

LCR Assessment

Silverstone Master Issuer PLC

Issuance of Series 2022-1 Notes



PRIME COLLATERALISED SECURITIES (PCS) UK LIMITED

31st January 2022



IMPORTANT NOTICE: THIS CHECKLIST IS TO BE USED ONLY FOR UK TRANSACTIONS NOTIFIED ON OR AFTER 1 JANUARY 2021

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This is an LCR Assessment.

This LCR Assessment covers the LCR rules and guidelines as at the date of this document.

Any references in this LCR Assessment to EU regulations are as amended and incorporated into United Kingdom law by the Withdrawal Act 2019.

This LCR 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 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.

31st January 2022

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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.



Please note that this Assessment is in respect of a UK transaction notified as STS to the UK Financial Conduct Authority. As such it cannot be treated as STS within the European Union and therefore, notwithstanding this assessment, is not eligible for inclusion into LCR pools or lower capital requirements under the CRR for financial institutions within the European Union. For more details, we invite you to consult your legal advisers.

Prime Collateralised Securities (PCS) LCR Assessment

Individual(s) undertaking the assessment	Fazel Ahmed
Date of Assessment /Version	31 January 2022
The transaction to be assessed (the “Transaction”)	Issue of Series 2022 – 1 Notes
Issuer	Silverstone Master Issuer PLC
Originator	Nationwide Building Society
Lead Manager(s)	Barclays, BofA Securities, BNP Paribas , Citigroup
Transaction Legal Counsel	Allen & Overy LLP
Rating Agencies	Moody’s and Fitch
Stock Exchange	London Stock Exchange
Closing Date	31 January 2022

Legislative Text and LCR Criteria (¹)		Identifying Document and Checking Page Reference	Checking Comments	Criteria Fulfilled Yes / No
1	<p>1. Exposures in the form of asset-backed securities as referred to in Article 12(1)(a) shall qualify as level 2B securitisations where the following conditions are satisfied:</p> <p>(a) the designation ‘STS’ or ‘simple, transparent and standardised’, or a designation that refers directly or indirectly to those terms, is permitted to be used for the securitisation in accordance with Regulation (EU) 2017/2402 of the European Parliament and of the Council (²) and is being so used;;</p> <p>(b) the criteria laid down in paragraph 2 and paragraphs 10 to 13 of this Article are met.</p>		1 (a) PCS is advised that the transaction Silverstone Master Issuer plc Series 2022-1 Notes is designated STS.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
			1 (b) PCS has ticked the questions below as “yes”. See the disclaimer above for a fuller analysis of the limitations of PCS’s LCR assessment.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
2	<p>2. The securitisation position and the exposures underlying the position shall meet all the following requirements:</p> <p>(a) the position has been assigned a credit assessment of credit quality step 1 by a nominated ECAI in accordance with Article 264 of Regulation (EU) No 575/2013 or the equivalent credit quality step in the event of a short-term credit assessment;</p> <p>(b) the position is in the most senior tranche or tranches of the securitisation and possesses the highest level of seniority at all times during the ongoing life of the transaction. For these purposes, a tranche shall be deemed to be the most senior where after the delivery of an enforcement notice and where applicable an acceleration notice, the tranche is not subordinated to other tranches of the same securitisation transaction or scheme in respect of receiving principal and interest payments, without taking into account amounts due under interest rate</p>	Refer to the Final Terms, CONTRACTUAL TERMS, 7. Ratings	<p>2 (a) PCS notes that the Series 2022-1 Class 1A, 2A and 3AR Notes are rated:</p> <ul style="list-style-type: none"> • Aaa (sf) by Moodys • AAAf by Fitch 	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
		Refer to the Final Terms and Base Prospectus.	2 (b) PCS confirms that the Class A notes meet the required attributes based on the base prospectus that has been reviewed.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

¹ Article 13 (Level 2B securitisations) of the Commission Delegated Regulation (EU) 2015/61 of 10 October 2014, amending and supplementing Regulation (EU) No 575/2013 of the European Parliament and the Council with regard to liquidity coverage requirement for Credit Institutions (the “Liquidity Commission Delegated Regulation”), as amended and implemented in the UK pursuant to Part 6 of the Securitisation (Amendment) (EU Exit) Regulations 2019.

² Regulation (EU) 2017/2402 of the European Parliament and of the Council of 12 December 2017 laying down a general framework for securitisation and creating a specific framework for simple, transparent and standardised securitisation, and amending Directives 2009/65/EC, 2009/138/EC and 2011/61/EU and Regulations (EC) No. 1060/2009 and (EU) No. 648/2012, as amended and implemented in the UK pursuant to the Securitisation (Amendment) (EU Exit) Regulations 2019.

