



PRECINCT FUNDING 1 (RF) LIMITED

Investor Report Date	31-Jan-2016	Determination Date:	31-Dec-2015	Interest Payment Date	27-Jan-2016
Asset Class: Commercial Mortgage Backed Securitisation					

LIABILITIES

Note Class	Class A1	Class A2	Class A3	Class B	Class C	Class D
ISIN Code	ZAG000104191	ZAG000104209	ZAG000104217	ZAG000104225	ZAG000104233	ZAG000104241
Initial Tranching	24.72%	24.72%	26.97%	13.48%	4.49%	5.62%
Legal Final Maturity	2028/01/27	2028/01/27	2028/01/27	2028/01/27	2028/01/27	2028/01/27
Step up call Date	2018/01/27	2018/01/27	2018/01/27	2018/01/27	2018/01/27	2018/01/27
Rating [Original // Current]	A1/Aaa.za // A1/Aaa.za	A1/Aaa.za // A1/Aaa.za	A1/Aaa.za // A1/Aaa.za	A3/Aa2.za // A3/Aa2.za	Baa3/A2.za // Baa3/A2.za	Ba3/Baa2.za // Ba3/Baa2.za
Credit Enhancement %	32.00%	32.00%	32.00%	20.00%	16.00%	11.00%
Initial Notes Aggregate Principal Outstanding Balance	550 000 000	550 000 000	600 000 000	300 000 000	100 000 000	125 000 000
Redemptions per Note	550 000 000	227 886 571	-	-	-	-
Loss On Tranche	Nil	Nil	Nil	Nil	Nil	Nil
Principal Outstanding Balance End of Period	-	322 113 429	600 000 000	300 000 000	100 000 000	125 000 000
Current Tranching	0.00%	14.48%	26.97%	13.48%	4.49%	5.62%
Reference Rate	3m Jibar	3m Jibar	3m Jibar	3m Jibar	3m Jibar	3m Jibar
Interest Margin (BPS)	1.05%	1.25%	1.34%	1.54%	2.40%	2.60%
Current 3m Jibar Rate (27 July 2015)	6.31%	6.31%	6.31%	6.31%	6.31%	6.31%
Total Rate	7.36%	7.56%	7.65%	7.85%	8.71%	8.91%
Step up rate (BPS)	1.420%	1.690%	1.810%	2.080%	3.240%	3.510%
Interest Days	92	92	92	92	92	92
Interest Payment	-	6 136 358	11 566 290	5 934 378	2 194 893	2 806 630
Cumulative Interest Shortfall	Nil	Nil	Nil	Nil	Nil	Nil
Unpaid Interest (Accrued in Period)	Nil	Nil	Nil	Nil	Nil	Nil

Subordinated loans	Sub loan
Initial Notes Aggregate Principal Outstanding Balance	275 000 000
Redemptions this period	-
Loss taken against the Sub Loans	-
Principal Outstanding Balance End of Period	275 000 000
Unpaid Interest	7 282 739.07

Liquidity Reserve	Opening Balance	Redemption / Unwind	Closing Balance	Required Level
	110 926 211	(9 628 271)	101 297 940	101 297 940

Redraw Reserve	Opening Balance	Redemption / Unwind	Closing Balance	Target Level
	284 769 162	23 275 255	261 493 906	625 000 000
			261 493 906	

Arrears Reserve	Arrears Reserve Required Amount	Current amount	Unprovided due to Shortage of Funds	Annualised Default Rate	Breach
	-	-	-	-	N

Principal Redemption Calculation	
Principal Collections	76 762 376
Written off loans	-
Balance on PDL Ledger	-
Potential Redemption Amount	76 762 376

Principal Deficiency	
Total Notes Outstanding	1 722 113 429
Class A1	-
Class A2	322 113 429
Class A3	600 000 000
Class B	300 000 000
Class C	100 000 000
Class D	125 000 000
Subloans	275 000 000
Redemption of Notes	86 390 647
Performing Loan Agreements	1 280 368 201
All loan Agreements	1 280 368 201
Defaulted Loan Agreements	-
Total Reserves	489 734 187
Liquidity Reserve	101 297 940
Arrears Reserve	-
Redraw Reserve	261 493 906
Permitted Investments	126 942 340
Principal Deficiency	-

Principal Deficiency Ledger Reconciliation	
Defaulted Loans	-
Arrears Reserve Provision	-
Revenue Reserves applied in Note Redemption	-

Source of Funds available for Payments	
Revenue	513 009 442
Yield on Commercial Mortgage Assets	29 687 709
Payments from Interest Rate Hedge Provider	-
Reinvestment Income - From GIC Provider	10 863 985
	40 551 693
Principal	73 847 507
Scheduled Amortisation	73 847 507
Unscheduled Prepayments	2 914 869
Principal Recoveries from Defaulted Assets	-
	76 762 376
Releases from Reserve Funds	110 926 211
Drawings on Liquidity Reserve Fund	110 926 211
Drawings on Arrears Reserve Fund	-
Drawings on Redraw Reserve Fund	284 769 162
Drawings on Warehouse Reserve Fund	-
Drawings on Permitted Investments	-
	395 695 372

