or the Notes; and

9.2.2 the remuneration due and payable to the Security SPV (inclusive of VAT, if any) and any costs, fees, charges, liabilities and expenses (inclusive of VAT, if any) incurred by the Security SPV under the provisions of the Security Agreements and/or any of the Transaction Documents and/or the Notes;

9.3 third, to pay or provide for *pari passu* and *pro rata* all fees, costs, charges, liabilities and expenses incurred by the Issuer and which are due and payable or expected to become due and payable on or after such Interest Payment Date (prior to the next Interest Payment Date) by the Issuer to third parties

and incurred without breach by the Issuer of its obligations under the Transaction Documents and not provided for payment elsewhere (including payment of the Rating Agency (in the event of Rated Notes), the JSE, the fees of the directors of the Issuer, audit fees and company secretarial expenses);

- 9.4 fourth, to pay or provide for *pari passu* and *pro rata* -
- 9.4.1 the Senior Servicing Fee due and payable to the Servicer on such Interest Payment Date (inclusive of VAT, if any) together with costs and expenses which are payable or expected to become due and payable to the Servicer under the Servicing and Standby Servicing Agreement prior to the next Interest Payment Date; and
- 9.4.2 the Standby Servicing Fee due and payable to the Standby Servicer on such Interest Payment Date (inclusive of VAT, if any) together with costs and expenses which are payable or expected to become due and payable to the Standby Servicer under the Servicing and Standby Servicing Agreement prior to the next Interest Payment Date;
- 9.5 fifth, to pay or provide for *pari passu* and *pro rata* any net settlement amounts and Derivative Termination Amounts due and payable to any Derivative Counterparty in accordance with the Derivative Contracts (but excluding any Derivative Termination Amounts where the Derivative Counterparty is in default);
- 9.6 sixth, to pay interest, principal and all other amounts due and payable under the Redraw Facility;
- 9.7 seventh, to pay *pari passu* and *pro rata* -
- 9.7.1 interest, principal and all other amounts due and payable in respect of the Class A1 Notes;
- 9.7.2 interest, principal and all other amounts due and payable in respect of the Class A2 Notes; and
- 9.7.3 interest, principal and all other amounts due and payable in respect of the Class A3 Notes;
- 9.8 eighth, to pay interest, principal and all other amounts due and payable in respect of the Class B Notes;
- 9.9 ninth, to pay *pari passu* and *pro rata* -
- 9.9.1 interest, principal and all other amounts due and payable in respect of the Class C Notes; and
- 9.9.2 in the event only that a substitute Servicer assumes the role of Servicer, the Subordinated Servicing Fee due and payable to the substitute Servicer on such Interest Payment Date, if any (inclusive of VAT, if any);
- 9.10 tenth, to pay or provide for *pari passu* and *pro rata* the Derivative Termination Amounts due and payable to any Derivative Counterparty under the Derivative Contracts where the Derivative Counterparty is in default;
- 9.11 eleventh, to pay, interest, principal and all other amounts due and payable in respect of the Class D Notes;

- 9.12 twelfth, for so long as SAHL is the Servicer, to pay the Subordinated Servicing Fee due and payable to the Servicer on such Interest Payment Date, if any (inclusive of VAT, if any);
  - 9.13 thirteenth, in the event only that a substitute Servicer assumes the role of Servicer, to pay the Management Fee due and payable to the substitute Servicer on such Interest Payment Date, if any (inclusive of VAT, if any);
  - 9.14 fourteenth, to pay interest, principal and all other amounts due and payable in respect of the Start-Up Loan;
  - 9.15 fifteenth, to pay or provide for the dividend due and payable to the Preference Shareholder, net of Taxes; and
  - 9.16 sixteenth, to pay the surplus, if any, to the ordinary shareholders of the Issuer by way of dividends.
10. The *pari passu* and *pro rata* payment of interest, principal and all other amounts due and payable in respect of the Class A1 Notes, the Class A2 Notes and the Class A3 Notes under item 7 of the Post-Enforcement Priority of Payments, will include payment of interest, principal and all other amounts due and payable in respect of further Series of Class A Notes issued under the Programme and assigned a Designated Class A Ranking equal with the Class A1 Notes, the Class A2 Notes and the Class A3 Notes, as the case may be.
  11. In regard to the Notes, any reference in the Priority of Payments to a *pro rata* allocation of funds in respect of principal payments shall be determined with reference to the then Principal Amount Outstanding of the relevant Class of Notes.

---

## GENERAL DESCRIPTION OF THE ISSUER

---

*This section should be read in conjunction with the detailed information contained elsewhere in this Programme Memorandum. The other Transaction Documents (as defined in the section headed "Glossary of Defined Terms"), as amended, novated and/or substituted from time to time in accordance with their terms, shall be deemed to be incorporated in, and to form part of, this Programme Memorandum. Such documents are available for inspection by Noteholders, as provided for in the section headed "General Information". Words used in this section headed "General Description of the Issuer" shall bear the meanings as used in the section headed "Glossary of Defined Terms" and as defined elsewhere in this Programme Memorandum, except to the extent that they are separately defined in this section or the context otherwise requires.*

### 1. Introduction

The Thekwini Fund 12 (RF) Limited (the "**Issuer**") was incorporated and registered in South Africa on 30 May 2014, under registration number 2014/106401/06, under the Companies Act as a public company with limited liability. The issued share capital of the Issuer comprises 100 no par value ordinary shares held by the Owner Trust and the Preference Share. On the date of this Programme Memorandum, the Issuer is registered as a credit provider in terms of section 40 of the National Credit Act, 2005.

### 2. Directors

The Directors of the Issuer are -

#### **Derek Hamilton Lawrance**

Derek Hamilton Lawrance is a chartered accountant by profession and his experience includes managing joint ventures with local and foreign partners and the development and implementation of high level business strategies. He now acts as a general management consultant and chairman for a small number of local and international clients operating in the advertising & promotions, biotechnology, engineering, financial services, and power generation industries. Prior to that he was deputy chief executive officer of the Rennies Group.

#### **Sakhile DC Masuku**

Sakhile Masuku is a chartered accountant. He served as a partner of PriceWaterhouseCoopers in the Financial Services Practice: Insurance and Investment Management for 10 years, and has vast knowledge and experience in the audits of large, listed and multinational businesses across many sectors including in the fields of insurance, asset management and retirement funding. Sakhile has gained extensive business experience as a member of management, as a director and as an audit committee member of businesses across various industries..

#### **David Towers**

David Towers is a director and trustee on numerous investment vehicles, including securitisation vehicles, structured finance special purpose vehicles and exchange traded funds. David has extensive experience of debt capital markets and structured finance having worked for several major local and international banks

and institutions in corporate banking and structured finance roles as well as spending a period as an independent consultant focusing on the debt capital markets. Prior to joining Maitland in 2011 he worked at Moody's Investors Service where he was responsible for assessing various asset-backed structured finance transactions. Prior to that he was Legal Counsel to the Bond Exchange of South Africa. He has B. Com, LLB and LLM degrees from the University of the Witwatersrand.

### 3. Secretary and registered office

The company secretary of the Issuer is Ursula Laura Schei, an employee of SAHL.

The registered office of the Issuer is at 2 Milkwood Crescent, Milkwood Park, La Lucia Ridge, La Lucia, KwaZulu Natal, 4051.

### 4. Auditor

The auditor of the Issuer is Deloitte & Touche.

### 5. Activities

On each Issue Date, the Issuer will acquire from the Sellers a portfolio of residential Home Loans (fixed and sectional title) originated by SAHL. The activities of the Issuer will be restricted by the Transaction Documents and will be limited to the issue of the Notes, the ownership of the Home Loans and other assets referred to in this Programme Memorandum, the exercise of related rights and powers, and other activities referred to in this Programme Memorandum and the Transaction Documents or reasonably incidental to such activities.

Substantially all of the above activities will be carried out by SAHL, as agent for and on behalf of the Issuer, under the Servicing and Standby Servicing Agreement, subject to the rights of the Issuer or the Security SPV to revoke the agency upon the occurrence of certain events of default or insolvency or similar events in relation to SAHL.

