

Cairo, August, 2019

Press Release: **Sarwa Securitization Company S.A.E. – 15th Issue 2015-2020**

MERIS (MIDDLE EAST RATING & INVESTORS SERVICE) AFFIRMS THE NATIONAL SCALE RATINGS (NSR) TO THE 15th MULTIPLE-TRANCHE ASSET-BACKED SECURITIZATION BOND ISSUED BY SARWA SECURITIZATION COMPANY

MERIS (Middle East Rating & Investors Service) has reviewed and affirmed the following rating on the national scale to the 15th multiple-tranche asset backed securitization bond issued by Sarwa Securitization Company S.A.E., as follows:

Tranche A: redeemed in June 2016;

Tranche B: redeemed in February 2018;

Tranche C: **“A (sf)”** to the EGP 18.59 million Junior Subordinated Fixed-Rate Notes due in April 2020, with a coupon of 11.27% p.a. payable monthly.

The notes follow a pass-through monthly amortization schedule.

The above rating is considered investment grade on the National Rating Scale. **“A”** rated issuers or issues are considered **Above Average** in Creditworthiness relative to other domestic issuers or issues. The (+/-) signs denote relative status within each rating category and the (sf) insertion stands for structured finance.

The ratings are a relative ranking of risk and address the expected loss posed to investors by the bond maturity. In **MERIS**'s opinion, the transaction structure allows for timely payment of interest and ultimate repayment of principal with respect to the bond maturity.

Sarwa Securitization Company S.A.E. – a special purpose entity – was incorporated in Egypt in November 2005 in accordance with the Capital Market Law 95/1992. The current notes are backed by fixed rate receivables arising from car sales contracts to customers domiciled in Egypt. The contracts have been initially co-originated by Contact Auto Credit (CAC) (50% of the principal outstanding balance), Bavarian – Contact Car Trading (BCCT) (11%), Star Auto Credit (14%), Contact Egyptian International Motor Credit (CEIM) (17%), Ezz El Arab-Contact Financial (ECF) (4%) and Modern (4%).

As of the date of this press release, the coupon and principal of the bond have been paid according to schedule. As of 30/06/2019 the principal outstanding of the bond stood at EGP 18,593,528, equivalent to 97.0% redemption of the original balance. The asset pool backing the issue has been amortized at 96.5%. Delinquencies above 30 days have been within the norm and stood at 0.14% of the original pool balance. Cumulative defaults to date measure 0.52% of the initial principal pool balance. It is worth noting that there have been 20 cases of repossession up to date, which have brought about full recovery of the amounts due, thus resulting in zero losses for the pool as of 30/06/2019.

The ratings of the notes are based on: (1) the credit assessment of the initial portfolio of underlying auto receivables, which reflects the Originators' strict underwriting, collection and monitoring guidelines and procedures; (2) the level of protection provided to investors by the credit enhancements in the form of (i) over-collateralization in the amount of 109% net of expenses, including the residual account balance, the liquidity support (4.5% of the outstanding notes' balance) and the default reserve account (44.5%); and (ii) subordinated servicing fees in the amount of 2.25% p.a. of the principal outstanding balance of the portfolio that is available on a monthly basis; (3) the granularity of the pool (initial concentrations per client less than 0.15% of the total principal outstanding) as well as the pool's relative diversification in terms of car make and geographic distribution; (4) the relatively low weighted average loan-to-value ratio at initiation (68.5%), which accelerates the build-up of owner's equity into the assets and hence increase the recovery potential in case of defaults; (5)

the overall historical performance of auto receivables originated by Contact Auto Credit; (6) the significant experience of the Servicer and efficiency of its operating systems; and (7) the availability of a contractually appointed back-up servicer.

The assigned ratings also take into consideration the following weaknesses of the transaction: (1) the generally greater uncertainty associated with unrated Originators, and the use of securitization proceeds to fund the Originator's growing phase, mitigated, however, by the Originator's experienced management team and strict adherence to its underwriting policies and procedures, which assure a high quality receivables pool; (2) no independent calculation agent for the subordinated servicing fees, partially mitigated by the performance reports to be issued by the Custodian and verified by the Auditors within a month after the actual cash disbursement date; (3) at issuance 18% of the securitized receivables were related to the sale of used cars, which are associated with a greater probability of default, due to the relatively riskier credit profile of the buyers; and (4) the existence of legal uncertainties, given that the key legal concepts underpinning securitization remain largely untested in judicial proceedings or in practice in Egypt, mitigated by the legal opinions provided by the transaction's legal advisor on issues such as true sale, separateness of accounts, commingling and consolidation risk.

MERIS will monitor the transaction on an on-going basis and will issue regular performance reports.

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