

SENTINEL FINCO (RF) LIMITED
Registration Number 2020/178948/06

Investor Report

Transaction Type	Asset Backed Securities Programme	Arranger and Dealer	Absa Bank Limited (CIB)
Report Date	30-Nov-22	Issuer, Calculating, Paying, Transfer Agent	Absa Bank Limited (CIB)
Inception Date	01-Mar-22	Administrator	Absa Bank Limited (CIB)
Last Collection Period	30-Nov-22	Debt Sponsor	Absa Bank Limited (CIB)
Interest Payment Date	01-Dec-22	Originator and Servicer	Sentinel Homes (Pty) Ltd
Last Interest Period	N/A	Owner Trust	Sentinel Issuer Owner Trust
Number of days in Interest Period	92	Financial and Management Reporting	Sentinel Homes (Pty) Ltd
Total Outstanding Principal Amount at Issue Date	70 744 362	Rating Agency	Not Rated
Total Outstanding Principal Amount at Reporting Date	94 871 818.57	Corporate Governance and Secretarial Services	Stonehage Fleming Corporate Services (Pty) Ltd
Programme Size	3,000,000,000		

Debt Security - Note

Class	Class A1	Outstanding Principal Amount at Current Reporting Date	75 000 000
ISIN Code	ZAG000184052	Interest Due on current Interest Period Date	2 010 102.74
JSE Listing Code	STF001	Redemption Amount	N/A
Rate type	Floating	Final Redemption Date	01-Mar-32
Margin for Interest Rate	1.75%	Scheduled Maturity Date / Coupon Step-Up Date	01-Mar-27
Reference Rate	Prime	Reference Rate for next Interest Period	9.00%
Interest Rate for last Interest Period	N/A	Interest Rate for next Interest Period	10.75%
Outstanding Principal Amount at Issue Date	50,000,000	Next Interest Payment Date	01-Dec-22

