

**Provisional  
CRR ASSESSMENT  
Elvet Mortgages 2025-1 PLC**



PRIME COLLATERALISED SECURITIES (PCS) UK LIMITED

27<sup>th</sup> January 2025

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This is a Provisional CRR Assessment.

This Provisional CRR Assessment must be read together with the PCS Procedures 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 is 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.

**27<sup>th</sup> January 2025**

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## PRIME COLLATERALISED SECURITIES (PCS) CRR Assessment

Individual(s) undertaking the assessment	Robert Leach
Date of Verification	27 January 2025
<b>The transaction to be verified (the "Transaction")</b>	<b>Elvet Mortgages 2025-1 PLC</b>
Issuer	Elvet Mortgages 2025-1 PLC
Originator	Atom Bank Plc
Lead Manager(s)	Banco Santander, S.A., NatWest Markets Plc
Transaction Legal Counsel	Allen Overy Shearman Sterling LLP
Rating Agencies	Fitch, DBRS
Stock Exchange	London Stock Exchange
Closing Date	[TBD]

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 <sup>(1)</sup>

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:

1a

### CRR Criteria

(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.

Meets Criteria?

YES

### PCS Comments

See Prospectus, *SUMMARY OF THE KEY TRANSACTION DOCUMENTS*.

Mortgage Sale Agreement

Representations and Warranties

(d) No Loan sold by the Seller had, at the time of such sale, a Current Balance (as at 23:59:59 hours on the date immediately prior to the date of the relevant sale) of more than £1,000,000.

See also Prospectus, *CHARACTERISTICS OF THE PROVISIONAL PORTFOLIO*.

Summary table of the Provisional Portfolio as at the Portfolio Reference Date

Current Balances

The minimum, maximum and average Current Balance of the Loans as of the Portfolio Reference Date is £18,542.26, £971,329.29 and £175,738.04, respectively.

See Prospectus, *THE LOANS*.

Other Characteristics

There is no Borrower having more than one Loan in the Portfolio.

*Aggregate exposure to a single obligor does not exceed 2% of the pool. PCS has received confirmation that there are no obligors with more than one loan included in the pool.*

<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.

<b>1b</b>	<p><b><u>CRR Criteria</u></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);</p>	<p><b><u>Meets Criteria?</u></b> <b>YES</b></p>
	<p><b><u>PCS Comments</u></b>  <i>Not applicable.</i></p>	
<b>2</b>	<p><b><u>CRR Criteria</u></b>          (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 (e) 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;</p>	<p><b><u>Meets Criteria?</u></b> <b>YES</b></p>
	<p><b><u>PCS Comments</u></b>          See Prospectus, <i>SUMMARY OF THE KEY TRANSACTION DOCUMENTS</i>.          Mortgage Sale Agreement          Representations and Warranties          (iii) As at the Closing Date the loans are classified as secured by residential mortgages or standard securities or fully guaranteed residential loans per Article 129(1)(e) and, under the Standardised Approach the Portfolio has a risk weight equal to or smaller than 40 per cent on an exposure value-weighted average basis, as such terms are described in Article 243 of the UK CRR.</p>	

<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. 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>3</b>	<b>CRR Criteria</b> (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;	<b>Meets Criteria?</b> <b>YES</b>
	<b>PCS Comments</b> See Prospectus, <i>SUMMARY OF THE KEY TRANSACTION DOCUMENTS</i> . Mortgage Sale Agreement Representations and Warranties (v) Subject only in certain appropriate cases to the completion of an application for registration to the completion or the completion of any registration or recording which may be pending at the Land Registry (in England and Wales), the Registers of Northern Ireland (in Northern Ireland) or Registers of Scotland (in Scotland), each Mortgage constitutes a valid and subsisting first ranking charge by way of legal mortgage (in relation to the English Loans) or first ranking standard security (in relation to the Scottish Loans) over the relevant Property. (w) Subject only in certain appropriate cases to the completion of an application for registration or the completion of any registration or recording which may be pending at the Land Registry (in England and Wales), the Registers of Northern Ireland (in Northern Ireland) or Registers of Scotland (in Scotland), each Mortgage has first priority or first ranking for the whole of the Current Balance (as at 23:59:59 hours on the date immediately prior to the Closing Date) on the Loan and interest on such Current Balance and all fees, costs, expenses and other amounts payable under or in respect of such Loan or Mortgage. <i>All of the Mortgages are secured by first ranking mortgages.</i>	
<b>4</b>	<b>CRR Criteria</b> (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).	<b>Meets Criteria?</b> <b>YES</b>
	<b>PCS Comments</b> See Prospectus, <i>CHARACTERISTICS OF THE PROVISIONAL PORTFOLIO</i> . Summary table of the Provisional Portfolio as at the Portfolio Reference Date Maximum Indexed Current Loan to Value Ratio (%): 90.15% <i>Static pool - no loan in the transaction has a current indexed LTV greater than 100%.</i>	