Combined Revenue & Principle Ledger Application of Funds	
	(513 009 442)
Senior Fees and Expenses	(433 907)
Liquidity Facility Interest & Fees	-
Swap Payments	(7 441)
Interest on A Notes	(17 702 648)
Interest on B, C and D Notes	(10 935 901)
Liquidity Provider / Liquidity Reserve Fund	(101 297 940)
Build Up/Replenishment of Arrears Reserve Fund	-
Build Up/Replenishment of Redraw Reserve	(261 493 906)
Further Advances	(23 275 255)
Principal on redeeming notes	(86 390 647)
Derivative termination Amounts	-
Additional Issuer Expenses	(32 512)
Interest and Principal on Sub Loan	(11 439 284)
Dividends on Preference shares	-
Permitted Investments	-

SWAP Information	
SWAP Provider	Nedbank
Moody's Rating of Provider	A3/P2
Counterparty Rating Trigger	A3/P2
Type of Swap	Basis (Prime for Jibar)
Notional Balance	1 656 147 379
Margin	3.375%
SWAP Calculation:	
Interest Paid	26 566 418.92
Interest Received	26 332 108.09
Rate Paid	6.38%
Rate Received	6.31%

Excess Spread Calculation			
	Amount	% of Outstanding Notes	
Interest received on Mortgages	29 687 709		1.72%
Interest received on Cash Reserves	10 863 985		0.63%
Swap	-		0.00%
Senior Expenses	433 907		0.03%
Note Interest	(28 638 550)		-1.66%
Net excess spread after Senior Expenses	12 347 050		0.72%

Repayment Statistics	
Mortgage repayment level for the period	6.00%
Annualised repayment profile	23.79%

ASSETS

PORTFOLIO INFORMATION

Balances - At Closing							
	2 593 647 330	Concentration	OLTV	CLTV	DSCR	Margin to Prime	Current Rate
Total			62.3%	53.1%	2.0	-0.65%	7.85%
Weighted Average			58.2%	49.1%	1.8	-0.56%	7.94%
Average	14 902 663	0.7%	103.8%	83.8%	7.3	0.50%	9.00%
Max	85 093 731	3.4%	12.2%	11.3%	1.0	-1.85%	6.65%
Min	3 833 890	0.2%					
# loans	168						
# Properties	218						
# Counterparts / Borrowers	152						

Balances - At Reporting Date							
	1 286 461 141	Concentration	OLTV	CLTV	DSCR	Margin to Prime	Current Rate
Total			53.1%	44.0%	1.7	-0.54%	9.21%
Weighted Average			49.1%	33.9%	1.8	-0.53%	9.22%
Average	8 142 159	0.6%	83.8%	76.5%	12.8	0.50%	10.25%
Max	46 198 178	3.59%	11.3%	0.0%	0.0	-1.75%	8.00%
Min		0.0%					
# loans	158						
# Properties	168						
# Borrowers	127						

Reconciliation of the movement during the period

	Current	Number ⁽³⁾	Amount	Limit	Available
Total Pool at Beginning of Period	Sep 2015	1 333 343 236			181
Payments					
Scheduled repayments	(103 535 216)	158			
Unscheduled repayments	(2 914 869)	6			
Settlements	-	-			
Foreclosure Proceeds	-	-			
Total Collections	(106 450 085)	164			
Disbursements					
Acquisitions	-	-			
Redraws or Prepayments	-	-			
Re-advances of Repayments	-	-	625 000 000	25%	261 493 906
Further Advances	23 275 255	8			
Total Disbursements	23 275 255	8			
Interest and Fees					
Interest Charged	29 687 709	158			
Fees Charged	512 086	14			
Insurance Charged	-	-			
Total Charges	30 199 795	172			
Other Non Cash Movements					
Non eligible loans removed	-	-			
Substitutions: Loans transferred in	-	-	500 000 000	20%	51 349 754
Substitutions: Loans transferred out	-	-			
Repurchased loans/Originator buy backs	-	-	250 000 000	10%	250 000 000
Other movement	-	-			
Total Other Cash Movements	-	-			
Total Pool at End of Period	Dec 2015	1 280 368 201			158

Accounts in Arrears:

Arrears Status	Number of Loans	% of Loans	Outstanding Balance	% of Balance
Current	-	100.00%	1 280 368 201	100.00%
1-30 days delinquent	-	0.00%	-	0.00%
31-60 days delinquent	-	0.00%	-	0.00%
61-90 days delinquent	-	0.00%	-	0.00%
91-120 days delinquent	-	0.00%	-	0.00%
121 plus	-	0.00%	-	0.00%
Total	158	100.00%	1 280 368 201	100.00%

