

# **CRR ASSESSMENT**

## **LANEBROOK MORTGAGE TRANSACTION 2022-1 PLC**



PRIME COLLATERALISED SECURITIES (PCS) UK LIMITED

12<sup>th</sup> October 2022

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**12<sup>th</sup> October 2022**

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## PRIME COLLATERALISED SECURITIES (PCS) CRR Assessment

Individual(s) undertaking the assessment	Fazel Ahmed
Date of Verification	12 October 2022
<b>The transaction to be verified (the "Transaction")</b>	<b>LANEBROOK MORTGAGE TRANSACTION 2022-1 PLC</b>
Issuer	<b>LANEBROOK MORTGAGE TRANSACTION 2022-1 PLC</b>
Originator	Shawbrook Bank Limited
Lead Manager(s)	BARCLAYS, BofA SECURITIES, LLOYDS BANK CORPORATE MARKETS
Transaction Legal Counsel	Clifford Chance LLP
Rating Agencies	S&P/Moody's
Stock Exchange	Euronext Dublin
Closing Date	12 October 2022

PCS confirms that all checklist points have been verified as detailed in the associated comment box in the checklist below.

Within the checklist, the relevant legislative text is set out in light blue introductory boxes with specific criteria for our verification listed underneath.

**Legislative Text**

Article 243 (1)

2. Positions in a securitisation, other than an ABCP programme or ABCP transaction, that qualify as positions in an STS securitisation, shall be eligible for the treatment set out in Articles 260, 262 and 264 where the following requirements are met:

<b>1a</b>	<b>CRR Criteria</b> (a) at the time of inclusion in the securitisation, the aggregate exposure value of all exposures to a single obligor in the pool does not exceed 2 % of the exposure values of the aggregate outstanding exposure values of the pool of underlying exposures. For the purposes of this calculation, loans or leases to a group of connected clients shall be considered as exposures to a single obligor.	<b>Meets Criteria?</b> <b>YES</b>
	<b>PCS Comments</b> See Prospectus See section, THE LOANS. Other characteristics of the Loans For the purposes of Article 243 of the CRR: (a) at the time of inclusion in the Transaction, aggregate Current Value of all Loans to a single Borrower in the Portfolio does not exceed 2 per cent. of the aggregate Current Balance of the Portfolio as at the Cut-Off Date;	
<b>1b</b>	<b>CRR Criteria</b> In the case of securitised residual leasing values, the first subparagraph of this point shall not apply where those values are not exposed to refinancing or resell risk due to a legally enforceable commitment to repurchase or refinance the exposure at a pre-determined amount by a third party eligible under Article 201(1);	<b>Meets Criteria?</b> <b>YES</b>
	<b>PCS Comments</b> <i>Not applicable.</i>	

<sup>1</sup> REGULATION (EU) 2017/2401 OF THE EUROPEAN PARLIAMENT AND OF THE COUNCIL of 12 December 2017 amending Regulation (EU) No 575/2013 on prudential requirements for credit institutions and investment firms.

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**CRR Criteria**

- (b) at the time of their inclusion in the securitisation, the underlying exposures meet the conditions for being assigned, under the Standardised Approach and taking into account any eligible credit risk mitigation, a risk weight equal to or smaller than:
- (i) 40 % on an exposure value-weighted average basis for the portfolio where the exposures are loans secured by residential mortgages or fully guaranteed residential loans, as referred to in point € of Article 129(1);
  - (ii) 50 % on an individual exposure basis where the exposure is a loan secured by a commercial mortgage;
  - (iii) 75 % on an individual exposure basis where the exposure is a retail exposure <sup>(2)</sup>;
- for any other exposures, 100 % on an individual exposure basis;

**Meets Criteria?**  
**YES**

**PCS Comments**

See Prospectus

2(b)(i) applies.

See section, THE LOANS. Other characteristics of the Loans

For the purposes of Article 243 of the CRR:

<sup>2</sup> See article 123, "Retail exposures" of the Regulation (EU) No 575/2013; for Consumer loans see the amendments to article 123 in (59) REGULATION (EU) 2019/876 and REGULATION (EU) 2020/873, article 2 (1) (a). In particular, pursuant to the amendments to Article 123, under Regulation (EU) 2019/876:  
<<Exposures due to loans granted by a credit institution to pensioners or employees with a permanent contract against the unconditional transfer of part of the borrower's pension or salary to that credit institution shall be assigned a risk weight of 35 %, provided that all the following conditions are met:  
(a) *in order to repay the loan, the borrower unconditionally authorises the pension fund or employer to make direct payments to the credit institution by deducting the monthly payments on the loan from the borrower's monthly pension or salary;*  
(b) *the risks of death, inability to work, unemployment or reduction of the net monthly pension or salary of the borrower are properly covered through an insurance policy underwritten by the borrower to the benefit of the credit institution;*  
(c) *the monthly payments to be made by the borrower on all loans that meet the conditions set out in points (a) and (b) do not in aggregate exceed 20 % of the borrower's net monthly pension or salary;*  
(d) *the maximum original maturity of the loan is equal to or less than ten years.>>.*

See article 501 on "Adjustment of risk-weighted non-defaulted SME exposures for "SME Loans" of the Regulation (EU) No 575/2013, as amended in Regulation (EU) 2019/876 and Regulation 2020/873 in (19) and Article 2.1(b).

(b) at the time of inclusion in the Transaction, under the Standardised Approach and taking into account any eligible credit risk mitigation, the Loans have a risk weight equal to or smaller than 40 per cent. on a value-weighted average basis for the Portfolio; and

<b>3</b>	<b><u>CRR Criteria</u></b>	<b><u>Meets Criteria?</u></b> <b>YES</b>
	<p>(c) where points (b)(i) and (b)(ii) apply, the loans secured by lower ranking security rights on a given asset shall only be included in the securitisation where all loans secured by prior ranking security rights on that asset are also included in the securitisation;</p>	
	<b><u>PCS Comments</u></b>	
	<p>See Prospectus, SUMMARY OF THE KEY TRANSACTION DOCUMENTS.</p> <p>Mortgage Sale Agreement</p> <p>Representations and Warranties</p> <p>(g) Subject to completion of any registration or recording of a Mortgage which may be pending (which the Legal Title Holder shall use all reasonable endeavours to complete) such Mortgage constitutes a first valid and subsisting first ranking legal mortgage or standard security (as applicable) and secures in priority to all other mortgages or standard securities all monies owing under the Loan.</p> <p><i>All of the Loans are secured by first ranking mortgages.</i></p>	

<b>4</b>	<b><u>CRR Criteria</u></b>	<b><u>Meets Criteria?</u></b> <b>YES</b>
	<p>(d) where point (b)(i) of this paragraph applies, no loan in the pool of underlying exposures shall have a loan-to-value ratio higher than 100 %, at the time of inclusion in the securitisation, measured in accordance with point (d)(i) of Article 129(1) and Article 229(1).</p>	
	<b><u>PCS Comments</u></b>	
	<p>See Prospectus</p> <p>See section, THE LOANS. Other characteristics of the Loans</p> <p>For the purposes of Article 243 of the CRR:</p> <p>(c) at the time of inclusion in the Transaction, none of the Loans have an indexed loan-to-value ratio of higher than 100 per cent.</p>	