

CRR ASSESSMENT

Asti Group RMBS II S.r.l.



PRIME COLLATERALISED SECURITIES (PCS) UK LIMITED

6 December 2019

Analyst: Mark Lewis 00 44 (0) 203 440 3722

This is a CRR Assessment. This CRR Assessment must be read together with the PCS Procedures Manual and the PCS Term Evidentiary Standards Manual. This document is based upon the materials received by PCS as at the date of this document. Any page references in this document are to the prospectus unless otherwise stated. It is important that the reader of this checklist reviews and understands the disclaimer referred to on the following page.

6 December 2019

Disclaimer

Neither an STS Verification, nor a CRR Assessment, nor an LCR Assessment is a recommendation to buy, sell or hold securities. None are investment advice whether generally or as defined under Markets in Financial Instruments Directive (2004/39/EC) and none are a credit rating whether generally or as defined under the Credit Rating Agency Regulation (1060/2009/EC).

PCS EU and PCS UK are authorised respectively by the French *Autorité des Marchés Financiers* and by the United Kingdom Financial Conduct Authority as third-party verification agents pursuant to article 28 of Regulation (EU) 2017/2402 (the “**STS Regulation**”).

Currently, none of the activities involved in providing an CRR or LCR Assessment are endorsed or regulated by any regulatory and/or supervisory authority nor are the PCS Association or PCS EU regulated by any regulator and/or supervisory authority including the Belgian Financial Services and Markets Authority, the United Kingdom Financial Conduct Authority, the French *Autorité des Marchés Financiers* or the European Securities and Markets Authority.

By assessing the CRR or LCR status of any securities or financing, neither the PCS Association nor PCS UK nor PCS EU express any views about the creditworthiness of these securities or financings or their suitability for any existing or potential investor or as to whether there will be a ready, liquid market for these securities or financings.

Equally, by completing (either positively or negatively) any CRR or LCR status assessment of certain instruments, no statement of any kind is made as to the value or price of these instruments or the appropriateness of the interest rate they carry (if any).

In the provision of any CRR or LCR Assessment, PCS has based its decision on information provided directly and indirectly by the originator or sponsor of the relevant securitisation. Specifically, it has relied on statements made in the relevant prospectus or deal sheet, documentation and/or in certificates provided by, or on behalf of, the originator or sponsor in accordance with PCS' published procedures for the relevant PCS verification or assessment. You should make yourself familiar with these procedures to understand fully how any PCS service is completed. These can be found at www.pcsmarket.org (the “**PCS Website**”). Neither the PCS Association nor PCS UK nor PCS EU undertake their own direct verification of the underlying facts stated in the prospectus, deal sheet, documentation or certificates for the relevant instruments and the completion of any CRR or LCR Assessment is not a confirmation or implication that the information provided to it by or on behalf of the originator or sponsor is accurate or complete.

The PCS entities take reasonable measures to ensure the quality and accuracy of the information on www.pcsmarket.org. However, neither the PCS Association nor PCS UK nor PCS EU can be held liable in any way for the inaccuracy or incompleteness of any information that is available on or through the PCS Website. In addition, neither the PCS Association nor PCS UK nor PCS EU can in any way be held liable or responsible for the content of any website linked to the PCS Website.

To understand the meaning and limitations of any CRR or LCR Assessment you must read the General Disclaimer that appears on the PCS Website.

When entering any of the “Transaction” sections of the PCS Website, you will be asked to declare that you are allowed to do so under the legislation of your country. The circulation and distribution of information regarding securitisation instruments (including securities) that is available on the PCS Website may be restricted in certain jurisdictions. Persons receiving any information or documents with respect to or in connection with instruments (including securities) available on the PCS Website are required to inform themselves of and to observe all applicable restrictions.