Instalment Sale Home Loans

Account Holder	Area	Start Date	At Inception 1 March 2022	Debt Outstanding as at 31 August 2022	Current Debt Outstanding 30 November 2022	Property valuation	Loan to value LTV	Term Remaining	Interest spread	Eligibility Criteria Compliant
188739	Gauteng	21-Feb-20	874,140	862,300	775,802	1,600,000	48.49%	87	1.00%	Yes
208873	Western Cape	13-Mar-20	-	-	463,721	750,000	61.83%	88	1.30%	Yes
219487	Gauteng	12-Aug-20	758,348	741,536	737,856	820,000	89.98%	93	1.10%	Yes
219601	Western Cape	21-Aug-20	1,053,000	1,047,081	1,043,568	1,250,000	83.49%	93	1.20%	Yes
219600	Gauteng	31-Aug-20	962,265	950,622	946,181	1,100,000	86.02%	94	1.30%	Yes
219652	Western Cape	08-Sep-20	1,518,335	1,499,469	1,492,253	1,700,000	87.78%	94	1.20%	Yes
219653	Gauteng	11-Sep-20	2,154,944	2,080,875	2,047,269	4,000,000	51.18%	94	1.00%	Yes
219725	Western Cape	16-Sep-20	1,600,472	1,579,203	1,570,987	1,850,000	84.92%	94	0.90%	Yes
219749	Western Cape	21-Sep-20	1,043,351	1,030,186	1,025,127	1,200,000	85.43%	94	1.20%	Yes
219786	Western Cape	28-Sep-20	947,851	927,291	918,750	1,400,000	65.63%	94	1.00%	Yes
219788	Gauteng	28-Sep-20	1,348,433	1,344,976	1,340,535	2,200,000	60.93%	94	1.20%	Yes
219799	Western Cape	30-Sep-20	1,358,207	1,307,409	1,306,789	3,900,000	33.25%	94	1.80%	Yes
219838	Gauteng	02-Oct-20	2,016,183	1,978,958	1,966,399	2,600,000	75.63%	95	1.00%	Yes
219901	Gauteng	21-Oct-20	1,597,296	1,577,507	1,569,876	1,950,000	80.51%	95	1.20%	Yes
219967	Western Cape	30-Oct-20	2,458,824	2,430,036	2,426,205	2,800,000	86.65%	95	1.43%	Yes
219981	Gauteng	30-Oct-20	829,291	819,500	795,513	1,150,000	69.18%	95	1.35%	Yes
219984	Western Cape	11-Nov-20	1,130,829	1,118,559	1,113,975	1,860,000	59.89%	96	1.63%	Yes
219985	Gauteng	11-Nov-20	299,809	145,906	145,238	1,100,000	13.20%	96	1.40%	Yes
219986	Gauteng	13-Nov-20	1,107,504	1,094,113	1,089,016	1,200,000	90.75%	96	1.30%	Yes
219987	Gauteng	13-Nov-20	643,762	629,536	633,021	750,000	84.40%	96	1.10%	Yes
220200	Western Cape	04-Dec-20	2,105,020	2,081,052	2,072,932	2,250,000	92.13%	97	1.43%	Yes
220201	Gauteng	08-Dec-20	2,102,718	2,078,574	2,070,332	2,250,000	92.01%	97	1.41%	Yes
220239	Western Cape	17-Dec-20	1,455,232	1,436,315	1,428,938	1,800,000	79.39%	97	1.41%	Yes
220240	Gauteng	17-Dec-20	1,206,449	1,191,913	1,186,399	1,550,000	76.54%	97	1.25%	Yes
220301	Western Cape	28-Dec-20	499,188	499,026	497,485	550,000	90.45%	97	2.00%	Yes
220435	Gauteng	28-Jan-21	893,231	883,168	879,803	980,000	89.78%	98	1.30%	Yes
220449	Western Cape	29-Jan-21	2,737,036	2,701,722	2,688,019	3,000,000	89.60%	98	1.30%	Yes
220489	Western Cape	17-Feb-21	1,856,721	1,835,355	1,827,264	2,000,000	91.36%	99	1.52%	Yes
220794	Gauteng	20-Apr-21	1,448,436	1,432,659	1,426,724	1,850,000	77.12%	101	1.65%	Yes
220853	Gauteng	22-Apr-21	1,183,073	1,172,873	1,172,873	1,260,000	93.09%	101	1.52%	Yes
223097	Western Cape	22-Apr-21	-	-	712,591	850,000	83.83%	101	1.54%	Yes
220874	Western Cape	23-Apr-21	1,005,353	995,580	992,463	1,100,000	90.22%	101	2.20%	Yes
220870	Western Cape	26-Apr-21	1,296,905	1,277,449	1,269,549	1,550,000	81.91%	101	1.52%	Yes
220915	Western Cape	29-Apr-21	1,342,963	1,328,734	1,323,982	1,600,000	82.75%	101	1.43%	Yes
220931	Western Cape	03-May-21	1,431,370	1,420,233	1,414,688	1,800,000	78.59%	102	1.42%	Yes
220932	Gauteng	05-May-21	1,054,323	1,042,613	1,038,705	1,250,000	83.10%	102	1.20%	Yes
220938	Gauteng	12-May-21	337,620	318,352	289,256	670,000	43.17%	102	1.43%	Yes
221002	Gauteng	18-May-21	1,451,232	1,435,476	1,430,257	1,785,000	80.13%	102	1.52%	N/A
220995	Gauteng	20-May-21	-	-	1,404,720	1,500,000	93.65%	102	1.51%	N/A
221015	Western Cape	24-May-21	2,191,817	2,170,865	2,163,151	3,950,000	54.76%	102	2.21%	Yes
221049	Western Cape	28-May-21	2,036,217	2,016,175	2,009,668	2,400,000	83.74%	102	2.00%	Yes
221072	Gauteng	31-May-21	1,144,451	1,132,898	1,129,234	1,400,000	80.66%	103	1.98%	Yes
221080	Western Cape	04-Jun-21	1,735,612	1,735,297	1,729,645	1,850,000	93.49%	103	2.20%	Yes
221081	Gauteng	10-Jun-21	942,690	853,742	830,170	1,100,000	75.47%	103	1.54%	Yes
220995	Western Cape	17-Jun-21	-	-	2,135,967	2,300,000	92.87%	103	1.40%	Yes
221257	Gauteng	13-Jul-21	2,418,947	2,394,138	2,385,101	2,700,000	88.34%	104	1.52%	Yes
221276	Gauteng	15-Jul-21	2,012,386	2,010,938	2,044,471	2,500,000	81.78%	104	1.00%	Yes
221471	Western Cape	19-Aug-21	-	-	1,054,410	1,800,000	58.58%	105	1.86%	Yes
221621	Gauteng	13-Sep-21	1,931,505	1,911,532	1,904,150	2,600,000	73.24%	106	1.60%	Yes
221987	Gauteng	27-Sep-21	-	-	2,726,129	3,050,000	89.38%	106	1.52%	Yes
221667	Western Cape	27-Sep-21	-	-	1,558,849	2,495,000	62.48%	106	1.50%	Yes
221701	Western Cape	30-Sep-21	-	-	1,390,592	1,575,000	88.29%	106	1.80%	Yes
221729	Gauteng	08-Oct-21	1,969,422	1,950,075	1,946,369	2,300,000	84.62%	107	1.80%	Yes
221870	Western Cape	11-Nov-21	1,130,829	1,118,559	1,597,343	1,795,000	88.99%	108	1.50%	Yes
221992	Gauteng	06-Dec-21	-	-	1,340,278	1,500,000	89.35%	109	1.80%	Yes
222087	Western Cape	23-Dec-21	-	-	897,036	1,000,000	89.70%	109	1.50%	Yes
222281	Western Cape	14-Feb-22	-	-	1,226,099	1,350,000	90.82%	111	1.50%	Yes
222248	Western Cape	16-Feb-22	-	-	1,507,619	1,595,000	94.52%	111	1.50%	Yes
222612	Gauteng	12-Apr-22	-	-	2,496,476	4,600,000	54.27%	113	1.30%	Yes
222740	Western Cape	29-Apr-22	-	-	2,960,000	3,700,000	80.00%	113	1.40%	Yes
222872	Western Cape	26-May-22	-	-	2,952,000	3,690,000	80.00%	114	1.40%	Yes
222878	Western Cape	07-Jun-22	-	-	1,890,000	2,300,000	82.17%	115	1.50%	Yes
222119	Gauteng	14-Jul-22	1,130,829	1,118,559	2,704,000	3,200,000	84.50%	116	1.45%	Yes
Total			65,754,417	66,476,934	94,871,819	121,525,000				

