

URBAN UBOMI 2 (RF) LIMITED

(Incorporated in South Africa with limited liability under registration number 2024/072898/06)

R5,000,000,000 MORTGAGE-BACKED SECURITIES PROGRAMME

SUPPLEMENT TO THE APPLICABLE PRICING SUPPLEMENT RELATING TO THE ISSUE OF R159,000,000 SECURED CLASS B FLOATING RATE LISTED NOTES WITH STOCK CODE UU2B02

Urban Ubomi 2 (RF) Limited (the "**Issuer**") has issued R159,000,000 Secured Class B Floating Rate Listed Notes with Stock Code UU2B02 (the "**Notes**"), due 15 August 2029, on terms and conditions set out in an Applicable Pricing Supplement dated on or about 27 January 2025 (the "**Applicable Pricing Supplement**") under its R5,000,000,000 Mortgage-Backed Securities Programme pursuant to its Programme Memorandum dated 30 August 2024, as amended or supplemented from time to time (the "**Programme Memorandum**").

This document constitutes a supplement ("**Supplement**") to the Applicable Pricing Supplement.

In accordance with the amendments to the Transaction Documents approved pursuant to a written Extraordinary Resolution of the holders of all outstanding Notes passed on 13 August 2025, and in accordance with Condition 18.5 of the Terms and Conditions, the written approval of the Security SPV for the proposed amendments to the Transaction Documents and the written confirmation by the Rating Agency that the proposed amendments to the Transaction Documents will not cause it to downgrade the Ratings of the Notes in issue each having been obtained, the Issuer hereby amends the Applicable Pricing Supplement on the basis set out in this Supplement, effective from the date of this Supplement

Any capitalised terms not defined in this Supplement shall have the meanings ascribed to them in the section of the Programme Memorandum headed *Terms and Conditions of the Notes*, read with the Applicable Pricing Supplement.

This Supplement is supplemental to, and should be read in conjunction with, the Applicable Pricing Supplement.

The provisions of the Applicable Pricing Supplement shall apply, subject to any amendments required by this Supplement. All references to the Applicable Pricing Supplement shall mean the Applicable Pricing Supplement as supplemented by this Supplement, as further amended or supplemented from time to time.

This Supplement will be made available on the website of the Issuer at <https://www.tuhf.co.za/category/investor-documents/urban-ubomi-2/>.

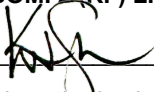
AMENDMENTS

With effect from the date of this Supplement, the disclosure in paragraph 81 of the Applicable Pricing Supplement relating to the Portfolio Covenants is amended as follows:

- (1) by the deletion of paragraph 81.4 of the Applicable Pricing Supplement and the replacement thereof with the following:

81.4. The weighted average margin of the Asset Portfolio is not less than 250 bps over the Prime Rate and/or the equivalent bps over 3m JIBAR.

URBAN UBOMI 2 (RF) LIMITED

By: 

Director, duly authorised

Name: Kurt Wade van Staden

Date: 14 August 2025

By: 

Director, duly authorised

Name: Ilona Roodt

Date: 14 August 2025

Arranger and Dealer



Attorneys to the Arranger and Issuer

WEBBER WENTZEL

in alliance with > **Linklaters**