Prime Collateralised Securities (PCS) CRR Assessment

| | |
|---|---|
| Individual(s) undertaking the assessment | Mark Lewis |
| Date of Assessment /Version | 6 December 2019 |
| The transaction to be assessed (the “Transaction”) | Asti Group RMBS II S.r.l. |
| Issuer | Asti Group RMBS II S.r.l. |
| Originators and Sellers | Cassa di Risparmio di Asti S.p.A. (“C.R.Asti”) and Cassa di Risparmio di Biella e Vercelli – Biverbanca S.p.A. (“Biver”) |
| Lead Manager(s) | UniCredit Bank AG |
| Transaction Legal Counsel | White & Case (Europe) LLP |
| Rating Agencies | DBRS Ratings Limited and Moody’s Investor Service Ltd. |
| Stock Exchange | Luxembourg Stock Exchange |
| Target Issue Date | 28 June 2019 |

| Legislative text | CRR criteria | Identifying document and checking page reference | Checking comments | Criteria fulfilled Yes / No |
|---|--|---|-------------------|---|
| <p>Article 243</p> <p>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:</p> | | | | |
| <p>(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.</p> | <p>1. (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.</p> | <p>C.R.Asti Criteria “mortgage loans having an outstanding principal amount (including the principal component of any instalment which has fallen due but has not yet been paid) lower than Euro 1,475,000;”</p> <p>Biver Criteria: “mortgage loans having an outstanding principal amount (including the principal component of any instalment which has fallen due but has not yet been paid) lower than Euro 750,000;”</p> | | <p>Yes <input checked="" type="checkbox"/></p> <p>No <input type="checkbox"/></p> |

| Legislative text | CRR criteria | Identifying document and checking page reference | Checking comments | Criteria fulfilled Yes / No |
|---|---|--|-------------------|---|
| | | | | |
| <p>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);</p> | <p>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);</p> | <p>Not applicable.</p> | | <p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p> <p>N/A <input checked="" type="checkbox"/></p> |
| <p>(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</p> | <p>2. (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</p> | <p>2 (b) (i) applies. (g) of “COMPLIANCE WITH STS REQUIREMENTS” Calculation shows that the 40% requirement is met.</p> | | <p>Yes <input checked="" type="checkbox"/></p> <p>No <input type="checkbox"/></p> |

| Legislative text | CRR criteria | Identifying document and checking page reference | Checking comments | Criteria fulfilled Yes / No |
|--|--|--|-------------------|---|
| <p>mitigation, a risk weight equal to or smaller than:</p> <p>(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 <i>point (e)</i> of Article 129(1);</p> <p>(ii) 50 % on an individual exposure basis where the exposure is a loan secured by a commercial mortgage;</p> | <p>mitigation, a risk weight equal to or smaller than:</p> <p>(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 <i>point (e)</i> of Article 129(1);</p> <p>(ii) 50 % on an individual exposure basis where the exposure is a loan secured by a commercial mortgage;</p> | : | | |
| <p>(iii) 75 % on an individual exposure basis where the exposure is a retail exposure;</p> <p>(iv) for any other exposures, 100 % on an individual exposure basis;</p> | <p>(iii) 75 % on an individual exposure basis where the exposure is a retail exposure;</p> <p>(iv) for any other exposures, 100 % on an individual exposure basis;</p> | | | |
| <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</p> | <p>3. (c) where points (b)(i) and (b)(ii) apply, the loans secured by lower ranking security rights on a given asset shall only be</p> | <p>(g) of “COMPLIANCE WITH STS REQUIREMENTS”</p> | | <p>Yes <input checked="" type="checkbox"/></p> <p>No <input type="checkbox"/></p> |

| Legislative text | CRR criteria | Identifying document and checking page reference | Checking comments | Criteria fulfilled Yes / No |
|--|---|---|-------------------|---|
| included in the securitisation where all loans secured by prior ranking security rights on that asset are also included in the securitisation; | included in the securitisation where all loans secured by prior ranking security rights on that asset are also included in the securitisation; | | | |
| (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). | 4. (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>Loan level data indicates no loan has a current loan to value ratio higher than 100%</p> <p>The originators confirmed to PCS that these calculations are made on an indexed value basis.</p> | | <p>Yes <input checked="" type="checkbox"/></p> <p>No <input type="checkbox"/></p> |