### 6. Capitalisation of the Issuer

The following table shows the unaudited capitalisation of the Issuer as at the date of this Programme Memorandum, adjusted for the full issue of the Initial Notes -

<b>Share capital</b>	
<b>Authorised</b>	
One thousand no par value ordinary shares	
One hundred cumulative redeemable no par-value preference shares	
<b>Issued</b>	
One hundred no par value ordinary shares issued at ZAR100	ZAR100
One cumulative redeemable no par-value preference share issued at ZAR1	ZAR1

Under the Start-Up Loan Agreement, the Start-Up Loan Provider will lend and advance a Start-Up Loan to the Issuer on each Issue Date to provide funding for

the Reserve Fund. On each Issue Date, in the event that the Issue Date does not fall on a Mortgage Reset Date, the Start-Up Loan Provider will advance to the Issuer an amount sufficient to fund the difference, if any, in cash flows resulting from the JIBAR rate in respect of the Notes which was set for the first Interest Period being higher than the JIBAR rate in respect of the Home Loans which was set on the Mortgage Reset Date immediately preceding the Issue Date. In such event, the amount advanced by the Start-Up Loan Provider shall be equal to the difference in rates multiplied by the total Principal Amount Outstanding of the Notes, as at the Issue Date, multiplied by the number of days between the Issue Date and the first Interest Payment Date following the Issue Date divided by 365. The Issuer shall repay the unutilised portion of such advance to the Start-Up Loan Provider on the first Interest Payment Date in accordance with the Priority of Payments.

As at the date of this Programme Memorandum, save as disclosed herein, the Issuer has no loan capital outstanding or created but unissued, no term loans outstanding and no other borrowings or indebtedness in the nature of borrowing nor any contingent liabilities or guarantees.

The Issuer has not traded at all since the date of its incorporation, being 30 May 2014, and no transactions have occurred during this period.

Save as disclosed in the Programme Memorandum, the Issuer is a going concern and can in all circumstances be reasonably expected to meet its commitments under the Notes.

The Issuer is subject to Applicable Laws which may change at any time, such as the Companies Act. The Issuer shall do all things required to comply with all such Applicable Laws from time to time. The activities of the Issuer shall be confined to those contemplated in this Programme Memorandum.

The directors of the Issuer support the Code of Governance Principles set out in the King III Report (the "**Code**") and recognise the need to conduct the affairs of the Issuer with integrity and accountability.

The Issuer is an insolvency remote entity operating in accordance with the requirements of the Securitisation Regulations and the Transaction Documents, with no employees and no administrative infrastructure of its own. Accordingly, the Issuer does not adhere to the Code. The Issuer's affairs are managed, in terms of the Servicing and Standby Servicing Agreement, by SAHL. Accordingly, compliance with the applicable sections of the Code is undertaken by SAHL and is disclosed in the consolidated financial statements of its holding company SAHL IH, including the governance principles that have not been applied and the reasons for non-application.



---

## THE SERVICER AND THE SERVICING AND STANDBY SERVICING AGREEMENT

---

*This section should be read in conjunction with the detailed information contained elsewhere in this Programme Memorandum. The other Transaction Documents (as defined in the section headed "Glossary of Defined Terms"), as amended, novated and/or substituted from time to time in accordance with their terms, shall be deemed to be incorporated in, and to form part of, this Programme Memorandum. Such documents are available for inspection by Noteholders, as provided for in the section headed "General Information". Words used in this section headed "The Servicer and the Servicing and Standby Servicing Agreement" shall bear the meanings as used in the section headed "Glossary of Defined Terms" and as defined elsewhere in this Programme Memorandum, except to the extent that they are separately defined in this section or the context otherwise requires.*

SAHL is a company with limited liability registered and incorporated in November 2006 in accordance with the laws of South Africa under registration number 2006/035436/07. It is a wholly-owned subsidiary of SAHL Investment Holdings Proprietary Limited ("**SAHL IH**"), a company registered and incorporated in 1998 under the registration number 1998/004570/07. SAHL IH commenced operations in January 1999 under the name South African Home Loans Proprietary Limited, and in March 2007 ceded its rights and delegated its obligations under all existing servicing contracts to SAHL. The registered office of SAHL and SAHL IH is at 2 Milkwood Crescent, Milkwood Park, La Lucia Ridge, La Lucia, KwaZulu Natal, 4051.

SAHL IH has an ordinary share capital totalling ZAR817 908.64. SAHL has ordinary share capital of ZAR104 614 540.91.

<b>Shareholders of SAHL IH</b>	<b>Percentage Shareholding</b>
Standard Bank Group Limited	50%
Bolatja Hlogo Consortium (RF) Proprietary Limited	25%
Government Employees Pension Fund	25%
<b>Total</b>	<b>100.00%</b>

<b>Shareholders of SAHL</b>	<b>Percentage Shareholding</b>
SAHL Investment Holdings Proprietary Limited	100.00%
<b>Total</b>	<b>100.00%</b>

The origination procedures and Credit Criteria followed by SAHL in granting home loans are described under the section headed "*The Home Loan Pool*" below.

SAHL will be appointed as Servicer in terms of the Servicing and Standby Servicing Agreement. The Servicer is required to administer the Home Loan Pool as the agent of the Issuer under and in accordance with the terms of the Servicing and Standby Servicing Agreement. The duties of the Servicer include, without limitation, the right and obligation to -

- (i) manage the relationship between the Issuer and Borrowers;
- (ii) implement a collections procedure, cancellations procedure, arrears procedure and foreclosure procedure in respect of Home Loans;

- (iii) manage the purchase of the right to repayment of Redraws, the extension of Further Advances and Further Loans and the acquisition of Additional Home Loans by the Issuer;
- (iv) administer the Priority of Payments;
- (v) make the relevant entries in the Principal Deficiency Ledger;
- (vi) enter into the Derivative Contract(s) when required and make payments to the Derivative Counterparty;
- (v) administer the funding of the Reserve Fund and, if necessary, the Capital Reserve and the Arrears Reserve;
- (vii) make arrangements for the payment by the Issuer of interest and principal in respect of the Notes subject to terms of the Notes and the availability of funds;
- (viii) provide cash management services to the Issuer;
- (ix) arrange, maintain and make claims under the Insurance Contracts;
- (x) provide computer and information systems management services to the Issuer;
- (xi) provide general company secretarial and administrative services to the Issuer; and
- (xii) procure that the Issuer complies with all obligations imposed on it in terms of the Transaction Documents,

all on the terms and conditions set out in the Servicing and Standby Servicing Agreement.

For so long as the Servicer continues to be the Issuer's agent for the administration of the Home Loan Pool, it will be authorised to operate the Bank Accounts for these purposes, as agent for and on behalf of the Issuer, subject to the constraints set out in the Servicing and Standby Servicing Agreement. Payments under the Home Loans are in the majority of cases collected from Borrowers under a direct debiting system.

The Servicer is entitled to delegate its functions under the Servicing and Standby Servicing Agreement subject to certain conditions. The Servicer remains liable to the Issuer for the performance of those functions notwithstanding such delegation.

The Servicer is entitled to charge fees for its services under the Servicing and Standby Servicing Agreement payable on each Interest Payment Date, such fees to be limited to an amount equal to the Senior Servicing Fee and the Subordinated Servicing Fee, calculated on the average daily Principal Balance of the Home Loan Pool during the immediately preceding Collection Period or part thereof, as the case may be, inclusive of VAT.

The appointment of SAHL as Servicer may be terminated by the Issuer (with the consent of the Security SPV) on the happening of certain events of default or insolvency on the part of SAHL or pursuant to a breach by the Servicer of its obligations. The Servicer is entitled to resign on not less than 12 months' written notice. Under the Servicing and Standby Servicing Agreement, SBSA agrees to act as Standby Servicer and, if SAHL's appointment is terminated, to act as Servicer.

The Standby Servicer is entitled to charge a fee for its services as Standby Servicer under the Servicing and Standby Servicing Agreement payable on each Interest Payment Date, such fee to be limited to an amount equal to 0.02% per annum of the average daily Principal Balance of the Home Loan Pool during the immediately preceding Collection Period or part thereof, as the case may be, exclusive of VAT. Should the Standby Servicer assume the role of Servicer for whatever reason, the Standby Servicer shall be entitled to charge fees for its services under the Servicing and Standby Servicing Agreement payable on each Interest Payment Date, such fees to be limited to an amount equal to the Senior Servicing Fee, the Subordinated Servicing Fee and the Management Fee, respectively, calculated on the average daily Principal Balance of the Home Loan Pool during the immediately preceding Collection Period or part thereof, as the case may be, exclusive of VAT. The Management Fee shall be earned and shall accordingly become due in respect of each Interest Period only to the extent that on any Interest Payment Date cash is available for the payment of such fee in accordance with the Priority of Payments. In the event that insufficient cash is available for payment of all or part of any Management Fee on any Interest Payment Date, the Issuer shall not incur any obligation to pay that portion of the Management Fee in respect of which no cash is available on such Interest Payment Date.

