

INVESTORS REPORT

Contacts

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Euro 825.000.000 Class A Residential Mortgage Backed Floating Notes due 2072 (the "Class A Notes")

Euro 64.300.000 Class B Residential Mortgage Backed Floating Rate Notes due 2072 (the "Class B")

Euro 98.708.000 Class J Residential Mortgage Backed Floating Rate and Additional Remuneration Notes due 2072 (the "Class J Notes")

Reporting Dates

Collection Period

01/09/2022

30/11/2022

Interest Period

29/09/2022

29/12/2022

Payment Date

29/12/2022

ASTI GROUP RMBS II S.R.L.

1. Transaction overview

Principal Parties	Asti Group Rmbs II Srl
Issuer	Cassa di Risparmio di Asti S.p.A.
Originators	Cassa di Risparmio di Biella e Vercelli - Biverbanca S.p.A.
Servicers	Cassa di Risparmio di Asti S.p.A.
Back-up Servicer	Cassa di Risparmio di Biella e Vercelli - Biverbanca S.p.A.
Representative of the Noteholders	Banca Valsabbina S.C.p.a.
Corporate Servicer	KPMG Fides Servizi di Amministrazione S.p.A.
Computation Agent	KPMG Fides Servizi di Amministrazione S.p.A.
Transaction Bank	KPMG Fides Servizi di Amministrazione S.p.A.
Paying Agent	BNP Paribas Securities Services, Milan Branch
Agent Bank	BNP Paribas Securities Services, Milan Branch
Subordinated Loan Providers	BNP Paribas Securities Services, Milan Branch
Stichting Corporate Services Provider	Cassa di Risparmio di Asti S.p.A.
Quotaholder	Cassa di Risparmio di Biella e Vercelli - Biverbanca S.p.A.
Senior Noteholders	Wilmington Trust SP Services London Limited
Mezzanine Noteholders	Stichting Bertolucci
Junior Noteholders	Cassa di Risparmio di Asti S.p.A.
Arranger	Cassa di Risparmio di Biella e Vercelli - Biverbanca S.p.A.
	Cassa di Risparmio di Asti S.p.A.
	Cassa di Risparmio di Biella e Vercelli - Biverbanca S.p.A.
	Unicredit Bank AG

Main definitions

Interest Payment Date	(a) prior to the service of an Issuer Acceleration Notice, the twenty-ninth calendar day of March, June, September and December in each year (or, if any such date is not a Business Day, that date will be the first following day that is a Business Day unless that day falls in the next calendar month in which case that date will be the first preceding day that is a Business Day), the first of such dates being 30 December 2019 and (b) following the service of an Issuer Acceleration Notice, the day falling 10 Business Days after the Accumulation Date (if any) or any other day on which any payment is due to be made in accordance with the Post-Enforcement Priority of Payments, the Conditions and the Intercreditor Agreement
Interest Period	Each period beginning on (and including) an Interest Payment Date (or, in the case of the first Interest Period, the Issue Date) and ending on (but excluding) the next (or, in the case of the first Interest Period, the first) Interest Payment Date
Business Day	a day on which banks are open for business in Milan, Luxembourg and London and which is a TARGET Settlement Day.

ASTI GROUP RMBS II S.R.L.

2. Notes and Assets description

The Notes

Classes	Class A Notes	Class B Notes	Class J Notes
Principal Amount Outstanding on Issue	825.000.000	64.300.000	98.708.000
Currency	EUR	EUR	EUR
Issue Date	28/06/2019	28/06/2019	28/06/2019
Maturity Date	29/12/2072	29/12/2072	29/12/2072
Listing	Luxembourg	Luxembourg	Not listed
ISIN code	IT0005376428	IT0005376436	IT0005376444
Denomination	Euro 100,000 and integral multiples of € 1,000 in excess thereof.	Euro 100,000 and integral multiples of € 1,000 in excess thereof.	Euro 100,000 and integral multiples of € 1,000 in excess thereof.
Type of amortisation	Pass-through	Pass-through	Pass-through
Indexation	Euribor 3M	Euribor 3M	Euribor 3M
Spread / Fixed Rate	0,90%	2%	3%
Payment frequency	Quarterly	Quarterly	Quarterly

The Portfolio

The Claims comprised in the Portfolio arise from residential mortgage loans which qualify as mutui fondiari and other residential mortgage loans which qualify as mutui ipotecari by each of C.R.Asti and Biver.

