

Applicable Pricing Supplements – B20

Nqaba Finance 1 (RF) Limited

(Incorporated with limited liability in South Africa under registration number 2005/040050/06)

Issue of ZAR159,000,000 Secured Class B20 Notes

Under its R5 000 000 000 Asset Backed Note Programme, registered with the Bond Exchange of South Africa Limited (prior to its acquisition by the JSE Limited) on or about 13 April 2006, as amended from time to time

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 Nqaba Finance 1 (RF) Limited originally dated 13 April 2006, as amended, novated or substituted from time to time. 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 Definitions*". References in this Applicable Pricing Supplement to the Terms and 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 Terms and Conditions.

The Issuer certifies that to the best of its knowledge and belief there are no facts that have been omitted which would make any statement false or misleading and that all reasonable enquiries to ascertain such facts have been made as well as that the placing document contains all information required by law and the Debt Listings Requirements. The Issuer accepts full responsibility for the accuracy of the information contained in the placing document and the annual financial statements and/or the pricing supplements and/or the annual report of the Issuer and any amendments or supplements to the aforementioned documents, except as otherwise stated therein.

DESCRIPTION OF THE NOTES

1. Issuer	Nqaba Finance 1 (RF) Limited
2. Status and Class of the Notes	Secured Class B20 Notes
3. Tranche number	1
4. Series number	20
5. Aggregate Principal Amount of this Tranche	ZAR159,000,000
6. Issue Date(s)	22 May 2018
7. Minimum Denomination per Note	R1,000,000
8. Issue Price(s)	100%
9. Applicable Business Day Convention	Following Business Day
10. Interest Commencement Date(s)	22 May 2018
11. Scheduled Maturity Date	22 May 2023
12. Final Maturity Date	22 May 2055
13. Final Redemption Amount	As per Condition 7
14. Use of Proceeds	The net proceeds of the issue of this Tranche, together with the net proceeds from the issue of the Class A27 Notes, will be used to refinance Classes A17, A19, A23, A26, B15, B19, C15, C19 and D7 Notes, having a Scheduled Maturity Date of 22 May 2018. The proceeds will not be used to acquire underlying assets.
15. Pre-Funding Amount	No
16. Pre-Funding Period	N/A
17. Specified Currency	Rand
18. Prepayment Notes	No
19. Set out the relevant description of any additional Terms and Conditions relating to the Notes	N/A

FLOATING RATE NOTES

20. Interest Payment Date(s) 22 August, 22 November, 22 February, 22 May (First Interest Payment Date being the 22 August 2018)
21. Interest Period(s) each period commencing on and including the day of any Interest Payment Date and ending on but excluding the following Interest Payment Date, provided that the first Interest Period shall be from and including the Issue Date in relation to such issue to but excluding the first Interest Payment Date thereafter
22. Manner in which the Interest Rate is to be determined Screen Rate Determination
23. Margin/Spread for the Interest Rate 225 basis points per annum to be added to the relevant Reference Rate up to the Scheduled Maturity Date. After Scheduled Maturity Date, 140 percent of current margin to be added to the relevant Reference Rate up to the Final Maturity Date
24. If Screen Determination
- (a) Reference Rate (including relevant period by reference to which the Interest Rate is to be calculated) 3 (three) month ZAR-JIBAR-SAFEX
- (b) Rate Determination Date(s) 22 May, 22 August, 22 November, 22 February
- (c) Relevant Screen page and Reference Code Reuters screen SAFEX page under caption "Yield" (or on the SAFEX nominated successor screen for JIBAR) on or about 11h00, Johannesburg time, on the relevant Interest Payment Date, rounded to the nearest third decimal point
25. If Interest Rate to be calculated otherwise than by reference to the previous 2 sub-clauses above, insert basis for determining Interest Rate/Margin/Fall back provisions N/A
26. If different from the Manager, agent responsible for calculating amount of principal and interest N/A

27. Any other terms relating to the particular method of calculating interest N/A

OTHER NOTES

28. 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 Terms and Conditions relating to such Notes N/A