Analysis of Defaulted Loans

Arrears Status	Number of Loans	% of Loans	Outstanding Balance	% of Balance
Opening	-	0.00%	-	0.00%
New	-	0.00%	-	0.00%
Recovered	-	0.00%	-	0.00%
Moved to Legal	-	0.00%	-	0.00%
Closing	-	0.00%	-	0.00%

Legal

Arrears Status	Number of Loans	% of Loans	Outstanding Balance	% of Balance
Opening	-	0.00%	-	0.00%
New entries	-	0.00%	-	0.00%
Recovered	-	0.00%	-	0.00%
Foreclosed	-	0.00%	-	0.00%
Closing	-	0.00%	-	0.00%
Net Movement	-	0.00%	-	0.00%
Recovered % of legal defaults	-	0.00%	-	0.00%

Defaults / Foreclosures / Losses / Recoveries:

	Number	Rand Value
Defaults at the end of the period	-	-
Cumulative Defaults since closing	-	-
Foreclosures at the end of the period	-	-
Cumulative foreclosures since closing	-	-
Losses at the end of the period	-	-
Cumulative Losses since closing	-	-
Recoveries at the end of the period	-	-
Cumulative Recoveries since closing	-	-

Largest Exposures	Concentration	DSCR	CLTV
1	46 388 178	3.59%	1.8
2	35 095 426	2.73%	0.9
3	34 625 493	2.69%	1.9
4	33 958 179	2.64%	1.1
5	29 233 601	2.27%	1.2
6	28 676 860	2.23%	1.0
7	27 760 488	2.16%	0.9
8	26 297 073	2.04%	1.4
9	26 193 773	2.04%	1.0
10	26 063 240	2.03%	1.1
11	24 897 075	1.94%	1.4
12	24 792 117	1.93%	1.0
13	24 636 496	1.92%	6.3
14	23 815 538	1.85%	1.4
15	22 526 626	1.75%	1.2
16	22 424 558	1.74%	1.2
17	22 253 025	1.73%	1.0
18	21 336 949	1.66%	1.0
19	20 977 184	1.63%	1.2
20	20 336 439	1.58%	1.2

Region	OMV	%
KwaZulu Natal	670 095 281	18%
Western Cape	927 596 000	25%
Gauteng	1 715 290 000	46%
Other	427 940 000	11%
	3 740 921 281	100%

Property Town	OMV	%
Durban	504 988 713	13.5%
Cape Town	721 046 000	19.3%
Johannesburg	1 488 190 000	39.8%
Worcester	39 500 000	1.1%
Port Elizabeth	146 400 000	3.9%
Pretoria	217 300 000	5.8%
Dolphin Coast	38 700 000	1.0%
Maandul	30 800 000	0.8%
Pietermaritzburg	94 706 568	0.9%
Richards Bay	30 300 000	0.8%
Umtata	9 900 000	0.3%
Douglas	14 400 000	0.4%
Queenstown	13 800 000	0.4%
George	10 450 000	0.3%
Bloemfontein	96 200 000	2.6%
Butterworth	33 000 000	0.9%
East London	13 350 000	0.4%
Ethekwini	61 400 000	1.6%
Paarl	31 900 000	0.9%
Middelburg	70 000 000	1.9%
Vredenburg	49 000 000	1.3%
Stellenbosch	75 700 000	2.0%
Vaal Triangle	9 800 000	0.3%
	3 740 921 281	100%

Property Type	Name	Type	OMV	%
1	Office	A1	1 072 148 713	29%
2	Industrial	I1	578 996 568	15%
3	Warehouse	I2	875 930 000	23%
4	Retail	M1	840 546 000	22%
5	Other	M2	372 300 000	10%
			3 740 921 281	100%

TRIGGERS AND PORTFOLIO COVENANTS

Interest Deferral Triggers	Breached	
Class B Interest Deferral Event	No	
Class D Interest Deferral Event	No	
Class C Interest Deferral Event	No	
Counterparty Required Rating		
Swap Provider	No	
Account Bank	No	
Servicer	No	
Liquidity Provider	No	
Permitted Investments	No	
GIC Provider	No	
Portfolio Covenants	Required level	Current Level
WISCF	1.50	1.66
WACLTV	55.00%	44.0%
WA Interest Rate	1.00%	0.54%
Hedfindex Index	75.00%	84.69%
Single Loan	3.75%	3.59%
Principal Balances > 75%	15.00%	1.93%
Gauteng	55%	46%
Western Cape	35%	25%
KZN	20%	18%
Other Regions	15%	11%
Office CBD	35%	29%
Industrial	20%	15%
Shopping Malls and Retail	25%	22%
Warehouse	25%	23%
Other Property	15%	10%

Portfolio Changes	Utilisation	Limit	Available Amount
Redraws / Re-advances /			
Further Loans	363 506 094	625 000 000	261 493 906
Substitutions	448 650 246	500 000 000	51 349 754
Repurchases	0	250 000 000	250 000 000

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