

# Nqaba Finance 1 (Proprietary) Limited

(Private company incorporated in the Republic of South Africa under number 2005/040050/07/07)

**Investor report**

**31 July 2008**

## Salient information

**Asset class** Residential mortgage backed home loans

### Transaction parties

<b>Programme manager:</b>	Absa Capital (a division of Absa Bank Ltd)	<b>Rating agency:</b>	Fitch Ratings Southern Africa (Pty) Ltd
<b>Seller:</b>	Eskom Finance Company (Pty) Ltd	<b>Security SPV:</b>	Nqaba Finance 1 Security SPV (Pty) Ltd
<b>Servicer:</b>	Eskom Finance Company (Pty) Ltd	<b>Liquidity facility provider:</b>	Absa Capital (a division of Absa Bank Ltd)
<b>Back Up Servicer:</b>	Absa Home Loans (a division of Absa Bank Ltd)	<b>Redraw facility provider:</b>	Absa Capital (a division of Absa Bank Ltd)

## Notes in issue

**Issue date** 31 May 2006  
**Interest payment dates** 22nd day of February, May, August and November

Class	Nominal (Rand)	Rating	ISIN number	BESA stock code	Issue margin	Issue date	Scheduled maturity	Legal maturity
A1	696,000,000	AAA(zaf)	ZAG000030701	NQF1A1	+26 bps	31 May 2006	22 May 2009	22 May 2041
A2	376,000,000	AAA(zaf)	ZAG000030735	NQF1A2	+32 bps	31 May 2006	22 May 2011	22 May 2043
A3	320,000,000	AAA(zaf)	ZAG000030685	NQF1A3	+33 bps	31 May 2006	22 May 2011	22 May 2043
B1	32,000,000	AA(zaf)	ZAG000030719	NQF1B1	+38 bps	31 May 2006	22 May 2009	22 May 2041
B2	32,000,000	AA(zaf)	ZAG000030743	NQF1B2	+40 bps	31 May 2006	22 May 2011	22 May 2043
C1	32,000,000	A(zaf)	ZAG000030693	NQF1C1	+70 bps	31 May 2006	22 May 2009	22 May 2041
C2	32,000,000	A(zaf)	ZAG000030727	NQF1C2	+74 bps	31 May 2006	22 May 2011	22 May 2043
D1	24,000,000	BBB(zaf)	ZAG000030750	NQF1D1	+165 bps	31 May 2006	22 May 2009	22 May 2041
D2	24,000,000	BBB(zaf)	ZAG000030677	NQF1D2	+195 bps	31 May 2006	22 May 2011	22 May 2043

**Issue date** 28 Sep 2007  
**Interest payment dates** 22nd day of February, May, August and November

Class	Nominal (Rand)	Rating	ISIN number	BESA stock code	Issue margin	Issue date	Scheduled maturity	Legal maturity
A4	304,000,000	AAA(zaf)	ZAG000044520	NQF1A4	+43 bps	28 Sep 2007	22 May 2010	22 May 2042
B3	14,000,000	AA(zaf)	ZAG000044538	NQF1B3	+60 bps	28 Sep 2007	22 May 2010	22 May 2042
C3	14,000,000	A(zaf)	ZAG000044546	NQF1C3	+100 bps	28 Sep 2007	22 May 2010	22 May 2042
D3	11,000,000	BBB(zaf)	ZAG000044553	NQF1D3	+200 bps	28 Sep 2007	22 May 2010	22 May 2042

## Collateral performance

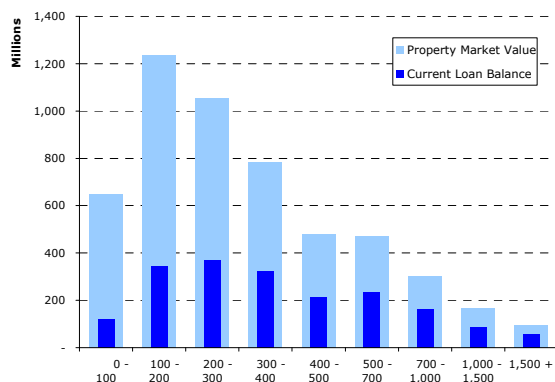
Current loan balance	R 1,896,248,492	Weighted average current loan to value	67.1%
Property Market Valuation (Index Valuation)	R 5,220,409,041	Weighted average original loan to value	87.0%
Weighted average index loan to value	53.1%	Weighted average payment to income	17.7%
Weighted average interest rate	14.8%	Average outstanding balance	R 190,252
Weighted average seasoning	71 months	Direct employee percentage	93.6%
		Payroll deduction percentage	97.1%
		Second property percentage	2.0%

