PRECINCT FUNDING 1 (RF) LIMITED

Investor Report Date	**31-Oct-2017**	**Determination Date:**	**30-Sep-2017**	**Interest Payment Date**	**27-Oct-2017**

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

PROGRAMME INFORMATION

Transaction type:	Commercial Asset Backed Securitisation	
Single issue programme:	Yes	
Revolving / static securitisation:	Static	
Inception date:	2013/03/27	
Originator:	Nedbank CIB Property Finance	
Servicer:	Nedbank CIB Property Finance	
Administrator:	Nedbank CIB Specialised Funding Support	
Maximum programme size:	R 2 500 000 000	
Reporting period:	01 July 2017	30 September 2017
Rating agency:	Moody's	

LIABILITIES

Note Class	**Class A1**	**Class A2**	**Class A3**	**Class B**	**Class C**	**Class D**
Bond code	PRE1A1	PRE1A2	PRE1A3	PRE1B1	PRE1C1	PRE1D1
Rating [Original // Current]	A2/Aaa.za // A2/Aaa.za	A2/Aaa.za // A2/Aaa.za	A2/Aaa.za // A2/Aaa.za	A2/Aaa.za // A2/Aaa.za	Baa2/Aaa.za // Baa2/Aaa.za	Ba2/A1.za // Ba2/A1.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	550 000 000	282 845 436	130 772 621	43 590 874	54 488 593
Loss On Tranche	Nil	Nil	Nil	Nil	Nil	Nil
Principal Outstanding Balance End of Period	-	-	317 154 564	169 227 379	56 409 126	70 511 407
Current Tranching	0.00%	0.00%	51.71%	27.59%	9.20%	11.50%
Type of notes	Floating Rate	Floating Rate	Floating Rate	Floating Rate	Floating Rate	Floating Rate
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	7.08%	7.08%	7.08%	7.08%	7.08%	7.08%
Total Rate	8.13%	8.33%	8.42%	8.62%	9.48%	9.68%
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	-	-	6 733 374	3 678 104	1 348 311	1 720 934
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	10 322 829

Liquidity Reserve				
	Opening Balance	Redemption / Unwind	Closing Balance	Required Level
	53 930 928	(10 999 755)	42 931 173	42 931 173

Redraw Reserve				
	Opening Balance	Redemption / Unwind	Closing Balance	Target Level
	138 396 267	-	138 396 267	625 000 000
			-	
			138 396 267	

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

Principal Redemption Calculation	
Principal Collections	180 001 970
Written off loans	-
Balance on PDL Ledger	-
Potential Redemption Amount	180 001 970

Principal Deficiency	
Total Notes Outstanding	888 302 476
Class A1	-
Class A2	-
Class A3	317 154 564
Class B	169 227 379
Class C	56 409 126
Class D	70 511 407
Subloans	275 000 000
Redemption of Notes	191 001 725
Performing Loan Agreements	525 685 453
All loan Agreements	525 685 453
Defaulted Loans Agreements	-
Total Reserves	394 688 908
Liquidity Reserve	42 931 173
Arrears Reserve	-
Redraw Reserve	138 396 267
Permitted Investments	213 361 468
Principal Deficiency	-

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

Source of Funds available for Payments	395 243 090
Revenue	
Yield on Commercial Mortgage Assets	14 180 082
Payments from Interest Rate Hedge Provider	554 181
Reinvestment Income - From GIC Provider	8 179 661
	22 913 924
Principal	
Scheduled Amortisation	20 478 033
Unscheduled Prepayments	159 523 937
Principal Recoveries from Defaulted Assets	-
	180 001 970
Releases from Reserve Funds	
Drawings on Liquidity Reserve Fund	53 930 928
Drawings on Arrears Reserve Fund	-
Drawings on Redraw Reserve Fund	138 396 267
Drawings on Warehouse Reserve Fund	-
Drawing on Permitted Investments	-
	192 327 195

Combined Revenue & Principle Ledger Application of Funds	(395 243 089)
Senior Fees and Expenses	(208 626)
Liquidity Facility Interest & Fees	-
Swap Payments	-
Interest on A Notes	(6 733 374)
Interest on B, C and D Notes	(6 747 349)
Liquidity Provider / Liquidity Reserve Fund	(42 931 173)
Build Up/Replenishment of Arrears Reserve Fund	-
Build Up/Replenishment of Redraw Reserve	(138 396 267)
Further Advances	-
Principal on redeeming notes	(191 001 725)
Derivative termination Amounts	-
Additional Issuer Expenses	(170 424)
Interest and Principal on Sub Loan	(9 054 152)
Dividends on Preference shares	-
Permitted Investments	-

