

Fox Street 7 (RF) Limited

Investor Report

Reporting Period

29 November 2019 - 20 February 2020

Administration consultant

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Summary

Type of Programme	Residential Mortgage Backed Securities Programme
Issue Date	29 November 2019
Authorised Programme Size	ZAR 5,000,000,000
Initial Nominal Notes Issued	ZAR 1,060,000,000
Total Notes in Issue	ZAR 1,060,000,000
Total Notes Redeemed	ZAR 0
Payment Dates	20th Day of February, May, August and November in each year. If such day is not a Business Day, the immediately following Business Day
Last Payment Date	20 February 2020
Interest Accrual Period	29 November 2019 - 20 February 2020
Number of Days in Interest Period	83
Determination Date	31 January 2020
Day Count Convention	Following business day
Credit Enhancement Provider	Investec Bank
Reported Currency	South African Rand
Prime Lending at Determination Date	9.75%

Note:

The Fox Street 7 (RF) Limited Investor Report comprises of the Interest Priority of Payments only for the quarter ended 20 February 2020. No Capital Priority of Payments was run during the first quarter. This is primarily due to Fox Street 7 (RF) Limited currently being in its prefunding period and as at Determination Date, no assets that were transferred into the entity.

The Administrator has taken into consideration that the vehicle is currently in the prefunding period and therefore only interest on the notes and a few expenses were provisioned for and paid by the vehicle. No Capital Repayments on the Notes were made, and no interest was serviced on the Subordinated loan.

A more comprehensive report will be published during the next quarter end.

Transaction Parties	Entity Name
Account Bank	Investec Bank Limited
Administrator	Investec Bank Limited
Arranger	Investec Bank Limited
Auditor to the Issuer	KPMG Incorporated
Calculation Agent	Investec Bank Limited
Debt Sponsor	Investec Bank Limited
Derivative Counterparty	Investec Bank Limited
Hedge Counterparty	Investec Bank Limited
GIC Provider	Investec Bank Limited
Issuer	Fox Street 7 (RF) Limited
Originator	Investec Bank Limited
Owner Trustee	Quadridge Trust Services Proprietary Limited
Rating Agency	Global Credit Rating Company Propriety Limited
Security SPV	Fox Street 7 Security SPV (RF) Proprietary Limited
Security SPV Owner Trustee	Quadridge Trust Services Proprietary Limited
Servicer	Investec Bank Limited
Settlement Agent	Nedbank Limited
Transfer Agent and Paying Agent	Investec Bank Limited

Capital Structure as at 20 February 2020

Stock Code/ Tranche Name	Step-up Date	Final Redemption Date	Spread over 3M JIBAR %	3M JIBAR % (current period)	All in rate %	Step-up rate	Initial Nominal Value (ZAR)	Cumulative repayment of Notes (ZAR)	Outstanding Remaining Notes (ZAR)
FS7A1	N/A	20-Nov-22	0.850%	6.779%	7.629%	N/A	200,000,000	-	200,000,000
FS7A2	20-Nov-24	20-May-49	1.130%	6.779%	7.909%	1.28%	400,000,000	-	400,000,000
FS7A3	20-Nov-24	20-May-49	1.300%	6.779%	8.079%	1.50%	400,000,000	-	400,000,000
FS7B1	20-Nov-24	20-May-49	1.350%	6.779%	8.129%	1.60%	60,000,000	-	60,000,000
Total							1,060,000,000	-	1,060,000,000

Stock Code/ Tranche Name	ISIN	Original GCR rating	Current GCR rating	Balance at the beginning of the period (ZAR)	Notes issued in current period (ZAR)	Note repayment in current period (ZAR)	Balance at the end of the period (ZAR)	Note factor %
FS7A1	ZAG000164781	AAA _{(ZA)(sf)}	AAA _{(ZA)(sf)}	200,000,000	-	-	200,000,000	100%
FS7A2	ZAG000164823	AAA _{(ZA)(sf)}	AAA _{(ZA)(sf)}	400,000,000	-	-	400,000,000	100%
FS7A3	ZAG000164807	AAA _{(ZA)(sf)}	AAA _{(ZA)(sf)}	400,000,000	-	-	400,000,000	100%
FS7B1	ZAG000164815	AAA _{(ZA)(sf)}	AAA _{(ZA)(sf)}	60,000,000	-	-	60,000,000	100%
Total				1,060,000,000	-	-	1,060,000,000	

Stock Code/ Tranche Name	Accrued/ unpaid interest at beginning of period (ZAR)	Interest accrued in the period (ZAR)	Interest paid in the period (ZAR)	Accrued/ unpaid interest at end of period (ZAR)	Interest shortfall for the period (ZAR)	Cumulative interest shortfall (ZAR)
FS7A1	-	3,469,627	-3,469,627	-	-	-
FS7A2	-	7,193,940	-7,193,940	-	-	-
FS7A3	-	7,348,570	-7,348,570	-	-	-
FS7B1	-	1,109,107	-1,109,107	-	-	-
Total		19,121,244	-19,121,244			