If the Standby Servicer assumes the role of Servicer for whatever reason, the Standby Servicer shall be entitled to purchase, at fair market value, all machines and equipment belonging to the Servicer and dedicated to providing the Services, to obtain transfer or assignment from the Servicer of any third party contracts used to provide the Services (to the extent that such contracts are assignable) such as hardware and software maintenance and back-up contracts, disaster recovery contracts, system and applications software licences and equipment rental contracts and, a royalty free licence to use, on a non-exclusive basis, SAHL's proprietary software for the purposes only of the Standby Servicer providing the Services.

The Servicer has disaster recovery systems and back up arrangements in place. The current arrangements include nightly backups of all production data and additional discrete monthly backups, in each case to a secure offsite location. In the event of a "disaster" (for these purposes, any event which disrupts on-line availability for more than 48 consecutive hours), the Servicer software will be loaded on one or more computers in a secure offsite location. The completion of recovery is to take place within 48 hours.

The Servicer undertakes to use its reasonable endeavours to maintain those arrangements without material alteration. Any replacement arrangements which are materially different may not be entered into unless the Security SPV and the Standby Servicer have provided the Servicer with their prior written consent (not to be unreasonably withheld or delayed).

Neither the Servicer nor the Standby Servicer, in their capacity as such, is under any obligation to fund payments owed in respect of the Securitisation Scheme, absorb losses incurred in respect of the Home Loans transferred to the Issuer or otherwise to recompense investors for losses incurred in respect of the Securitisation Scheme.

On each Determination Date the Servicer is entitled, but not obliged, to pay into the Transaction Account an amount (a "**Servicer Advance**") equal to any instalments owing under a Home Loan but unpaid prior to such Determination Date, but only if the Servicer confirms in writing that, in its reasonable opinion, the failure of the Borrower to make timeous payment of the instalment is for non credit-related reasons and is not due to a lack of funds or an invalid refusal on the part of the Borrower to make that payment. The Issuer shall reimburse the Servicer Advances forthwith upon, but only to the extent that, such late instalments are paid by or on behalf of the relevant Borrower to the Issuer. Such amounts shall be paid as an Excluded Item from available funds in the Transaction

Account. The obligations of the Servicer in regard to the advance of Servicer Advances do not significantly extend beyond the salient features as disclosed in this Programme Memorandum and the Servicer will not support the Securitisation Scheme beyond such obligations within the meaning of the Securitisation Notice.

On the occurrence of a Notification Trigger Event, the Standby Servicer shall serve on each Borrower and, in the case of Home Loans under Employment Benefit Schemes, each Borrower's employer, a Payment Notice notifying each Borrower and, if applicable, each Borrower's employer of the transfer of all right, title and interest in and to the relevant Home Loan to the Issuer and advising the Borrower and, if applicable, the Borrower's employer to make payment of all amounts due and payable to the Issuer under the Home Loan into the Transaction Account (in the case of the Borrower) and into the Suspense Account (in the case of the Borrower's employer). The Standby Servicer shall serve the Payment Notice on each Borrower and, if applicable, each Borrower's employer by no later than (i) in respect of existing Home Loans in the Home Pool, 14 days after the Interest Payment Date following the occurrence of a Notification Trigger Event and (ii) in the case of a Home Loan acquired by the Issuer after the occurrence of a Notification Trigger Event, 14 days after the Interest Payment Date following the acquisition of such Home Loan.

In respect of the Home Loans, a bond preparation fee (termed an "**Initiation Fee**") is charged in respect of each mortgage, which is designed to cover SAHL's costs associated with processing each mortgage.

In terms of the National Credit Act, 34 of 2005, a lender may charge an Initiation Fee provided that such fee is disclosed to the Borrower prior to entering into the Home Loan Agreement.

---

## THE HOME LOAN POOL

---

*This Summary should be read in conjunction with the detailed information contained elsewhere in this Programme Memorandum. The other Transaction Documents (as defined in the section headed "Glossary of Defined Terms"), as amended, novated and/or substituted from time to time in accordance with their terms, shall be deemed to be incorporated in, and to form part of, this Programme Memorandum. Such documents are available for inspection by Noteholders, as provided for in the section headed "General Information". Words used in this section headed "The Home Loan Pool" shall bear the meanings as used in the section headed "Glossary of Defined Terms" and as defined elsewhere in this Programme Memorandum, except to the extent that they are separately defined in this section or the context otherwise requires.*

### **Origination procedures**

SAHL's lending policy is based on individual credit assessment of each application and is applied across the business lines. The process focuses on establishing evidence as to whether the applicant has the ability and willingness to pay the amounts contracted under a Home Loan Agreement. Each applicant's credit history is checked *via* a credit reference bureau and further screened using an in-house affordability matrix which gives weightings to individual characteristics, including demographic and financial data submitted by the applicant. In addition to credit quality and debt capacity of the applicants, an assessment of the underlying asset value is also conducted.

All valuations of properties securing approved Home Loans are conducted by independent valuation firms registered in terms of the Property Valuers Profession Act 47 of 2000. Each valuation is screened by SAHL. Valuations are audited through a process of second valuation instruction on a random sample basis.

The Home Loans comprise the following loans originated by SAHL in the ordinary course of its business -

- (i) Variable Home Loans, which are amortising, floating rate JIBAR-linked loans, the rate on which resets quarterly on 21 February, 21 May, 21 August and 21 November, and which have no future dated yield adjustments scheduled for such loans; and
- (ii) Edge Home Loans, which are floating rate JIBAR-linked loans, the rate on which resets quarterly on 21 February, 21 May, 21 August and 21 November, under which Borrowers have the option to pay, by instalment, only interest on the loans for the first three years of the loan's life. Thereafter, these loans will amortise over a 20 year period. For credit purposes, the Borrower is qualified based on an amortising instalment.

The Home Loans originated by SAHL on behalf of the Sellers are for immovable residential property (including sectional title property), situated in South Africa against the security of Indemnity Bonds registered over the Properties in favour of and in the name of the Guarantee Trust.

The SAHL home loan approval process is overseen by a central credit committee. The committee comprises at least one employee of SBSA and two members of SAHL executive management team. The committee is chaired by an external party and is responsible for setting and reviewing credit policy in line with the overall credit risk strategy and appetite approved by the board of SAHL IH. The responsibilities of this

committee include agreeing product criteria, lending guidelines and limits, and monitoring portfolio performance and trends. All limits assigned by the credit committee are approved by the board. A separate unit, the exception committee, comprising only members of SAHL senior management team, forms the operational arm of the credit committee, monitoring the day-to-day lending activities of the business. The credit committee has delegated credit limits to the exception committee and to credit management. The credit and exception committees therefore act within the limits of authority approved by the board.

SAHL originates home loans *via* its own sales agents located in its sales offices, *via* its inbound/outbound call centre located at its head office in La Lucia, KZN, as well as *via* web based applications. SAHL currently operates 19 sales offices with the main branches in the major metropolitan areas, including East Rand, West Rand, Johannesburg South, Fourways, Pretoria, Pretoria North, Cape Town and Durban, and smaller satellite branches which operate in and service areas such as Port Elizabeth, East London, Nelspruit, Bloemfontein, George, Somerset West, Pietermaritzburg, Richards Bay, Rustenburg, Witbank and KZN highway.

The SAHL client services centre and client services help desk operate from SAHL's head office located in La Lucia, KZN and serve as a contact point for servicing home loans.

Where an existing Home Loan is refinanced (switched) from another financial institution, the loan is described as a switch loan. The financing of Property not previously owned by the Borrower is described as a new purchase. A loan where 50% of the funds disbursed under the Home Loan Agreement will not contribute to repaying the Home Loan finance previously used to finance the Property is described as a refinanced loan.

### **Eligibility Criteria**

On origination of each Home Loan from time to time, the standard lending policy has been applied. The general criteria that each Home Loan must satisfy in order to qualify for acquisition by the Issuer, include, *inter alia*, the following -

Product:	Variable Home Loans and Edge Home Loans;
Type:	Residential (freehold or sectional title units in complexes of less than 10 storeys);
Maximum Term:	each Home Loan does not have a final repayment date later than the Interest Payment Date falling two years prior to the Final Redemption Date;
Minimum Committed Loan Amount:	ZAR50 000;
Maximum Committed Loan Amount:	ZAR3 000 000;
Security:	Indemnity Bond(s) all registered in favour of the Guarantee Trust (in each case including sectional title bonds), the Indemnity and any other collateral security;
Property:	Residential dwelling located in South Africa;
Applicant:	Individuals, companies, close corporations or trusts;
Fully Performing:	The Home Loan is Fully Performing as at the date of purchase by the Issuer;

Instalments:	At least one full instalment has been received;
Margin:	At least 250 basis points above the BASE Rate (as defined in the Home Loan Agreement);
LTV Ratio:	Less than or equal to 81%;
Age:	Over 18 years of age and under 75 years of age;
PTI Ratio:	Less than or equal to 31%;
Homeowner's Insurance:	Borrowers are required to take out and maintain homeowner's insurance cover;
Mortgage Reset Date:	Coincides with Note Reset Date.

