

**Provisional
CRR ASSESSMENT
LANEBROOK MORTGAGE TRANSACTION 2022-1 PLC**



PRIME COLLATERALISED SECURITIES (PCS) UK LIMITED

5th October 2022

Analyst: Analyst: Fazel Ahmed +44 (0) 203 866 5004

This is a Provisional CRR Assessment (UK Version).

This Provisional CRR Assessment must be read together with the PCS Procedures Manual and the PCS Term Evidentiary Standards Manual. This document is based upon the draft materials received by PCS as at the date of this document. Any page references in this document are to the prospectus unless otherwise stated.

Any references in this CRR Assessment to any EU regulations are meant to refer to such EU regulations as amended and incorporated into United Kingdom law by the Withdrawal Act 2019.

This Provisional CRR Assessment is not the final CRR assessment and it based on the draft documents and information provided to PCS by or on behalf of the originator as of the date of this assessment. It is anticipated at the date of this Provisional CRR Assessment that a Final CRR Assessment will be made available at or around closing of the transaction. However, such Final CRR Assessment will be based upon the final materials received by PCS and will only be made available on a fully ticked basis if no material adverse changes have been made to the transaction or the relevant material which, upon becoming known to PCS, would not adversely change our analysis. Therefore, no guarantees can be provided that such Final CRR Assessment will be made available on a fully ticked basis.

It is important that the reader of this checklist reviews and understands the disclaimer referred to on the following page. Note that all comments on the disclaimer relate to both Provisional CRR Assessments and Final CRR Assessments.

5th October 2022

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PRIME COLLATERALISED SECURITIES (PCS) Provisional CRR Assessment

Individual(s) undertaking the assessment	Fazel Ahmed
Date of Verification	5 October 2022
The transaction to be verified (the "Transaction")	LANEBROOK MORTGAGE TRANSACTION 2022-1 PLC
Issuer	LANEBROOK MORTGAGE TRANSACTION 2022-1 PLC
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
Expected Closing Date	[XX] [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		
<p>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:</p>		
1a	<p><u>CRR Criteria</u> (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><u>Meets Criteria?</u> YES</p>
	<p><u>PCS Comments</u> See Preliminary 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;</p>	
1b	<p><u>CRR Criteria</u> 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><u>Meets Criteria?</u> YES</p>
	<p><u>PCS Comments</u> <i>Not applicable.</i></p>	
2	<p><u>CRR Criteria</u> (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:</p>	<p><u>Meets Criteria?</u> YES</p>

¹ 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.

	<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 point € 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 ⁽²⁾;</p> <p>for any other exposures, 100 % on an individual exposure basis;</p>	
	<p>PCS Comments</p> <p>See Preliminary Prospectus</p> <p>2(b)(i) applies.</p> <p>See section, THE LOANS. Other characteristics of the Loans</p> <p>For the purposes of Article 243 of the CRR:</p> <p>(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 an value-weighted average basis for the Portfolio; and</p>	
3	CRR Criteria	Meets Criteria?

² 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).

I 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;

YES

PCS Comments

See Preliminary Prospectus, SUMMARY OF THE KEY TRANSACTION DOCUMENTS.

Mortgage Sale Agreement

Representations and Warranties

(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.

All of the Loans are secured by first ranking mortgages.

4

CRR Criteria

(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).

**Meets Criteria?
YES**

PCS Comments

See Preliminary Prospectus

See section, THE LOANS. Other characteristics of the Loans

For the purposes of Article 243 of the CRR:

(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.