Legislative Text and LCR Criteria (1)	Identifying Document and Checking Page Reference	Checking Comments	Criteria Fulfilled Yes / No
<p>or currency derivative contracts, fees or other similar payments in accordance with Article 242(6) of Regulation (EU) No 575/2013;</p>			
<p>3 (g) the securitisation position is backed by a pool of underlying exposures and those underlying exposures either all belong to only one of the following subcategories or else they consist of a combination of residential loans referred to in point (i):</p> <p>(i) residential loans secured with a first-ranking mortgage granted to individuals for the acquisition of their main residence, provided that one of the two following conditions is met:</p> <p>— the loans in the pool meet on average the loan-to-value requirement laid down in point (i) of Article 129(1)(d) of Regulation (EU) No 575/2013 (3);</p> <p>—the loans were originated in the United Kingdom and the law of the United Kingdom provides for a loan-to-income limit on the amount that an obligor may borrow in a residential loan. The loan-to-income limit is calculated on the gross annual income of the obligor, taking into account the tax obligations and other commitments of the obligor and the risk of changes in the interest rates over the term of the loan. For each residential loan in the pool, the percentage of the obligor's gross income that may be spent to service the loan, including interest, principal and fee payments, does not exceed 45 %;</p> <p>(iii) commercial loans, leases and credit facilities to undertakings established in a the United Kingdom to finance capital expenditures or business operations other than the acquisition or development of commercial real estate, provided that at least 80 % of the borrowers in the pool in terms of portfolio balance are small and medium- sized</p>	<p>Refer to the Final Terms</p>	<p>(g)(i) only applies, (ii) to (iv) do not apply</p> <p>PCS acknowledges that the current indexed portfolio loan to value ratio is less than 80% based on the data contained in the Final Terms. This is a closing date only position.</p>	<p>Yes <input checked="" type="checkbox"/></p> <p>No <input type="checkbox"/></p>

³ Article 129(1)(d) of Regulation (EU) No 575/2013 refers to <<(d) loans secured by:

(i) residential property up to the lesser of the principal amount of the liens that are combined with any prior liens and 80 % of the value of the pledged properties; or

(ii) senior units issued by French Fonds Communs de Titrisation or equivalent securitisation entities governed by the laws of a Member State securitising residential property exposures. In the event of such senior units being used as collateral, the special public supervision to protect bond holders as provided for in Article 52(4) of Directive 2009/65/EC shall ensure that the assets underlying such units shall, at any time while they are included in the cover pool be at least 90 % composed of residential mortgages that are combined with any prior liens up to the lesser of the principal amounts due under the units, the principal amounts of the liens, and 80 % of the value of the pledged properties, that the units qualify for the credit quality step 1 as set out in this Chapter and that such units do not exceed 10 % of the nominal amount of the outstanding issue.>>

Legislative Text and LCR Criteria (1)	Identifying Document and Checking Page Reference	Checking Comments	Criteria Fulfilled Yes / No
<p>enterprises at the time of issuance of the securitisation, and none of the borrowers is an institution as defined in Article 4(1)(3) of Regulation (EU) No 575/2013; (4)</p> <p>(iv) auto loans and leases to borrowers or lessees established or resident in the United Kingdom. For these purposes, auto loans and leases shall include loans or leases for the financing of motor vehicles or trailers as defined in points (11) and (12) of Article 3 of Directive 2007/46/EC of the European Parliament and of the Council, tractors as defined in point (8) of Article 3 of Regulation (EU) No 167/2013 of the European Parliament and of the Council (as it had effect immediately before IP completion day), powered two-wheelers or powered tricycles as defined in points (68) and (69) of Article 3 of Regulation (EU) No 168/2013 of the European Parliament and of the Council (as it had effect immediately before IP completion day) or tracked vehicles as referred to in point (c) of Article 2(2) of Directive 2007/46/EC. (5) Such loans or leases may include ancillary insurance and service products or additional vehicle parts, and in the case of leases, the residual value of leased vehicles. All loans and leases in the pool shall be secured with a first-ranking charge or security over the vehicle or an appropriate guarantee in favour of the SSPE, such as a retention of title provision;</p> <p>(v) loans and credit facilities to individuals resident in the United Kingdom for personal, family or household consumption purposes.</p>			
<p>4 10. The underlying exposures shall not have been originated by the credit institution holding the securitisation position in its liquidity buffer,</p>		<p>The investor should confirm that it is not a group entity of the Originator to meet this</p>	<p>Yes <input checked="" type="checkbox"/></p>

⁴ In particular: "institution" means a credit institution or an investment firm; 'credit institution' means an undertaking the business of which is to take deposits or other repayable funds from the public and to grant credits for its own account; and 'investment firm' means a person as defined in point (1) of Article 4(1) of Directive 2004/39/EC, which is subject to the requirements imposed by that Directive, excluding the following: (a) credit institutions; (b) local firms; (c) firms which are not authorised to provide the ancillary service referred to in point (1) of Section B of Annex I to Directive 2004/39/EC, which provide only one or more of the investment services and activities listed in points 1, 2, 4 and 5 of Section A of Annex I to that Directive, and which are not permitted to hold money or securities belonging to their clients and which for that reason may not at any time place themselves in debt with those clients.