In terms of the Home Loan Sale Agreement, SAHL warrants that at the Transfer Date of each Initial Home Loan, Additional Home Loan or Substitute Home Loan, and the Related Security in respect of such Initial Home Loan, Additional Home Loan or Substitute Home Loan, and upon the advance of each Further Loan -

- (i) the weighted average LTV Ratio of the Home Loan Pool following the purchase of Additional Home Loans or the advance of Further Loans does not exceed the weighted average LTV Ratio of the Initial Home Loan Pool by more than 1.0%;
- (ii) the weighted average PTI Ratio of the Home Loan Pool following the purchase of Additional Home Loans or the advance of Further Loans does not exceed the weighted average PTI Ratio of the Initial Home Loan Pool by more than 1.0%;
- (iii) following the purchase of Additional Home Loans or the advance of Further Loans, the percentage of the aggregate Principal Balance of Home Loans in the Home Loan Pool secured by non-owner occupied Properties does not exceed 15% of the aggregate Principal Balance of Home Loans in the Home Loan Pool;
- (iv) following the purchase of Additional Home Loans or the advance of Further Loans, the percentage of the aggregate Principal Balance of Home Loans in the Home Loan Pool advanced to self-employed Borrowers does not exceed 18% of the aggregate Principal Balance of Home Loans in the Home Loan Pool;
- (v) following the purchase of Additional Home Loans or the advance of Further Loans, the percentage of the aggregate Principal Balance of Edge Home Loans in the Home Loan Pool does not exceed 8% of the aggregate Principal Balance of Home Loans in the Home Loan Pool;
- (vi) following the the purchase of Additional Home Loans or advance of Further Loans, the Weighted Average Yield of the Home Loan Pool is at least 3.00% above JIBAR; and
- (vii) following the purchase of Additional Home Loans or the advance of Further Loans, the percentage of the aggregate Principal Balance of Home Loans in the Home Loan Pool with a term greater than 23.5 years does not exceed 8% of the aggregate Principal Balance of Home Loans in the Home Loan Pool.

### **Historical Data**

The statistical information representative of the characteristics of the portfolio of Home Loans identified for acquisition by the Issuer on each Issue Date will be set out in an annexure to the Applicable Pricing Supplement. Such information will be derived from

information supplied by each of the Sellers, which reflects the position as at the date(s) set out in such annexure. The characteristics of the Home Loan Pool as at the relevant Issue Date may differ from those set out in the annexure to the Applicable Pricing Supplement as a result of, *inter alia*, repayments of Home Loans prior to the relevant Issue Date.

### **Title to the Home Loan Pool**

The Initial Home Loan Pool consists of Home Loans originated by SAHL and governed by South African law. Legal title to all the Home Loans in the Initial Home Loan Pool is vested in the Issuer.

The Servicer is required by the Servicing and Standby Servicing Agreement to ensure the safe custody of the title deeds relating to the Home Loans and to provide the Security SPV with access to them at all reasonable times.

### **Warranties and Purchase**

The Home Loan Sale Agreement contains certain warranties given by Main Street 65, SAHL (in respect of The Thekwini Warehousing Conduit, Main Street 65 and itself) and SAHL IH (in respect of The Thekwini Warehousing Conduit, SAHL, Main Street 65 and itself) to the Issuer in relation to, among other things, the Initial Home Loans, the Additional Home Loans and the Substitute Home Loans transferred to the Issuer pursuant to the Home Loan Sale Agreement as at each relevant Transfer Date. The warranties do not relate to the future credit-worthiness of the Borrowers in terms of the Home Loan Agreements and do not relate to matters that do not fall within the control of Main Street 65, SAHL IH and SAHL.

No searches, enquiries or independent investigation of title have been or will be made by the Issuer or the Security SPV, each of whom is relying entirely on the warranties set out in the Home Loan Sale Agreement.

If there is an unremedied breach of any of the warranties set out in the Home Loan Sale Agreement then Main Street 65, SAHL IH or SAHL, as the case may be, will be obliged to pay the Issuer such damages as the Issuer may have suffered in connection with such breach of warranty. Alternatively, SAHL will be obliged to purchase or procure the purchase of the relevant Home Loan, Home Loan Agreement and Related Security for a consideration in cash equal to the outstanding principal and all other sums due or owing thereunder including accrued interest as at the date of purchase and pay to the Issuer such damages as the Issuer may have suffered in connection with such breach of warranty to the extent to which those damages have not been extinguished by that purchase. Payment of damages or performance of such purchase and payment of damages (if applicable) will be in full satisfaction of the liabilities of Main Street 65, SAHL IH or SAHL, as the case may be, in respect of the relevant breach. Alternatively, as consideration for such purchase, SAHL may elect to transfer or may procure that a nominee of SAHL will transfer another Home Loan originated by SAHL and complying with the Eligibility Criteria ("**Substitute Home Loan**") with an Adjusted Balance equal to or greater than the amount of such cash consideration provided however that the Substitute Home Loan complies with certain conditions set out in the Home Loan Sale Agreement. "**Adjusted Balance**" means, in respect of any Substitute Home Loan, the original principal amount advanced to the Borrower thereunder plus any Redraw and Further Advance and Further Loan made thereon less any Prepayment, Repayment, or payment of or in respect of any of the foregoing, plus accrued interest and any other charges and fees payable to the Home Loan lender relating to the Substitute Loan, prior to the date on which it is proposed such Substitute Home Loan be transferred to the Issuer.



The warranties of Main Street 65, SAHL IH and SAHL referred to above include warranties that, prior to making an advance to a Borrower, the Borrower complied in full with all the Credit Criteria.

Save as set out above, the Issuer has no right of recourse against SAHL, SAHL IH, Main Street 65, The Thekwini Warehousing Conduit or any other entity acting in a primary role, in respect of losses incurred in connection with the Home Loans after the transfer thereof in terms of the Securitisation Scheme.

#### **Sale of Home Loans by the Issuer to SAHL**

SAHL has an option to purchase (or to nominate a third party to purchase, which third party shall not be the Seller from whom the Issuer acquired the relevant Home Loan) from the Issuer one or more non-Performing Home Loans from time to time; provided that a Cumulative Loss Trigger Event shall not have occurred and be continuing.

#### **Enforcement Procedures**

SAHL has established procedures for managing loans which are in arrears, including early contact with Borrowers in order to find a solution to any financial difficulties they may be experiencing. The procedures permit discretion to be exercised by the appropriate officer of SAHL in many circumstances. These same procedures as from time to time varied with the consent of, *inter alia*, the Security SPV, are required to be used by the Servicer in respect of arrears arising on the Home Loans.

## **THE STANDBY SERVICER**

---

*This section should be read in conjunction with the detailed information contained elsewhere in this Programme Memorandum. The other Transaction Documents (as defined in the section headed "Glossary of Defined Terms"), as amended, novated and/or substituted from time to time in accordance with their terms, shall be deemed to be incorporated in, and to form part of, this Programme Memorandum. Such documents are available for inspection by Noteholders, as provided for in the section headed "General Information". Words used in this section headed "The Standby Servicer" shall bear the meanings as used in the section headed "Glossary of Defined Terms" and as defined elsewhere in this Programme Memorandum, except to the extent that they are separately defined in this section or the context otherwise requires.*

SBSA is regulated by the South African Reserve Bank and is an Authorised Financial Services Provider in terms of the Financial Advisory and Intermediary Services Act, 37 of 2002 and a Registered Credit Provider in terms of the National Credit Act, 34 of 2005. SBSA is a wholly owned subsidiary of Standard Bank Group Limited, which is listed on the JSE under the code "SBK". Full financial statements of SBSA are available on the website <http://www.standardbank.com> under the section entitled "Investor Relations".

In the event that SAHL is unable to meet its commitments as Servicer of the Issuer's portfolio, SBSA has undertaken to provide the necessary resources to be able to take over the administration of the Issuer's portfolio using SAHL's back-up systems and back-up hardware facilities. These arrangements would facilitate implementation of standby processing of client accounts within 30 days and all cash administration functions, including any immediate obligations of the Issuer to make interest and/or swap payments, within three days.