Under the terms of the Prospectus each of the Originators has undertaken to the Issuer, the Representative of the Noteholders and the Arranger that it will retain a net economic interest of not less than 5 per cent. in the Securitisation, in accordance with option (d) of article 405, paragraph 1 of the CRR.

ASTI GROUP RMBS II S.R.L.

2.1 Class A Notes

Interest Period			Payment Date	Before payments		Accrued			Payments		After payments		
				Outstanding Principal	Unpaid Interest	Rate of Interest	Days	Accrued Interest	Principal	Interest	Outstanding Principal	Unpaid Interest	Pool factor
28/06/2019	30/12/2019	30/12/2019	825.000.000,00	-	0,589%	185,00	2.497.114,58	54.971.738,06	2.497.114,58	770.028.261,94	-	0,93337	
30/12/2019	30/03/2020	30/03/2020	770.028.261,94	-	0,502%	91,00	977.123,09	33.509.813,74	977.123,09	736.518.448,19	-	0,89275	
30/03/2020	29/06/2020	29/06/2020	736.518.448,19	-	0,551%	91,00	1.025.826,99	24.720.872,55	1.025.826,99	711.797.575,64	-	0,86278	
30/06/2020	29/09/2020	29/09/2020	711.797.575,64	-	0,498%	92,00	905.881,05	28.352.799,24	905.881,05	683.444.776,40	-	0,82842	
29/09/2020	29/12/2020	29/12/2020	683.444.776,40	-	0,402%	91,00	694.493,80	28.328.282,93	694.493,80	655.116.493,47	-	0,79408	
29/12/2020	29/03/2021	29/03/2021	655.116.493,47	-	0,358%	90,00	586.329,26	30.109.306,24	586.329,26	625.007.187,23	-	0,75758	
29/03/2021	29/06/2021	29/06/2021	625.007.187,23	-	0,362%	92,00	578.201,09	36.964.726,21	578.201,09	588.042.461,02	-	0,71278	
29/06/2021	29/09/2021	29/09/2021	588.042.461,02	-	0,362%	92,00	544.004,61	27.503.688,62	544.004,61	560.538.772,41	-	0,67944	
29/09/2021	29/12/2021	29/12/2021	560.538.772,41	-	0,358%	91,00	507.256,45	27.683.027,25	507.256,45	532.855.745,16	-	0,64589	
29/12/2021	29/03/2022	29/03/2022	532.855.745,16	-	0,310%	90,00	412.963,20	24.819.641,54	412.963,20	508.036.103,62	-	0,61580	
29/03/2022	29/06/2022	29/06/2022	508.036.103,62	-	0,423%	92,00	549.187,03	26.310.072,98	549.187,03	481.726.030,64	-	0,58391	
29/06/2022	29/09/2022	29/09/2022	481.726.030,63	-	0,682%	92,00	839.594,95	23.484.550,90	839.594,95	458.241.479,73	-	0,55544	
29/09/2022	29/12/2022	29/12/2022	458.241.479,73	-	2,128%	91,00	2.464.931,84	22.500.728,04	2.464.931,84	435.740.751,69	-	0,52817	

