

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 PROGRAMME MEMORANDUM DATED 30 AUGUST 2024

Urban Ubomi 2 (RF) Limited (the "**Issuer**") may from time to time issue Notes 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 Programme Memorandum.

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 Programme Memorandum 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*.

This Supplement is supplemental to, and should be read in conjunction with, the Programme Memorandum.

The provisions of the Programme Memorandum shall apply, subject to any amendments required by this Supplement. All references to the Programme Memorandum shall mean the Programme Memorandum 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 Servicer at <https://www.tuhf.co.za/category/investor-documents/urban-ubomi-2/>.

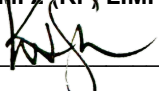
AMENDMENTS

With effect from the date of this Supplement, the disclosure on page 69 of the Programme Memorandum relating to the Eligibility Criteria is amended by:

1) by the deletion of paragraph 2.7 of the Eligibility Criteria on page 69 of the Programme Memorandum and the replacement thereof with the following:

In respect of all Loans other than the Activated CMBS Loans, a maximum Principal Balance of R70 million

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**