* Transaction ID 220027 - Handed over to Sentinel Homes for foreclosure after negotiations have failed.

** Transaction ID 220331 & 219837 have early settled.

Portfolio Covenant Performance

<i>The following are the criteria that the Portfolio must satisfy, immediately following the acquisition of a Participating Asset:</i>	Required	Actual	Breach
The Weighted Average LTV Ratio of all the Credit Agreements in the Portfolio is less than 85%;	< 85%	82.48%	No
The Weighted Average remaining term of Credit Agreements must not be less than 12 months unless Issuer SPV is being wound down;	>12 months	104	No
The proportion of the Portfolio where outstanding debt obligations under the Credit Agreement have a greater than -		TBC by February 2023	N/A
•90% Current LTV Ratio, must not exceed 20% by year-end February 2023;	<90%	N/A	N/A
•85% Current LTV Ratio, must not exceed 20% by year-end February 2024;	<85%	N/A	N/A
•80% Current LTV Ratio, must not exceed 20% by year-end February 2025 and thereafter; and	<80%	N/A	N/A
The Weighted Average Interest Yield of the Credit Agreements in the Portfolio is not less than the Prime Rate less 1.25%.	> Prime- 1.25%	1.50%	No

Participating Assets - ageing analysis

	on current DD
Current and Advanced - 0 days in arrears:	-
Early arrears:	-
> 0 & < 30 days in arrears:	127,160
≥ 30 & < 60 days in arrears:	-
≥ 60 & < 90 days in arrears:	-
Non-Performing Assets:	-
≥ 90 & < 120 days in arrears:	-
≥ 120 & < 180 days in arrears:	-
≥ 180 days in arrears:	-
Performing Assets:	94,744,658
Total Participating Assets:	94,871,819

Contact Details

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