## Triggers and covenants

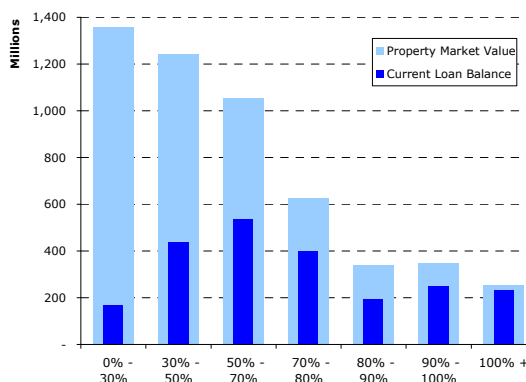
Trigger events	Trigger breached	Portfolio covenants	Required covenant
Arrears reserve trigger event	NO	Required weighted average current loan to value ratio	76.5%
Interest margin trigger event	NO	Required weighted average original loan to value ratio	93.6%
Early amortisation event	NO	Required weighted average payment to income ratio	20.0%
Weighted average current loan to value	NO	Required average outstanding balance	R 300,000
Servicer event of default	NO	Required direct employee percentage	86.0%
Portfolio covenant	NO	Required minimum payroll deduction percentage	96.0%
		Required maximum second property percentage	8.5%

## Portfolio data

Current Loan Balance Distribution



Current LTV Distribution



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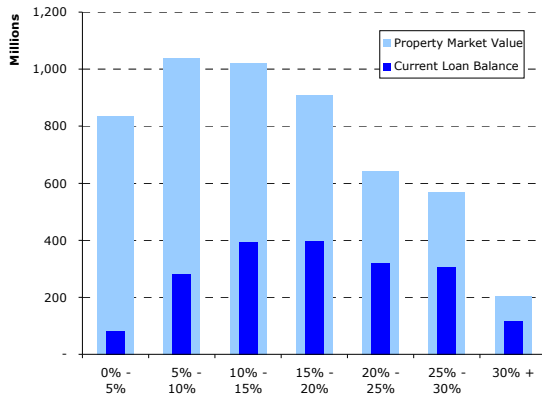
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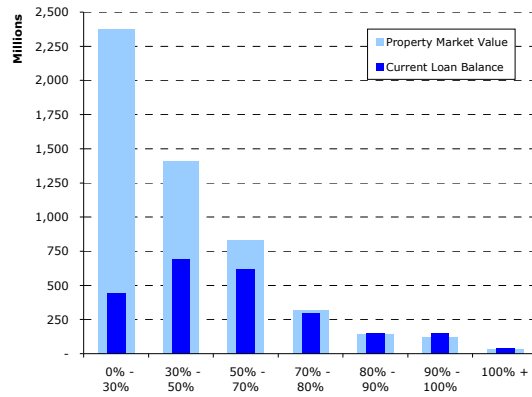
31 July 2008

## Portfolio data (continued)

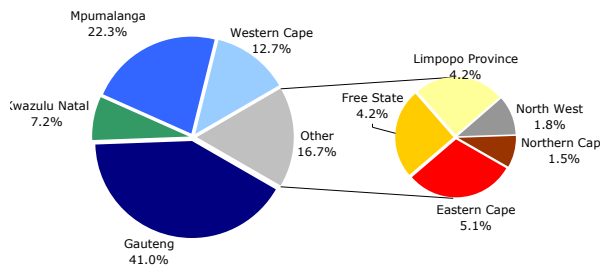
PTI Distribution



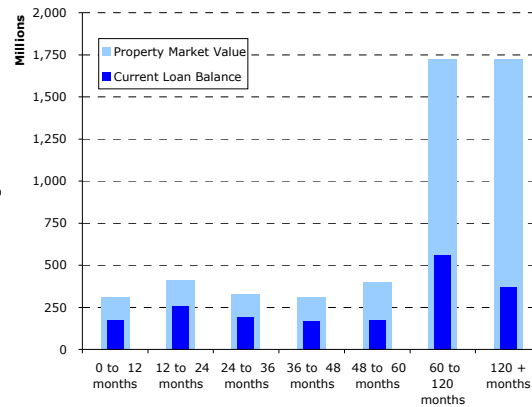
Index LTV Distribution



Geographical Distribution



Seasoning



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