Credit Enhancement					
Credit Enhancement available	Yes				
Available to each noteholder	Yes				
Provider	Nedbank Ltd				
Credit rating of provider	A3/P2				
Details of credit enhancement	Subordinated notes				
Credit enhancement limit	None				
Current value of credit enhancement		Class A3	Class B	Class C	Class D
	Value	571 147 912	401 920 533	345 511 407	275 000 000
	% of notes outstanding	64%	45%	39%	31%
Credit enhancement commited and not drawn	None				

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	1 057 045 586
Margin	3.375%
SWAP Calculation:	
Interest Paid	-18 317 297
Interest Received	18 871 478
Interest Settlement	554 181
Rate Paid	6.88%
Rate Received	7.08%

Excess Spread Calculation	Amount	% of Outstanding Notes
Interest received on Mortgages	14 180 082	1.60%
Interest received on Cash Reserves	8 179 661	0.92%
Swap	554 181	0.06%
Senior Expenses	(208 626)	-0.02%
Note Interest	(13 480 723)	-1.52%
Net excess spread after Senior Expenses	9 224 575	1.04%

Repayment Statistics	
Mortgage repayment level for the period	34.24%
Annualised repayment profile	135.85%

ASSETS

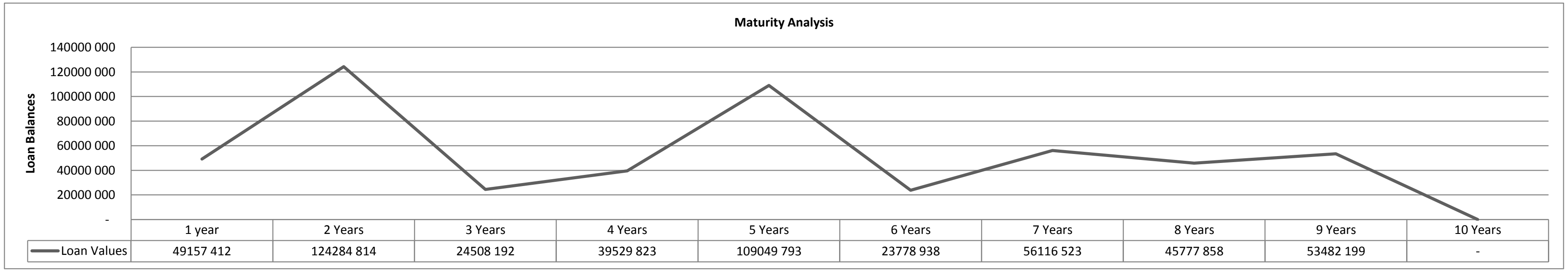
PORTFOLIO INFORMATION

Type of underlying assets:	Commercial Mortgage Loans

Balances - At Closing		Concentration	OLTV	CLTV	DSCR	Margin to Prime	Current Rate
Total	**2 503 647 330**						
Weighted Average			62.3%	53.1%	2.0	-0.65%	7.85%
Average	14 902 663	0.7%	58.2%	49.1%	1.8	-0.56%	7.94%
Max	85 093 731	3.4%	103.8%	83.8%	7.3	0.50%	9.00%
Min	3 833 890	0.2%	12.2%	11.3%	1.0	-1.85%	6.65%
# loans	168						
# Properties	218						
# Borrowers	152						

Balances - At Previous Reporting Date		Concentration	OLTV	CLTV	DSCR	Margin to Prime	Current Rate	Time to maturity
Total	**705 632 282**							
Weighted Average			38.7%	37.8%	2.7	-0.57%	9.93%	48
Average	6 720 308	1.0%	27.8%	26.3%	2.3	-0.51%	9.99%	44
Max	29 237 253	4.14%	71.8%	70.9%	30.3	0.50%	11.00%	106
Min	-	0.0%	0.0%	0.0%	0.0	-1.75%	8.75%	0
# loans	105							
# Properties	124							
# Borrowers	87							

Balances - At Reporting Date		Concentration	OLTV	CLTV	DSCR	Margin to Prime	Current Rate	Time to maturity
Total	**525 685 453**							
Weighted Average			37.8%	35.4%	2.3	-0.53%	9.72%	49
Average	6 184 536	1.2%	26.3%	23.8%	2.4	-0.49%	9.76%	42
Max	22 757 903	4.33%	70.9%	70.0%	21.1	0.50%	10.75%	106
Min	920	0.0%	0.0%	0.0%	0.0	-1.75%	8.50%	0
# loans	85							
# Properties	90							
# Borrowers	74							



Reconciliation of the movement during the period		Current	Amount	Limit	Available
Total Pool at Beginning of Period	Jun 2017	705 632 282			
Payments					
Scheduled repayments		(34 658 115)			
Unscheduled repayments		(159 523 937)			
Settlements		-			
Foreclosure Proceeds		-			
Total Collections		(194 182 052)			
Disbursements					
Acquisitions		-			
Redraws or Prepayments		-			
Re-advances of Repayments		-	625 000 000	25%	138 396 267
Further Advances		-			
Total Disbursements		-			
Interest and Fees					
Interest Charged		14 180 082			
Fees Charged		55 142			
Insurance Charged		-			
Total Charges		14 235 223			
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	Sep 2017	525 685 453			