Credit Enhancement	Initial Value (ZAR)	Balance at the beginning of the period (ZAR)	Further advance during current period (ZAR)	Repayment in current period (ZAR)	Balance at the end of the period (ZAR)	Initial Credit Enhancement %	Current Credit Enhancement %	Current GCR rating
Subordinated Loan	179,621,119	179,621,119	-	-	179,621,119	16.95%	16.95%	Unrated

Available Quarterly Interest Available Funds

Interest Available Funds as reflected in the Interest Available Funds Ledger carried forward from previous period	-
Interest Available Funds as reflected in the Interest Available Funds Ledger for the current period	-
a. Interest received on Home Loans;	-
b. Fees (in relation to interest) relating to the Home Loans;	-
c. Recoveries (in relation to interest) relating to the Home Loans;	-
d. Settlements (in relation to interest) relating to the Home Loans;	-
e. Payments received under Derivative Contracts;	294,608
f. Interest earned on the Bank Accounts;	21,708,317
g. All other income of a revenue nature; and	-
h. The amount recorded, if any, in the Liquidity Reserve Ledger	21,788,767
Total Quarterly Interest Available Funds	43,791,692

Quarterly Interest Pre-Enforcement Priority of Payments

1.1.1 Liability or potential liability for Tax and any statutory fees, costs and expenses due and payable;	-
1.1.2.1 Fees, costs, charges, liabilities and expenses due to Security SPV Owner Trustee - pari passu and pro rata (inc. VAT);	39,963
1.1.2.2 Fees, costs, charges, liabilities and expenses due to Owner Trustee - pari passu and pro rata (inc. VAT);	-
1.1.2.3 Fees, costs, charges, liabilities and expenses due to the Directors and Company Secretary expense - pari passu and pro rata (inc. VAT);	-
1.1.2.4 Fees, costs, charges, liabilities and expenses due to the Auditors - pari passu and pro rata (inc. VAT);	91,727
1.1.2.4 Fees, costs, charges, liabilities and expenses due to Strate - pari passu and pro rata (inc. VAT);	8,600
1.1.2.4 Fees, costs, charges, liabilities and expenses due to the Rating Agency - pari passu and pro rata (inc. VAT);	56,063
1.1.2.4 Fees, costs, charges, liabilities and expenses due to the JSE - pari passu and pro rata (inc. VAT);	12,075
1.1.2.4 Fees, costs, charges, liabilities and expenses due to the NCA - pari passu and pro rata (inc. VAT);	16,363
1.1.2.4 Fees, costs, charges, liabilities and expenses due to the Safe Custody Agent - pari passu and pro rata (inc. VAT);	3,177
1.1.3.1 Fees, cost, charges and expenses due and payable to the Servicer - pari passu and pro rata (inc. VAT);	-
1.1.3.2 Fees, costs, charges, liabilities and expenses due to the Administrator - pari passu and pro rata (inc. VAT);	13,075
1.1.4 All net settlement amounts and any Derivative Termination Amounts due and payable to any Derivative Counterparty ;	-
1.1.5 All interest and fees due and payable to the Warehouse Facility Provider;	-
1.1.6 All interest and fees due and payable to the Redraw Facility Provider ;	-
1.1.7.1 All amounts due and payable in respect of the Class A1 Notes, other than principal on the Class A1 Notes;	3,469,627
1.1.7.2 All amounts due and payable in respect of the Class A2 Notes, other than principal on the Class A2 Notes;	7,193,940
1.1.7.3 All amounts due and payable in respect of the Class A3 Notes, other than principal on the Class A3 Notes;	7,348,570
1.1.8 All amounts due and payable in respect of the Class B1 Notes, other than principal on the Class B1 Notes;	1,109,107
1.1.9 The amount required to credit the Liquidity Reserve up to the Liquidity Reserve Required Amount;	21,788,767
1.1.10 Allocation of difference between current and prior month's Liquidity Reserve Required Amount to Principal Available Funds Ledger;	-
1.1.11 Clearing of the Principal Deficiency in the Principal Deficiency Ledger and to allocate the cleared amount to the Principal Available Funds Ledger;	-
1.1.12 Payment of Derivative Termination Amounts due and payable to the Derivative Counterparty in default;	-
1.1.13 Interest and fees due to Subordinated Loan Provider;	-
1.1.14 Dividends due and payable to the Preference Shareholder	-
Interest Available Funds carried forward to the next period	2,640,638

Total Amount Quarterly Interest Pre-Enforcement Priority of Payments	43,791,692
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Original Key Portfolio Characteristics