---

## ESTIMATED AVERAGE LIVES OF THE NOTES

---

*This section should be read in conjunction with, the detailed information contained elsewhere in this Programme Memorandum. The other Transaction Documents (as defined in the section headed "Glossary of Defined Terms"), as amended, novated and/or substituted from time to time in accordance with their terms, shall be deemed to be incorporated in, and to form part of, this Programme Memorandum. Such documents are available for inspection by Noteholders, as provided for in the section headed "General Information". Words used in this section headed "Estimated Average Lives of the Notes" shall bear the meanings as used in the section headed "Glossary of Defined Terms" and as defined elsewhere in this Programme Memorandum, except to the extent that they are separately defined in this section or the context otherwise requires.*

The average lives of the Notes cannot be predicted, as the actual rate of Repayments, Prepayments, Redraws, Further Advances and Further Loans under the Home Loans, and a number of other relevant factors, are unknown.

Calculations of the estimated average lives of the Notes can be made based on certain assumptions. For example, based on the assumption that -

- (i) the option to redeem the Notes in accordance with Condition 7.3.1 is exercised on the Coupon Step-Up Date and that the Issuer's ability to advance Redraws, Further Advances and Further Loans ends on the Coupon Step-Up Date;
- (ii) the Home Loans are subject to total repayments (net of Redraws and Further Advances) at annualised rates expressed as a percentage of the Principal Balances of the Home Loans assumed to fall into the range indicated below;
- (iii) total repayments on the Home Loans are expected to partially represent Repayments and partially Prepayments. The range within which the resulting annualised rate is assumed to fall will be set out in the Applicable Pricing Supplement;
- (iv) the rate of repayment on the Notes is assumed to equal the total repayment on the Home Loans (net of Redraws and Further Advances);
- (v) there are no enforcements of Related Security or Security after the Issue Date(s);
- (vi) no Home Loan is sold by the Issuer;
- (vii) no Notes are purchased by the Issuer;
- (viii) the Home Loans continue to be Fully Performing; and
- (ix) no Principal Deficiency arises.

Assumption (i) reflects the current intention of the Issuer but no assurance can be given that redemption of the Notes will occur as described.

Assumptions (ii) and (iii) state the annualised Repayment and Prepayment rates on the Home Loans. Each of these rates may substantially vary from one Interest Period to another.

Assumption (iv) states annualised repayment rates on the Notes before and after the Coupon Step-Up Date. Each of these rates may substantially vary from one Interest

Period to another. The annualised repayment rates on the Notes shown are purely illustrative and do not reflect the full range of possibilities for such rates.

Assumptions (v), (vi), (vii), (viii) and (ix) relate to circumstances which are not predictable.

The average lives of the Notes are subject to factors largely outside the control of the Issuer and consequently no assurance can be given that the above assumptions and estimates set out in the Applicable Pricing Supplement will prove in any way to be realistic. The estimated average lives must therefore be viewed with caution.

---

## **SETTLEMENT, CLEARING AND TRANSFERS**

---

*This section should be read in conjunction with the detailed information contained elsewhere in this Programme Memorandum. The other Transaction Documents (as defined in the section headed "Glossary of Defined Terms"), as amended, novated and/or substituted from time to time in accordance with their terms, shall be deemed to be incorporated in, and to form part of, this Programme Memorandum. Such documents are available for inspection by Noteholders, as provided for in the section headed "General Information". Words used in this section headed "Settlement, Clearing and Transfers" shall bear the meanings as used in the section headed "Glossary of Defined Terms" and as defined elsewhere in this Programme Memorandum, except to the extent that they are separately defined in this section or the context otherwise requires.*

### **Notes held in the Central Securities Depository**

#### *Clearing systems*

Each Tranche of Notes which is listed on the Interest Rate Market of the JSE and issued in uncertificated form, will be cleared through the Central Securities Depository which, as the operator of an electronic clearing system, has been appointed by the JSE to match, clear and facilitate the settlement of transactions concluded on the JSE. Each such Tranche of Notes will be issued, cleared and transferred in accordance with the Applicable Procedures and the Conditions. Each such Tranche of Notes will be settled through Participants who will comply with the electronic settlement procedures prescribed by the JSE and the Central Securities Depository. The Notes may be accepted for clearance through any additional clearing system as may be agreed between the JSE, the Issuer and the Dealer(s).

#### *Participants*

As at the Programme Date, the Participants which are approved by the JSE, in terms of the rules of the JSE, as settlement agents to perform electronic settlement of funds and scrip are the South African Reserve Bank, FirstRand Bank Limited, Nedbank Limited, The Standard Bank of South Africa Limited, Citibank N.A., South Africa branch, Standard Chartered Bank, Johannesburg branch and Société Générale, Johannesburg Branch. Euroclear Bank S.A./N.V., as operator of the Euroclear System and Clearstream Banking société anonyme will settle offshore transfers through their South African Participant.

### **Notes issued in uncertificated form**

The Issuer may, subject to Applicable Laws, issue Notes that are to be listed on the Interest Rate Market of the JSE in uncertificated form. The Issuer may also issue unlisted Notes under the Programme. Unlisted Notes are not regulated by the JSE. Notes issued in uncertificated form will not be represented by any certificate or written instrument.

With respect to Notes not listed on the Interest Rate Market of the JSE, the placement of such unlisted Notes may be reported through the JSE reporting system in order for the settlement of trades to take place in accordance with the electronic settlement procedures of the JSE and the Central Securities Depository. In such event, the Applicable Pricing Supplement will be delivered to the JSE and the Central Securities Depository. With respect to Notes not listed on the Interest Rate Market of the JSE, and not to be settled through the electronic settlement procedures of the JSE and the Central Securities Depository, no Applicable Pricing Supplement will be delivered to the JSE.

All transactions in uncertificated securities as contemplated in the Financial Markets Act will be cleared and settled in accordance with the Applicable Procedures. All the provisions relating to Beneficial Interests in the Notes held in the Central Securities Depository will apply to Notes issued in uncertificated form.

### **Beneficial Interests**

The Central Securities Depository will hold each Tranche of Notes issued in uncertificated form, subject to the Financial Markets Act and the Applicable Procedures. Each Tranche of Notes issued in uncertificated form, will be registered in the name of the Central Securities Depository's Nominee, and the Central Securities Depository's Nominee will be named in the Register as the sole Noteholder of such Tranche of Notes.

Accordingly, and except where the contrary is provided in the Conditions, all amounts to be paid and all rights to be exercised in respect of the Notes held in uncertificated form, will be paid to and may be exercised only by the Central Securities Depository's Nominee for the holders of Beneficial Interests in such Notes.

The Central Securities Depository maintains central securities accounts only for Participants.

The Participants are in turn required to maintain securities accounts for their clients. The clients of Participants may include the holders of Beneficial Interests in the Notes or their custodians. The clients of Participants, as the holders of Beneficial Interests or as custodians for such holders, may exercise their rights in respect of the Notes held by them in the Central Securities Depository only through their Participants.

In relation to each person shown in the records of the Central Securities Depository or the relevant Participant, as the case may be, as the holder of a Beneficial Interest in a particular Principal Amount of Notes, a certificate or other document issued by the Central Securities Depository or the relevant Participant, as the case may be, as to the Principal Amount of such Notes standing to the account of such person shall be *prima facie* proof of such Beneficial Interest.

Payments of interest and principal in respect of Notes held in uncertificated form, and registered in the name of the Central Securities Depository's Nominee, will be made in accordance with Condition 9 to the Central Securities Depository's Nominee, or such other registered holder of the uncertificated Notes as shown in the Register, and the Issuer will be discharged by proper payment to or to the order of the registered holder of the Certificate in respect of each amount so paid. The registered holder of such uncertificated Notes will in turn transfer such funds, *via* the Participants, to the holders of Beneficial Interests.

Each of the persons shown in the records of the Central Securities Depository and the relevant Participant, as the case may be, as the holders of Beneficial Interests will look solely to the Central Securities Depository's Nominee or the relevant Participant, as the case may be, for such person's share of such payment so made by the Issuer to, or to the order of, the registered holder of such Notes.

The Issuer will not have any responsibility or liability for any aspect of the records relating to, or payments made on account of, Beneficial Interests, or for maintaining, supervising or reviewing any records relating to such Beneficial Interests.

### *Transfers and exchanges*

Transfers of Beneficial Interests in the Central Securities Depository to and from clients of the Participants occur by electronic book entry in the central securities accounts of the

clients of the Participants. Transfers among Participants of Notes held in the Central Securities Depository system occur through electronic book entry in the Participants' central security accounts with the Central Securities Depository. Beneficial Interests may be transferred only in accordance with the Conditions and the rules and operating procedures for the time being of the Central Securities Depository, Participants and the JSE.

The Issuer shall regard the Register as the conclusive record of title to the Notes.

Beneficial Interests may be exchanged for Notes represented by Individual Certificates in accordance with Condition 13.1.

### **Individual Certificates**

The Notes represented by Individual Certificates will be registered in the name of the individual Noteholders in the Register of Noteholders.

Notes represented by Individual Certificates may be transferred only in accordance with the Conditions.