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2.2 Class B Notes

Interest Period			Payment Date	Before payments		Accrued			Payments		After payments		
				Outstanding Principal	Unpaid Interest	Rate of Interest	Days	Accrued Interest	Principal	Interest	Outstanding Principal	Unpaid Interest	Pool factor
28/06/2019	30/12/2019	30/12/2019	64.300.000,00	-	1,689%	185,00	558.097,21	-	558.097,21	64.300.000,00	-	1,00000	
30/12/2019	30/03/2020	30/03/2020	64.300.000,00	-	1,602%	91,00	260.382,85	-	260.382,85	64.300.000,00	-	1,00000	
30/03/2020	29/06/2020	29/06/2020	64.300.000,00	-	1,651%	91,00	268.347,12	-	268.347,12	64.300.000,00	-	1,00000	
30/06/2020	29/09/2020	29/09/2020	64.300.000,00	-	1,598%	92,00	262.586,91	-	262.586,91	64.300.000,00	-	1,00000	
29/09/2020	29/12/2020	29/12/2020	64.300.000,00	-	1,502%	91,00	244.129,24	-	244.129,24	64.300.000,00	-	1,00000	
29/12/2020	29/03/2021	29/03/2021	64.300.000,00	-	1,458%	90,00	234.373,50	-	234.373,50	64.300.000,00	-	1,00000	
29/03/2021	29/06/2021	29/06/2021	64.300.000,00	-	1,462%	92,00	240.239,09	-	240.239,09	64.300.000,00	-	1,00000	
29/06/2021	29/09/2021	29/09/2021	64.300.000,00	-	1,462%	92,00	240.239,09	-	240.239,09	64.300.000,00	-	1,00000	
29/09/2021	29/12/2021	29/12/2021	64.300.000,00	-	1,458%	91,00	236.977,65	-	236.977,65	64.300.000,00	-	1,00000	
29/12/2021	29/03/2022	29/03/2022	64.300.000,00	-	1,410%	90,00	226.657,50	-	226.657,50	64.300.000,00	-	1,00000	
29/03/2022	29/06/2022	29/06/2022	64.300.000,00	-	1,523%	92,00	250.262,74	-	250.262,74	64.300.000,00	-	1,00000	
29/06/2022	29/09/2022	29/09/2022	64.300.000,00	-	1,782%	92,00	292.822,20	-	292.822,20	64.300.000,00	-	1,00000	
29/09/2022	29/12/2022	29/12/2022	64.300.000,00	-	3,228%	91,00	524.666,57	-	524.666,57	64.300.000,00	-	1,00000	

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2.3 Class J Notes

Interest Period			Payment Date	Before payments		Accrued			Payments		After payments		
				Outstanding Principal	Unpaid Interest	Rate of Interest	Days	Accrued Interest	Principal	Interest	Outstanding Principal	Unpaid Interest	Pool factor
28/06/2019	30/12/2019	30/12/2019	98.708.000,00	-	2,689%	185,00	1.363.993,76	-	-	98.708.000,00	1.363.993,76	1,00000	
30/12/2019	30/03/2020	30/03/2020	98.708.000,00	1.363.993,76	2,602%	91,00	649.229,93	-	-	98.708.000,00	2.013.223,69	1,00000	
30/03/2020	29/06/2020	29/06/2020	98.708.000,00	2.013.223,69	2,651%	91,00	661.456,02	-	-	98.708.000,00	2.674.679,71	1,00000	
30/06/2020	29/09/2020	29/09/2020	98.708.000,00	2.674.679,71	2,598%	92,00	655.355,31	-	-	98.708.000,00	3.330.035,02	1,00000	
29/09/2020	29/12/2020	29/12/2020	98.708.000,00	3.330.035,02	2,502%	91,00	624.278,75	-	-	98.708.000,00	3.954.313,77	1,00000	
29/12/2020	29/03/2021	29/03/2021	98.708.000,00	3.954.313,77	2,458%	90,00	606.560,66	-	-	98.708.000,00	4.560.874,43	1,00000	
29/03/2021	29/06/2021	29/06/2021	98.708.000,00	4.560.874,43	2,462%	92,00	621.048,80	-	-	98.708.000,00	5.181.923,23	1,00000	
29/06/2021	29/09/2021	29/09/2021	98.708.000,00	5.181.923,23	2,462%	92,00	621.048,80	-	-	98.708.000,00	5.802.972,03	1,00000	
29/09/2021	29/12/2021	29/12/2021	98.708.000,00	5.802.972,03	2,458%	91,00	613.300,22	-	-	98.708.000,00	6.416.272,25	1,00000	
29/12/2021	29/03/2022	29/03/2022	98.708.000,00	6.416.272,25	2,410%	90,00	594.715,70	-	-	98.708.000,00	7.010.987,95	1,00000	
29/03/2022	29/06/2022	29/06/2022	98.708.000,00	7.010.987,95	2,523%	92,00	636.436,28	-	-	98.708.000,00	7.647.424,23	1,00000	
29/06/2022	29/09/2022	29/09/2022	98.708.000,00	7.647.424,23	2,782%	92,00	701.770,01	-	-	98.708.000,00	8.349.194,24	1,00000	
29/09/2022	29/12/2022	29/12/2022	98.708.000,00	8.349.194,24	4,228%	91,00	1.054.936,27	-	-	98.708.000,00	9.404.130,51	1,00000	