31-Jul-19

Number of Home Loans	948
Current Portfolio Balance of Home Loans	1,173,416,031
Current Credit Limit of Portfolio of Home Loans	1,433,411,042
Average Principal Balance	1,237,780.62
Median Principal Balance	967,745.35
Maximum Principal Balance	5,346,383.95
Maximum Current Credit Limit	5,406,484.55
WA OLTV (Original Facility Amount)	78.55%
WA CLTV (Principal Balance)	60.55%
WA CLTV (Current Credit Limit)	67.75%
WA Seasoning (in Years)	5.23
WA Remaining Legal Maturity (in Years)	14.76
WA Margin (against Prime Rate)	-1.00%
WA Debt-to-Income	16.53%
Owner Occupied Ratio	84.66%
Non-Owner Occupied Ratio	15.34%
Employed Ratio	87.27%
Self-Employed Ratio	12.73%

Trigger Events

Trigger Events	OK / Breach
Servicer continues to hold the Servicer Default Reserve Rating	OK
No Issuer Insolvency Event	OK
No Event of Default under the Notes	OK

Stop Purchase Events	OK / Breach
No Servicer Event of Default	OK
No Principal Deficiency is recorded to the Principal Deficiency Ledger relating to the relevant Class of Notes and/or Subordinated Loan;	OK
No Issuer Trigger Event	OK
Issuer has sufficient funds available to pay the Purchase Price for Additional Home Loans, fund Redraws, Re Advances or Further Advances.	OK

Counterparties and Ratings

Type	Counterparty	Current Rating		GCR Required Credit Rating		OK / Breach
		Long Term	Short Term	Long Term	Short Term	
Account Bank and GIC Provider	Investec Bank Limited	AA _(ZA)	A1+ _(ZA)	A _(ZA)	A1 _(ZA)	OK
Derivative Counterparty	Investec Bank Limited	AA _(ZA)	A1+ _(ZA)	A _(ZA)	A1 _(ZA)	OK
Servicer	Investec Bank Limited	AA _(ZA)	A1+ _(ZA)	BBB- _(ZA)	N/A	OK

Transaction Account, Reserves and Derivative Contracts
31-Jan-20
ZAR
Bank Accounts

Reserve Account	1,239,621,119
Balance Liquidity Reserve Ledger	21,788,767
Balance Mortgage Bonds Registration Costs Reserve Ledger	948,000
Balance Capital Reserve Ledger	20,000,000
Balance of the Prefunding Amount	1,173,416,031
Balance Redraw Reserve Ledger	23,468,321
Transaction Account	-
Total Bank Account Balance	1,239,621,119

20-Feb-20
Liquidity Reserve Ledger

Liquidity Reserve balance at the beginning of the reporting period	21,788,767
Release of Liquidity Reserve to Interest Available Funds	-21,788,767
Replenishment of Liquidity Reserve Required Amount from Interest Available Funds	21,788,767
Liquidity Reserve balance at the end of the reporting period	21,788,767
Liquidity Reserve Required Amount	21,788,767

Mortgage Bonds Registration Costs Reserve Ledger

Mortgage Bonds Registration Costs Reserve balance at the beginning of the reporting period	948,000
Movement in Mortgage Bonds Registration Costs Reserve	-
Mortgage Bonds Registration Costs Reserve balance at the end of the reporting period	948,000
Mortgage Bonds Registration Costs Reserve Required Amount	948,000

Capital Reserve Ledger

Capital Reserve balance at the beginning of the reporting period	20,000,000
Movement in Capital Reserve	-
Capital Reserve balance at the end of the reporting period	20,000,000
Capital Reserve Required Amount	20,000,000

Redraw Reserve Ledger

Redraw Reserve balance at the beginning of the reporting period	23,468,321
Funding of Further Advances, Redraws and Re- advances	-
Release of Redraw Reserve to Principal Available Funds	-
Replenishment of Redraw Reserve Required Amount from Principal Available Funds	-
Redraw Reserve balance at the end of the reporting period	23,468,321
Redraw Reserve Required Amount	23,468,321

Derivative Contracts - Interest Rate Swap (Prime for Jibar)

Swap notional at beginning of the reporting period	1,173,416,031
Maturity Date	20 May 2049
Issuer paying leg	-17,871,287
Issuer receiving leg	18,165,895
Net swap payable at the end of the reporting period	294,608

Glossary

Terms

Advance

The amount advanced from time to time by the Redraw Facility Provider or Warehouse Facility Provider, as the case may be, to the Issuer pursuant to a Drawdown Notice

Current LTV Ratio

Loan to value ratio, being the aggregate Principal Balance of a Home Loan divided by the most recent value of the associated Property (as determined in accordance with the Servicer's customary procedures).