Accounts in Arrears:

Arrears Status	Number of Loans	% of Loans	Outstanding Balance	% of Balance
Current	-	100.00%	525 685 453	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	**-**	**100.00%**	**525 685 453**	**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 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	Loan Amount	Concentration	DSCR	CLTV
1	30 589 756	5.82%	1.6	29%
2	24 636 620	4.69%	3.2	44%
3	22 757 903	4.33%	1.0	68%
4	21 735 354	4.13%	1.7	31%
5	20 688 656	3.94%	1.0	48%
6	20 633 925	3.93%	1.1	57%
7	19 639 847	3.74%	5.3	22%
8	19 458 460	3.70%	0.9	70%
9	18 808 089	3.58%	1.5	38%
10	17 736 866	3.37%	1.2	51%
11	16 607 995	3.16%	1.6	42%
12	15 364 270	2.92%	2.9	31%
13	15 092 537	2.87%	5.6	22%
14	14 267 407	2.71%	1.2	27%
15	14 100 005	2.68%	2.5	54%
16	13 762 728	2.62%	1.0	65%
17	12 891 721	2.45%	3.1	7%
18	9 902 039	1.88%	2.7	18%
19	9 220 432	1.75%	1.6	40%
20	9 072 123	1.73%	3.5	56%

Region	OMV	%
KwaZulu Natal	342 088 713	15%
Western Cape	410 806 000	18%
Gauteng	1 418 391 270	63%
Other	81 500 000	4%
	2 252 785 983	100%

Property Type	Name	Type	OMV	%
1	Office	A1	861 808 713	38%
2	Industrial	I1	474 281 270	21%
3	Warehouse	I2	315 490 000	14%
4	Retail	M1	315 906 000	14%
5	Other	M2	285 300 000	13%
			2 252 785 983	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			Yes
Account Bank			No
Servicer			No
Liquidity Provider			No
Permitted Investments			Yes
GIC Provider			Yes
Portfolio Covenants	**Required level**	**Current Level**	
WDSCR	1.50	2.25	No
WACLTV	55.00%	35.4%	No
WA Interest Rate	1.00%	0.53%	No
Single Loan	3.75%	5.82%	Yes
Principal Balances > 75%	15.00%	0.00%	No
Herfindahl Index	75	54	Yes
Gauteng	55%	63%	Yes
Western Cape	35%	18%	No
KZN	20%	15%	No
Other Regions	15%	4%	No
Office CBD	35%	38%	Yes
Industrial	20%	21%	Yes
Shopping Malls and Retail	25%	14%	No
Warehouse	25%	14%	No
Other Property	15%	13%	No

* Following the recent downgrade of South Africa's sovereign rating and the subsequent downgrading of the South African Banks, these rating triggers were breached.
In its reaffirmation of the local currency ratings on the notes in issue, Moody's acknowledges that these rating triggers are of no effect and inconsequential, because a suitable counterparty that has the required rating does not exist in South Africa.
Nedbank as Servicer discussed this matter with the Security SPV who in turn concluded that they don't believe that the breaching of these triggers will be detrimental to the noteholders of Precinct 1.

The single loan comprises 5.82% of the Portflio. The loan is fully performing, with a LTV of 29% and a DSCR of 1.6 times

Portfolio Changes	Utilisation	Limit	Available Amount
Redraws / Re-advances	486 603 733	625 000 000	138 396 267
Substitutions	448 650 246	500 000 000	51 349 754
Repurchases	0	250 000 000	250 000 000

Contact Details:

Servicer
Richard Sang
Head: Balance Sheet Management
NCIB: Property Finance
Tel: (031) 364 2598
E-mail: RichardSa@Nedbank.co.za

Arranger
Denzil Bagley
Principal
Nedbank CIB: DCM Origination
Tel: (011) 294 3431
E-mail: DenzilB@Nedbankcapital.co.za

Rating Agency
Andrea Daniels
Commercial Mortgage-Backed Securities
Moody's Investors Service
Tel: +44 (0)207 772 1471
E-mail: andrea.daniels@moodys.com

Administrator
Lizette van Dyk
Deal Manager
Nedbank CIB: Specialised Funding Support
Tel: (011) 294 6090
E-mail: LizetteVD@nedbank.co.za

Securitisation Issuer Owner Trust
Rishendrie Thanthony
Chairman
TMF Corporate Services
Tel: (011) 666 0670
E-mail: Rishendrie.Thanthony@tmf-group.com

Securitisation Security SPV Owner Trust
Louis Venter
Director
Maitland Group
Tel: (011) 530 8418
E-mail: louis.venter@maitlandgroup.com