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2.4. Subordinated Loan

Interest Period		Payment Date	Before payments		Accrued		Payments			After payments		Pool factor	
			Outstanding Principal	Unpaid Interest	Rate of Interest	Days	Accrued Interest	Principal	Interest	Variable Return	Outstanding Principal*		Unpaid Interest
28/06/2019	30/12/2019	30/12/2019	17.850.000,00	-	1,000%	185,00	91.729,17	-	-	-	17.850.000,00	91.729,17	1,00000
30/12/2019	30/03/2020	30/03/2020	17.850.000,00	91.729,17	1,000%	91,00	45.120,83	-	-	-	17.850.000,00	136.850,00	1,00000
30/03/2020	29/06/2020	29/06/2020	17.850.000,00	136.850,00	1,000%	91,00	45.120,83	-	-	-	17.850.000,00	181.970,83	1,00000
23/06/2020	29/06/2020	29/06/2020	2.022.430,43	-	1,000%	6,00	337,07	-	-	-	2.022.430,43	337,07	1,00000
30/06/2020	29/09/2020	29/09/2020	19.872.430,43	182.307,91	1,000%	92,00	50.785,10	-	-	-	19.872.430,43	233.093,01	1,00000
23/09/2020	29/09/2020	29/09/2020	3.462.899,25	-	1,000%	6,00	577,15	-	-	-	3.462.899,25	577,15	1,00000
29/09/2020	29/12/2020	29/12/2020	23.335.329,68	233.670,15	1,000%	91,00	58.986,53	-	-	-	23.335.329,68	292.656,68	1,00000
22/12/2020	29/12/2020	29/12/2020	1.237.749,54	-	1,000%	7,00	240,67	-	-	-	1.237.749,54	240,67	1,00000
29/12/2020	29/03/2021	29/03/2021	24.573.079,22	292.897,36	1,000%	90,00	61.432,70	-	-	-	24.573.079,22	354.330,05	1,00000
29/03/2021	29/06/2021	29/06/2021	24.573.079,22	354.330,05	1,000%	92,00	62.797,87	-	-	-	24.573.079,22	417.127,92	1,00000
29/06/2021	29/09/2021	29/09/2021	24.573.079,22	417.127,92	1,000%	92,00	62.797,87	-	-	-	24.573.079,22	479.925,79	1,00000
29/09/2021	29/12/2021	29/12/2021	24.573.079,22	479.925,79	1,000%	91,00	62.115,28	-	-	-	24.573.079,22	542.041,08	1,00000
29/12/2021	29/03/2022	29/03/2022	24.573.079,22	542.041,08	1,000%	90,00	61.432,70	-	-	-	24.573.079,22	603.473,77	1,00000
29/03/2022	29/06/2022	29/06/2022	24.573.079,22	603.473,77	1,000%	92,00	62.797,87	-	-	-	24.573.079,22	666.271,64	1,00000
29/06/2022	29/09/2022	29/09/2022	24.573.079,22	666.271,64	1,000%	92,00	62.797,87	-	-	-	24.573.079,22	729.069,51	1,00000
29/09/2022	29/12/2022	29/12/2022	24.573.079,22	729.069,51	1,000%	91,00	62.115,28	-	-	-	24.573.079,22	791.184,80	1,00000

*Requests for use for additional mortgage in accordance with articles 3.1 (b) and 3.2 (b) of the limited subordinated loan agreement signed on 27 June 2019, as subsequently amended on 28 May 2020, the requests for use prepared according to the model set out in Annex 2 of the aforementioned contract.