Payments of interest and principal in respect of Notes represented by Individual Certificates will be made in accordance with Condition 9 to the person reflected as the registered holder of such Individual Certificates in the Register at 17h00 (Johannesburg time) on the Record Date, and the Issuer will be discharged by proper payment to or to the order of the registered holder of the Certificate in respect of each amount so paid.

### **The BESA Guarantee Fund Trust**

Claims against the BESA Guarantee Fund Trust may only be made in respect of the trading of Notes listed on the Interest Rate Market of the JSE and in accordance with the rules of the BESA Guarantee Fund Trust.

---

## **SOUTH AFRICAN TAXATION**

---

*The comments below are intended as a general guide to the current position under the laws of South Africa. The contents of this section headed "South African Taxation" do not constitute tax advice and persons should consult their professional advisers.*

*This section should be read in conjunction with the detailed information contained elsewhere in this Programme Memorandum. The other Transaction Documents (as defined in the section headed "Glossary of Defined Terms"), as amended, novated and/or substituted from time to time in accordance with their terms, shall be deemed to be incorporated in, and to form part of, this Programme Memorandum. Such documents are available for inspection by Noteholders, as provided for in the section headed "General Information". Words used in this section headed "South African Taxation" shall bear the meanings as used in the section headed "Glossary of Defined Terms" and as defined elsewhere in this Programme Memorandum, except to the extent that they are separately defined in this section or the context otherwise requires.*

### **1 Securities Transfer Tax**

No securities transfer tax will be payable, in terms of the South African Securities Transfer Tax Act, 2007, in respect of either the issue of the Notes or on the subsequent transfer of the Notes on the basis that the Notes will not comprise a "security" as defined in section 1 of the Securities Transfer Tax Act.

### **2 Tax residence and controlled foreign companies**

South African ("**SA**") tax implications for Noteholders will depend, to a large extent, on the tax residence status of a Noteholder, including whether a foreign Noteholder would be regarded as a controlled foreign company. These concepts are discussed below.

#### **2.1 Natural persons**

A natural person will be a SA tax resident if he or she is "ordinarily resident" in South Africa or, if not "ordinarily resident" in South Africa, was physically present in South Africa for certain prescribed periods in the five tax years prior to and during the tax year in question ("**physical presence test**"). These periods amount to at least 91 days in each year of assessment and an aggregate of 915 days during those five preceding years of assessment. A natural person, not "ordinarily resident" in South Africa but who meets the "physical presence test", who is physically absent from South Africa for a continuous period of 330 days from the day immediately after the date on which such person ceases to be physically present in South Africa is deemed to have been a non-SA tax resident from the day on which the person ceased to be physically present in South Africa.

The above residence rules are subject to a provision that prescribes that, even if a person would be a SA tax resident in terms of the above rules, that person will not be so resident, and in fact will rather be a non-resident, if the person concerned is deemed to be exclusively a resident of another country for purposes of a double taxation agreement entered into by South Africa and the other jurisdiction.



## 2.2 **Persons other than natural persons**

A person other than a natural person will be a SA tax resident if it is incorporated, established or formed in South Africa or has its place of "effective management" in South Africa.

The tax treaty override also applies to persons other than natural persons, so that a person, even if tax resident in South Africa in terms of the above rules, would not be so resident if its treaty residence is determined to be in a jurisdiction other than South Africa in terms of a tax treaty entered into between South Africa and the other jurisdiction.

## 2.3 **Controlled foreign companies**

If any non-resident association, corporation, company, arrangement or scheme which falls within the definition of a company (a "**foreign company**") in which SA tax residents hold more than 50% of the participation rights or can exercise, directly or indirectly, more than 50% of the voting rights in that foreign company (a "**CFC**"), a proportionate amount of the net income and capital gains of the CFC will be included in the income of such SA tax residents, subject to certain exclusions. The rules applicable to SA residents and non-residents should be read in the context of the CFC rules, where applicable.

## 3 **Income Tax: interest**

### 3.1 **Nature of any original issue discount or premium**

Any original issue discount to the face value of the Notes will be treated as interest for tax purposes and will be deemed to accrue to the Noteholder on a day-to-day basis until maturity or until such time as such Noteholder disposes of its beneficial interest in the Note. The amount to be included in the Noteholder's taxable income is normally calculated on a yield to maturity basis.

Any original issue premium will be added to the face value of the Notes to determine the initial amount which will be used to determine the interest which is deemed, under Section 24J of the Income Tax Act, 1962, to have been incurred or to have accrued in respect of the Notes.

### 3.2 **Tax on interest on Notes**

Under current taxation law in South Africa -

- (a) a person who is tax resident in South Africa will, subject to any available exemptions, be taxed on their worldwide income including all interest on the Notes; and
- (b) a person not tax resident in South Africa will be exempt from tax in South Africa on any interest received or accrued on the Notes, unless that person -
  - (i) is a natural person who was physically present in South Africa for a period exceeding 183 days in aggregate in the tax year; or
  - (ii) at any time during this tax year carried on business through a permanent establishment in South Africa.

From 1 January 2015, a 15% withholding tax on interest will ordinarily apply in relation to interest received by or accrued to Noteholders, subject to any available tax treaty relief, and provided the interest is not subject to normal tax in terms of the rule explained above. The withholding tax will also not apply to Noteholders who are controlled foreign companies. As the Notes are listed, the interest on the Notes will, however, be exempt from the withholding tax on interest.

#### **4 Profits on disposal other than interest**

Any subsequent disposal of the Notes by a Noteholder who is resident in South Africa prior to their redemption may be subject to Capital Gains Tax, where applicable.

Capital gains are taxable at normal tax rates, but in the case of a natural person only one-third of the gain is taxable, and in the case of companies and trusts, two-thirds of the capital gain is taxable.

Noteholders who are not tax resident in South Africa will generally not be subject to capital gains tax (if any) on the disposal of Notes unless the Notes are assets of a trading permanent establishment of such non-resident located in South Africa.

For Noteholders who hold the Notes for speculative purposes, profits not already forming part of interest (being a discount or premium, as discussed above) will attract income tax for Noteholders who are SA tax residents and for those non-residents who derive these profits from a SA source, in which case treaty relief may be available for non-resident Noteholders not having a permanent establishment in South Africa.

#### **5 Value-Added Tax**

No value-added tax ("**VAT**") is payable on the issue or transfer of the Notes. Notes constitute "debt securities", the issue, allotment, drawing, acceptance, endorsement or transfer of ownership of which is a financial service, which is exempt from VAT.

Commissions, fees or similar charges raised for the facilitation of these services will be subject to VAT at the standard rate (currently 14%), except where the recipient is a non-resident for tax purposes, in which case a zero rate may apply.

---

## **EXCHANGE CONTROL**

---

*This section should be read in conjunction with the detailed information contained elsewhere in this Programme Memorandum. The other Transaction Documents (as defined in the section headed "Glossary of Defined Terms"), as amended, novated and/or substituted from time to time in accordance with their terms, shall be deemed to be incorporated in, and to form part of, this Programme Memorandum. Such documents are available for inspection by Noteholders, as provided for in the section headed "General Information". Words used in this section headed "Exchange Control" shall bear the meanings as used in the section headed "Glossary of Defined Terms" and as defined elsewhere in this Programme Memorandum, except to the extent that they are separately defined in this section or the context otherwise requires.*

The comments below are intended as a general guide to the current position under the Exchange Control Regulations, 1961 as promulgated under the Currency and Exchanges Act, 1933, as amended, (the "**Regulations**") and are not a comprehensive statement of the Regulations. The information below is not intended as advice and it does not purport to describe all of the considerations that may be relevant to a prospective subscriber for, or purchaser of any Notes. Prospective subscribers for, or purchasers of any Notes who are non-South African residents or who are emigrants from the Common Monetary Area are urged to seek further professional advice in regard to the subscription for, or purchase of any Notes.

### **Non-South African Resident Noteholders and Emigrants from the Common Monetary Area**

Dealings in the Notes, the performance by the Issuer of its obligations under the Notes and the performance by the Security SPV of its obligations under the Guarantee, may be subject to the Regulations.

### **Blocked Rand**

Blocked Rand may be used for the subscription for or purchase of Notes. Any amounts payable by the Issuer in respect of the Notes subscribed for or purchased with Blocked Rand may not, in terms of the Regulations, be remitted out of South Africa or paid into any non-South African bank account.

### **Emigrants from the Common Monetary Area**

Any individual Certificates issued to Noteholders who are emigrants from the Common Monetary Area will be endorsed "emigrant". Such restrictively endorsed individual Certificates will be deposited with an authorised foreign exchange dealer controlling such emigrant's blocked assets.