⁵ Directive 2007/46/EC of the European Parliament and of the Council of 5 September 2007 establishing a framework for the approval of motor vehicles and their trailers, and of systems, components and separate technical units intended for such vehicles (Framework Directive) (OJ L 263, 9.10.2007, p. 1). Regulation (EU) No 167/2013 of the European Parliament and of the Council of 5 February 2013 on the approval and market surveillance of agricultural and forestry vehicles (OJ L 60, 2.3.2013, p. 1). Regulation (EU) No 168/2013 of the European Parliament and of the Council of 15 January 2013 on the approval and market surveillance of two- or three-wheel vehicles and quadricycles (OJ L 60, 2.3.2013, p. 52).;

Legislative Text and LCR Criteria (1)	Identifying Document and Checking Page Reference	Checking Comments	Criteria Fulfilled Yes / No	
	its subsidiary, its parent undertaking, a subsidiary of its parent undertaking or any other undertaking closely linked with that credit institution.		point. We have ticked this point positive but ultimately it is the investors responsibility to confirm.	No <input type="checkbox"/>
5	11. The issue size of the tranche shall be at least EUR 100 million (or the equivalent amount in domestic currency).	See the Final Terms	The Final Terms confirms that the issue size of the Series 2022-1 Class A1, A2, and 3AR notes are greater than EUR 100 million (or the equivalent amount in domestic currency).	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
6	12. The remaining weighted average life of the tranche shall be 5 years or less, which shall be calculated using the lower of either the transaction's pricing prepayment assumption or a 20 % constant prepayment rate, for which the credit institution shall assume that the call is exercised on the first permitted call date.	See the Final Terms	<p>PCS confirms that the remaining weighted average life :</p> <p><u>For the Class A1 Notes</u></p> <p>is less than 5 years. . See the table under section" Maturity and prepayment considerations". See also section Contractual Terms (24., Details relating to Scheduled Redemption Notes) and (25(b) Optional Redemption Date) the first optional redemption date is in April 2024.</p> <p><u>For the Class A2 Notes</u></p> <p>is less than 5 years. See the table under section" Maturity and prepayment considerations". See also section Contractual Terms (24., Details relating to Scheduled Redemption</p>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Legislative Text and LCR Criteria (¹)	Identifying Document and Checking Page Reference	Checking Comments	Criteria Fulfilled Yes / No
		<p>Notes) and (25(b) Optional Redemption Date) the first optional redemption date is April 2027</p> <p><u>For the Class 3AR Notes</u></p> <p>PCS is advised and confirms that the weighted average life will be less than or equal to 5 years from June 2024 based on the first option redemption date of October 2029 (see section Contractual Terms ,25(b) Optional Redemption Date) and the scheduled amortisation amounts (See section Contractual Terms , 24., Details relating to Scheduled Redemption Notes).</p>	
7	<p>13. The originator of the exposures underlying the securitisation shall be an institution as defined in Article 4(3) of Regulation (EU) No 575/2013 or an undertaking whose principal activity is to pursue one or more of the activities listed in points 2 to 12 and point 15 of Annex I to Directive 2013/36/EU, as that Directive has effect immediately before IP completion day, provided that for the purposes of this paragraph the reference in point 4 of Annex 1 to that Directive to point (3) of Article 4 of Directive (EU) 2015/2366 is to be read as a reference to regulation 2 of the Payment Services Regulations 2017.</p>	<p>Nationwide is a relevant institution as confirmed on in the section "Nationwide Building Society" of the base prospectus</p>	<p>Yes <input checked="" type="checkbox"/></p> <p>No <input type="checkbox"/></p>
8	<p>Article 37 Transitional provision for securitisations backed by residential loans</p>	<p>Points 1 and 2 are not applicable.</p>	<p>Yes <input type="checkbox"/></p>

Legislative Text and LCR Criteria (¹)	Identifying Document and Checking Page Reference	Checking Comments	Criteria Fulfilled Yes / No
<p>1. By derogation from Article 13, securitisations issued before 1 October 2015, where the underlying exposures are residential loans as referred to in point (g)(i) of Article 13(2), shall qualify as Level 2B assets if they meet all the requirements set out in Article 13 other than the loan-to-value or loan-to-income requirements set out in that point (g)(i) of Article 13(2).</p> <p>2. By derogation from Article 13, securitisations issued after 1 October 2015, where the underlying exposures are residential loans as referred to in point (g)(i) of Article 13(2) that do not meet the average loan-to-value or the loan-to-income requirements set out in that point, shall qualify as Level 2B assets until 1 October 2025, provided that the underlying exposures include residential loans that were not subject to a national law regulating loan-to-income limits at the time they were granted and such residential loans were granted at any time prior to 1 October 2015.</p>			<p>No <input type="checkbox"/></p> <p>N/A <input checked="" type="checkbox"/></p>