GENERAL

29. Additional selling restrictions	N/A
30. International Securities Numbering (ISIN)	ZAG000151549
31. Stock Code	NQ1B20
32. Financial Exchange	The JSE Limited
33. Dealer(s)	Absa Corporate and Investment Bank (a division of Absa Bank Limited)
34. Method of distribution	Private Placement
35. Rating assigned to this Tranche of Notes (if any)	Aaa.za
36. Date the Rating was assigned	May 2018
37. Date of Rating review	May 2019
38. Rating Agency	Moody's Ratings
39. Governing Law	South Africa
40. Last Day to Register	16 August, 16 November, 16 February, 16 May
41. Books Closed Period	17 August, 17 November, 17 February, 17 May
42. Calculation Agent, if not the Manager	N/A
43. Specified Office of the Calculation Agent	15 Alice Lane, Sandton, 2196
44. Transfer Agent, if not the Manager	N/A

45. Specified Office of the Transfer Agent	15 Alice Lane, Sandton, 2196
46. Programme Limit	ZAR5,000,000,000
47. Aggregate Outstanding Principal Amount of Notes in issue on the Issue Date of this Tranche	ZAR843,000,000 excluding this Tranche of Notes and any other Tranche(s) of Notes to be issued on the Issue Date
48. Amount of Subordinated Loan to be borrowed simultaneously with this Tranche	Zero
49. Aggregate Principal Amount of Class A27 Notes to be issued simultaneously with this Tranche	ZAR658,000,000
50. Required Direct Employees Percentage	86%
51. Required Interest Margin	2.15%
52. Required Maximum Average Outstanding Balance	ZAR400,000
53. Required Weighted Average Current LTV Ratio	73%
54. Required Weighted Average PTI Ratio	18%
55. Required Weighted Average Original LTV Ratio	92%
56. Required Maximum Second Property Percentage	8.50%
57. Required Minimum Payroll Deduction Percentage	91%
58. Redemption and Purchases	Terms and Conditions related to Redemption and purchases (Condition 7) and Events of Default (Condition 11) are set forth in the Programme Memorandum
59. The number and value of the assets in the pool	http://www.sasf.co.za/investorreports/RMBS/RMBS_Nqaba.htm
60. the seasoning of the assets	http://www.sasf.co.za/investorreports/RMBS/RMBS_Nqaba.htm
61. the level of collateralisation	http://www.sasf.co.za/investorreports/RMBS/RMBS_Nqaba.htm
62. General characteristics and descriptions of the underlying assets	http://www.sasf.co.za/investorreports/RMBS/RMBS_Nqaba.htm

Additional Terms and Conditions

18.7 The Eligibility Criteria shall not be amended without the consent of the Noteholders, in accordance with paragraph 7.26 of the Debt Listings Requirements.

Responsibility:

The JSE takes no responsibility for the contents of the placing document and the annual financial statements and/or the pricing supplements and/or the annual report of the Issuer and any amendments or supplements to the aforementioned documents. The JSE makes no representation as to the accuracy or completeness of the placing document and the annual financial statements and/or the pricing supplements and/or the annual report of the Issuer and any amendments or supplements to the aforementioned documents and expressly disclaims any liability for any loss arising from or in reliance upon the whole or any part of the aforementioned documents. The JSE's approval of the registration of the placing document and listing of the debt securities is not to be taken in any way as an indication of the merits of the Issuer or of the debt securities and that, to the extent permitted by law, the JSE will not be liable for any claim whatsoever.

Application is hereby made to list this Tranche of the Notes, as from 22 May 2018, pursuant to the Nqaba Finance 1 (RF) Limited Asset Backed Note Programme.

The issuing of these Notes under the Programme Memorandum will not cause the Programme Limit to be exceeded.

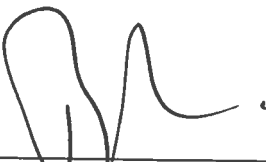
Nqaba Finance 1 (RF) Limited (Issuer)



By: Douglas Lorimer

Director, duly authorised

Date: 21 May 2018



By: Trevor Myburgh

Director, duly authorised

Date: 21 May 2018