In the event that a Beneficial Interest in Notes is held by an emigrant from the Common Monetary Area through the Central Securities Depository and its relevant Participants, the securities account of such emigrant will be designated as an "emigrant" account.

Any payments of interest and/or principal due to an emigrant Noteholder will be deposited into such emigrant's Blocked Rand account, as maintained by an authorised foreign exchange dealer. The amounts are not freely transferable from the Common Monetary Area and may only be dealt with in terms of the Regulations.

### **Non-residents of the Common Monetary Area**

Any individual Certificates issued to Noteholders who are not resident in the Common Monetary Area will be endorsed "non-resident". In the event that a Beneficial Interest in Notes is held by a non-resident of the Common Monetary Area through the Central Securities Depository and its relevant Participants, the securities account of such Noteholder will be designated as a "non-resident" account.

It will be incumbent on any such non-resident to instruct the non-resident's nominated or authorised dealer in foreign exchange as to how any funds due to such non-resident in respect of Notes are to be dealt with. Such funds may, in terms of the Regulations, be remitted abroad only if the relevant Notes are acquired with foreign currency introduced into South Africa and provided that the relevant Certificate or securities account is designated "non-resident".

For the purposes of these paragraphs: the **Common Monetary Area** comprises South Africa, the Republic of Namibia, the Kingdom of Lesotho and the Kingdom of Swaziland; **Blocked Rand** means funds which may not be remitted out of South Africa or paid into a non-South African resident's bank account.

---

## **SUBSCRIPTION AND SALE**

---

*This section should be read in conjunction with the detailed information contained elsewhere in this Programme Memorandum. The other Transaction Documents (as defined in the section headed "Glossary of Defined Terms"), as amended, novated and/or substituted from time to time in accordance with their terms, shall be deemed to be incorporated in, and to form part of, this Programme Memorandum. Such documents are available for inspection by Noteholders, as provided for in the section headed "General Information". Words used in this section headed "Subscription and Sale" shall bear the meanings as used in the section headed "Glossary of Defined Terms" and as defined elsewhere in this Programme Memorandum, except to the extent that they are separately defined in this section or the context otherwise requires.*

In terms of (and subject to) the Programme Agreement, SBSA has been appointed as a Dealer on an ongoing basis for the duration of the Programme. The Issuer may appoint one or more Dealers for a specific issue of one or more Tranches of Notes or on an ongoing basis.

In terms of (and subject to) the Programme Agreement, the Issuer may from time to time agree with any Dealer(s) to issue, and any Dealer(s) may agree to place, one or more Tranches of Notes.

### **Republic of South Africa**

Prior to the issue of any Tranche of Notes under the Programme by the Issuer, each Dealer for that Tranche of Notes will be required to represent and agree that it will not solicit any offers for subscription for or sale of the Notes in that Tranche of Notes, and will itself not sell Notes, in South Africa, in contravention of the Companies Act, the Banks Act, 1990, the Exchange Control Regulations and/or any other applicable laws or regulations of South Africa in force from time to time. In particular, without limitation, the Programme Memorandum does not, nor is it intended to, constitute a prospectus (as that term is defined in the Companies Act) and each Dealer will be required to represent and agree that it will not make "an offer to the public" (as that term is defined in the Companies Act) of any of the Notes in that Tranche of Notes (whether or subscription or sale) and any regulations promulgated thereunder. Notes will not be offered for subscription to any single addressee for an amount of less than ZAR1 000 000.

### **United States of America**

The Notes have not been and will not be registered under the United States Securities Act, 1933, as amended (the "**Securities Act**") and may not be offered or sold within the United States or to, or for the account of or benefit of, U.S. persons except in certain transactions exempt from the registration requirements of the Securities Act. Terms used in this paragraph have the meanings given to them by Regulation S under the Securities Act.

Prior to the issue of any Tranche of Notes under the Programme by the Issuer, each Dealer for that Tranche of Notes will be required to represent and agree that -

- (i) the Notes in that Tranche have not been and will not be registered under the Securities Act and may not be offered or sold within the United States or to, or for the account of or benefit of, U.S. persons except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the Securities Act;

- (ii) it has not offered or sold or delivered any Notes in that Tranche, and will not offer or sell or deliver any Notes in that Tranche (i) as part of their distribution at any time or (ii) otherwise until 40 days after completion of the distribution, as determined and certified by the Dealer or, in the case of an issue of such Notes on a syndicated basis, the relevant Lead Manager, of all Notes of the Tranche of which such Notes are a part, within the United States or to, or for the account or benefit of, U.S. persons;
- (iii) it will send to each dealer to which it sells any Notes in that Tranche during the distribution compliance period a confirmation or other notice setting forth the restrictions on offers and sales of such Notes within the United States or to, or for the account or benefit of, U.S. persons; and
- (iv) it, its affiliates and any persons acting on its or any of its affiliates behalf have not engaged and will not engage in any directed selling efforts with respect to the Notes in that Tranche and it, its affiliates and any persons acting on its or any of its affiliates' behalf have complied and will comply with the offering restrictions requirements of Regulation S.

Until 40 days after the commencement of the offering of a Series of Notes, an offer or sale of such Notes within the United States by any dealer (whether or not participating in the offering) may violate the registration requirements of the Securities Act if such offer or sale is made otherwise than in accordance with an exemption from registration under the Securities Act.

### **United Kingdom**

Prior to the issue of any Tranche of Notes under the Programme by the Issuer, each Dealer for that Tranche of Notes will be required to represent and agree that -

- (i) it has not offered or sold, and prior to the expiry of a period six months from the Issue Date in respect of each Tranche of Notes will not offer or sell, any Notes in that Tranche to persons in the United Kingdom, except to persons whose ordinary activities involve them in acquiring, holding, managing or disposing of investments (as principal or agent) for the purposes of their businesses or in circumstances which have not resulted and will not result in an offer to the public in the United Kingdom within the meaning of the Public Offers of Securities Regulations, 1995 of the United Kingdom;
- (ii) it has complied with and will comply with all applicable provisions of the Financial Services and Markets Act, 2000 (the "**FSMA**") with respect to anything done by it in relation to the Notes in that Tranche in, from or otherwise involving the United Kingdom; and
- (iii) it has only communicated or caused to be communicated and will only communicate or cause to be communicated any invitation or inducement to engage in investment activity (within the meaning of section 21 of the FSMA) received by it in connection with the issue or sale of any Notes in that Tranche in circumstances in which section 21(1) of the FSMA does not apply to the Issuer.

### **European Economic Area**

In relation to each Member State of the European Economic Area which has implemented the prospectus directive (each, a "**Relevant Member State**"), each of the Issuer and Dealer(s) has represented and agreed that, with effect from and including the date on which the prospectus directive is implemented in that Relevant Member State (the "**Relevant Implementation Date**"), it has not made, and will not make an offer of

Notes to the public in that Relevant Member State except that it may, with effect from and including the Relevant Implementation Date, make an offer of Notes to the public in that Relevant Member State -

- (a) if the applicable final terms in relation to the Notes specify that an offer of those Notes may be made other than pursuant to Article 3(2) of the Prospectus Directive in that Relevant Member State (a "**Public Offer**"), following the date of publication of a prospectus in relation to those Notes which has been approved by the competent authority in that Relevant Member State in accordance with the Prospectus Directive or, where appropriate, approved in another Relevant Member State and notified to the competent authority in that Relevant Member State, provided that any such prospectus has subsequently been completed by the applicable final terms contemplating such Public Offer, in accordance with the Prospectus Directive, in the period beginning and ending on the dates specified in such prospectus or such final terms, as applicable and the issuer has consented in writing to its use for the purpose of that Public Offer;
- (b) at any time to legal entities which are authorised or regulated to operate in the financial markets or, if not so authorised or regulated, whose corporate purpose is solely to invest in securities;
- (c) at any time to fewer than 100 or, if the relevant Member State has implemented the relevant provision of the 2010 PD Amending Directive, 150, natural or legal persons (other than qualified investors as defined in the Prospectus Directive) subject to obtaining the prior consent of the relevant Dealer(s) nominated by the Issuer for any such offer; or
- (d) at any time in any other circumstances which do not require the publication by the Issuer of a prospectus pursuant to Article 3 of the prospectus directive,

provided that no such offer of Notes referred to in (b) and (d) above shall require the Issuer or Dealer(s) to publish a prospectus pursuant to Article 3 of the Prospective Directive or supplement a prospectus pursuant to Article 16 of the Prospective Directive.