Fully Performing

A Participating Asset that is not in arrears, unless such arrears is as a result of an administrative or technical error.

Further Advance

A Further Advance is an additional advance to a Borrower, in terms of a Home Loan Agreement, which is not a Redraw or Re-advance.

Home Loan

A loan, in each case comprising the aggregate of all advances (including Redraws, Re advances and Further Advances) made in terms of the relevant Home Loan Agreement by a Home Loan Lender to a Borrower which advances are secured against, the security of, inter alia a Mortgage Bond.

Mortgage Bond

A mortgage bond or sectional title bond on terms acceptable to the Home Loan Lender, registered over the Property of the relevant Borrower in favour of the Home Loan Lender as security for the obligations of such Borrower to the Home Loan Lender in relation to the Home Loan Agreement granted to such Borrower

Non-Owner Occupied Ratio

The aggregate of the following calculation to be made in relation to each Home Loan forming part of the Home Loan Portfolio, namely, the Principal Balance in respect of each Home Loan that relates to investment Properties divided by the aggregate of the Principal Balances of all the Home Loans in the Home Loan Portfolio

Non-Performing Asset

A Home Loan which is 3 (three) instalments or more in arrears.

Predecessor Asset

A Participating Asset transferred by the Seller to the Issuer in terms of the Sale Agreement(s) which asset is, or will be, replaced by a Replacement Asset in accordance with the Sale Agreement(s)

Prepayments

Principal repayments received under a Home Loan in excess of the minimum scheduled instalments which a Borrower is obliged to pay.

Property

In relation to each Participating Asset, the fixed immovable residential property situated in South Africa, over which a Mortgage Bond is or will be registered.

Re-advance

A Re-advance is an advance to the relevant Borrower, 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 advanced to that Borrower before the time of such Re advance.

Redraws

Redraws are draws by the relevant Borrower, in terms of the relevant Home Loan Agreement, of a portion of the principal of such Borrower's Home Loan, provided that the amount of such redraw is limited to principal which has previously been repaid by such Borrower in excess of the minimum scheduled instalments (i.e. a redraw of Prepayments) and which have not already been redrawn by such Borrower before the time of such Redraw.

Repayments

Repayments of principal received under a Home Loan, being the scheduled instalments received.

Replacement Assets Purchase

Is an asset that is replace by another asset that fits the replacement asset criteria (i.e. substitution)

Salaried Employee

A natural person who is paid a fixed amount of money or compensation from an employer in return for work performed. Partners employed by any major legal, auditing or any other firm shall be regarded as salaried employee. It is understood that the partners participate in profit share. A person who owns a business or who has majority shareholding in a business and draws a salary from that business shall not be regarded as a salaried employee.

Self-Employed Ratio

The aggregate of the following calculation to be made in relation to each Home Loan forming part of the Home Loan Portfolio - the Principal Balance of each Home Loan that relates to Borrowers that are self-employed divided by the aggregate of the Principal Balances of all the Home Loans in the Home Loan Portfolio.

Weighted Average Debt to Income Ratio

The aggregate of the following calculation to be made in relation to each Home Loan forming part of the Home Loan Portfolio - whereas the Principal Balance of the Home Loan divided by the aggregate of the Principal Balances of all Home Loans; whereby the aforementioned calculation is multiplied by the most recent instalment amount due on the Home Loan and the most recent gross monthly income of the Borrower of such Home Loan.

Weighted Average Discount to the Prime Ratio

The aggregate of the following calculation to be made in relation to each Home Loan forming part of the Home Loan Portfolio - the prevailing percentage discount to the Prime Rate of each Home Loan; whereby the aforementioned discount is multiplied by the proportion of the Home Loan's respective Principal Balance to the aggregate Principal Balance of all the Home Loans in the Home Loan Portfolio.

Weighted Average Original LTV Ratio

The aggregate of the following calculation to be made in relation to each Home Loan forming part of the Home Loan Portfolio - whereas the Principal Balance of the Home Loan is divided by the aggregate of the Principal Balances of all Home Loans; whereby the aforementioned calculation is multiplied by Original LTV ratio - being the original facility amount granted to the Borrower in relation to a Home Loan (as recorded in the Servicer's administration system); divided the original value of the associated Property in relation to the Home Loan (as determined in accordance with the Servicer's customary procedures and recorded in the Servicer's administration system).

Weighted Average Seasoning Ratio

The aggregate of the following calculation to be made in relation to each Home Loan forming part of the Home Loan Portfolio - the number of months which have passed since [the Origination Date] of each Home Loan [advance]; whereby the number of months for each Home Loan [advance] is multiplied by the proportion of the respective Principal Balance of each Home Loan to the aggregate Principal Balance of all the Home Loans in the Home Loan Portfolio.

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