For the purposes of this provision, the expression an "*offer of Notes to the public*" in relation to any Notes in any Relevant Member State means the communication in any form and by any means of sufficient information on the terms of the offer and the Notes to be offered so as to enable an investor to decide to purchase or subscribe for the Notes, as the same may be varied in that Member State by any measure implementing the prospectus directive in that Member State and the expression "**Prospectus Directive**" means Directive 2003/71/EC (and amendments thereto including the 2010 PD Amending Directive to the extent implemented in the Relevant Member State) and includes any relevant implementing measure in each Relevant Member State.

## **General**

Prior to the issue of any Tranche of Notes under the Programme, each Dealer for that Tranche of Notes will be required to represent and agree that it will (to the best of its knowledge and belief) comply with all applicable laws and regulations in force in each jurisdiction in which it purchases, subscribes or procures subscriptions for, offers or sells Notes in that Tranche or has in its possession or distributes the Programme Memorandum and will obtain any consent, approval or permission required by it for the purchase, subscription, offer or sale by it of Notes in that Tranche under the laws and regulations in force in any jurisdiction to which it is subject or in which it makes such purchases, subscriptions, offers or sales.

Each Dealer for a Tranche of Notes will be required to represent and agree that it will comply with such other or additional restrictions in relation to that Tranche of Notes as the Issuer and such Dealer agree and as are set out in the Applicable Pricing Supplement.

Neither the Issuer nor any of the Dealers represent that Notes may at any time lawfully be subscribed for or sold in compliance with any applicable registration or other requirements in any jurisdiction or pursuant to any exemption available thereunder or assumes any responsibility for facilitating such subscription or sale.



## **GENERAL INFORMATION**

---

*This section should be read in conjunction with the detailed information contained elsewhere in this Programme Memorandum. The other Transaction Documents (as defined in the section headed "Glossary of Defined Terms"), as amended, novated and/or substituted from time to time in accordance with their terms, shall be deemed to be incorporated in, and to form part of, this Programme Memorandum. Such documents are available for inspection by Noteholders, as provided for below. Words used in this section headed "General Information" shall bear the meanings as used in the section headed "Glossary of Defined Terms" and as defined elsewhere in this Programme Memorandum, except to the extent that they are separately defined in this section or the context otherwise requires.*

### **Authorisation**

All consents, approvals, authorisations or other orders of all regulatory authorities required by the Issuer under the laws of South Africa have been given for the issue of Notes and for the Issuer to undertake and perform its respective obligations under the Programme Agreement and the Notes. As at the date of this Programme Memorandum, no approval from the Exchange Control Department of the South African Reserve Bank is required for the establishment of the Programme or this Programme Memorandum.

### **Banks Act, 94 of 1990 (as amended)**

The Registrar of Banks has confirmed in writing that the Issuer is authorised to issue commercial paper up to an amount of ZAR4 000 000 000 pursuant to a Securitisation Scheme in terms of paragraph 14(1)(b)(ii) of the Securitisation Notice. The Issuer will obtain the prior written authorisation of the Registrar of Banks to issue commercial paper in excess of ZAR4 000 000 000 but up to the Programme Limit.

Compliance with the provisions of the Securitisation Notice, including any revisions thereof, remains the responsibility of the Issuer.

The Issuer shall deliver a copy of the final Programme Memorandum to the Registrar of Banks as soon as practical after its publication. A copy of the auditor's report has been delivered to the Registrar of Banks, as required.

### **Listing**

This Programme has been registered by the JSE. Notes to be issued under the Programme may be listed on the Interest Rate Market of the JSE or any successor exchange and/or such other or further exchange(s) as may be agreed between the Issuer and the Dealer(s) and subject to any relevant ruling law. Unlisted Notes may also be issued. Unlisted Notes are not regulated by the JSE.

### **Clearing systems**

The Notes have been accepted for clearance through the Central Securities Depository, which forms part of the clearing system of the Debt Securities Market of the JSE and may be accepted for clearance through any additional clearing system as may be agreed between the JSE, the Issuer, SAHL and the Dealer.

## Participants

As at the date of this Programme Memorandum, the Participants who are Participants recognised by the JSE are, amongst others, the South African Reserve Bank, FirstRand Bank Limited, Nedbank Limited, SBSA, Citibank N.A., South Africa branch, Standard Chartered Bank, Johannesburg branch and Société Générale, Johannesburg branch. Euroclear Bank S.A./N.V., as operator of the Euroclear System and Clearstream Banking société anonyme will settle offshore transfers through their South African Participants.

## Material change

The Issuer has not traded at all since the date of its incorporation and registration on 30 May 2014 and no transactions have occurred from the date of incorporation to the date of this Programme Memorandum and therefore there was no material change. This statement has not been verified or confirmed by the auditors of the Issuer.

## Litigation

The Issuer (whether as defendant or otherwise) is not engaged in any legal, arbitration, administration or other proceedings other than those disclosed in this Programme Memorandum, if any, the results of which might have or have had a significant effect on the financial position or the operations of the Issuer, nor is it aware of any such proceedings being threatened or pending.

## Auditors


Deloitte & Touche are the present auditors of the Issuer.

## Documents


So long as any Note remains outstanding, a copy of this Programme Memorandum and each of the documents referred to in the section of this Programme Memorandum headed "*Documents Incorporated by Reference*" will be available for inspection during normal office hours after the date of this Programme Memorandum, at the offices of the Servicer, situated at 2 Milkwood Crescent, Milkwood Park, La Lucia Ridge, La Lucia, KwaZulu Natal, 4051.

A copy of this Programme Memorandum, any other supplement to this Programme Memorandum and each Applicable Pricing Supplement are available on the JSE's website, [www.jse.co.za](http://www.jse.co.za) as well as the Servicer's website, [www.sahomeloans.com](http://www.sahomeloans.com).

Signed at FUOVO on behalf of The Thekwini Fund 12 (RF) Limited

  
\_\_\_\_\_  
Director  
Date 23-09-2014

Signed at SANDTON on behalf of The Thekwini Fund 12 (RF) Limited

  
\_\_\_\_\_  
Director  
Date 23-09-2014

---

## **CORPORATE INFORMATION**

---

### **ISSUER**

**The Thekwini Fund 12 (RF) Limited**  
(Registration number 2014/106401/06)

2 Milkwood Crescent  
Milkwood Park  
La Lucia Ridge  
La Lucia  
KwaZulu Natal, 4051  
P O Box 3918  
Durban, 4000  
Contact: Ms Ursula Schei

### **ARRANGER, LEAD MANAGER, DEALER AND DEBT SPONSOR**

**The Standard Bank of South Africa Limited**

(Registration number 1962/000738/06)  
3<sup>rd</sup> Floor, East Wing  
30 Baker Street  
Rosebank  
Johannesburg, 2001  
P O Box 61344  
Marshalltown, 2107  
Contact: Mr Mike Brunke

### **TRANSFER SECRETARY, SERVICER AND CALCULATION AGENT**

**SA Home Loans Proprietary Limited**

(Registration number 2006/035436/07)  
2 Milkwood Crescent  
Milkwood Park  
La Lucia Ridge  
La Lucia  
KwaZulu Natal, 4051  
P O Box 3918  
Durban, 4000  
Contact: Ms Ursula Schei

### **SETTLEMENT AGENT**

**The Standard Bank of South Africa Limited**

(Registration number 1962/000738/06)  
25 Sauer Street  
Johannesburg, 2001  
P O Box 2453  
Johannesburg, 2000  
Contact: Ms Mary Naidoo

**REDRAW FACILITY PROVIDER**

**The Standard Bank of South Africa Limited**

(Registration number 1962/000738/06)

3<sup>rd</sup> Floor, East Wing

30 Baker Street

Rosebank Johannesburg, 2001

P O Box 61344

Marshalltown, 2107

Contact: Mr Mike Brunke

**ATTORNEYS TO ARRANGER AND DEALER**

**Werksmans Inc**

155 – 5<sup>th</sup> Street

Sandown

Sandton, 2196

Private Bag 10015

Sandton, 2146

Contact: Mr Richard Roothman/Ms Tracy-Lee Janse van Rensburg

**AUDITORS TO ISSUER**

**Deloitte & Touche**

Deloitte & Touche Place

2 Pencarrow Crescent

Pencarrow Park

La Lucia Ridge Office Estate

La Lucia, 4051

Private Bag X6

Gallo Manor, 2052

Contact: Mr Andre Pottas

**SECURITY SPV**

**The Thekwini Fund 12 Security SPV (RF) Proprietary Limited**

(Registration number 2014/807601/07)

c/o Maitland Group South Africa Limited

1st Floor, 32 Fricker Road

Illovo

2196

Contact: Mr David Towers

**LEGAL ADVISOR TO THE ISSUER**

**Forster Attorneys**  
South Building, Compass Gardens  
15 Old Main Road  
Gillitts  
3610  
PO Box 1021  
Gillitts, 3603  
Contact: Mr Justin Forster