The total of the outstanding amount is 24.573.079,22.

Target Cash Reserve Amount equal to:

(a) the higher of:

(i) 2% of the Principal Outstanding of Rated Notes

(ii) € 8,893,000

(b) zero, on the Interest Payment Date on which the Class A Notes will be redeemed in full

10.450.829,59

Cash Reserve Amount

Cash Reserve Amount (BoP)

Issuer available funds credited to the Cash Reserve Account

Cash Reserve Amount (EoP)

10.920.520,61
-469.691,02
10.450.829,59

	Total		Total	
	As at the of the period Number of loans		As at the of the period Principal Outstanding (Euro)	As at the of the period % of Total
Breakdown of arrears of performing loans				
from 0 to 30 days	62		8.077.440,97	60,06%
from 31 to 60 days	0		0,00	0,00%
from 61 to 90 days	15		1.728.871,32	12,85%
from 91 to 180 days	19		1.975.714,09	14,69%
from 181 to 270 days	12		1.203.124,41	8,95%
over 270 days	6		464.272,66	3,45%
Total	114		13.449.423,45	100%
Portfolio Status				
Performing Claims	8.110,00		652.650.965,04	99,38%
Defaulted Claims net of recoveries	37,00		3.987.879,94	0,61%
Defaulted Claims which now are "in bonis" net of recoveries	1,00		99.972,25	0,02%
Total outstanding Pool	8.148,00		656.738.817,23	100%
Defaulted Claims (at the time when the default occurred) gross of recoveries	45,00		5.087.800,59	97,89%
Defaulted Claims which now are "in bonis" (at the time when the default occurred) gross of recoveries	1,00		109.599,39	2,11%
Total Defaulted Claims ("Sofferenze") including Defaulted Claims which have recovered in full and which now are in bonis	46,00		5.197.399,98	100%
Cumulative Default Rate				0,53%

Cumulative Default Rate: A/B		As of the end of this period
A	Cumulative Defaults* as at each Calculation Date including Defaulted Claims which now are "in bonis"	5.197.399,98
B	Initial Portfolio Outstanding Amount	988.008.895,88
A/B	Cumulative Default Rate	0,53%

(*Cumulative Defaults* means, as at each Calculation Date, the sum of the Outstanding Principal of all Claims which qualify as Defaulted Claims as at the end of any given Collection Period

	Hit	Not Hit
Performance Trigger		X

Hit if the cumulative default trigger > 4,5%

Not Hit if the cumulative default trigger < 4,5%

General Information about Portfolio	Total Portfolio
Number of Loans	8.148,00
Number of borrowers	8.094,00
Outstanding Portfolio Amount	656.738.817,23
Average Outstanding Portfolio Amount	80.601,23
Weighted Average Seasoning (months)	70,85
Weighted Average Remaining Term (months)	199,32
Weighted average interest rate (for fixed rate portfolio) (%)	2,65700%
Weighted average spread (for floating rate portfolio) (%)	2,19040%

Region	Current Period			
	Number of Loans	% By Number	Amount	% of amount
Abruzzo	0	0,00%	0,00	0,00%
Basilicata	0	0,00%	0,00	0,00%
Calabria	1	0,01%	149.625,13	0,02%
Campania	0	0,00%	0,00	0,00%
Emilia-Romagna	9	0,11%	960.651,75	0,15%
Friuli Venezia Giulia	1	0,01%	186.579,18	0,03%
Lazio	5	0,06%	591.789,28	0,09%
Liguria	143	1,76%	14.939.467,89	2,27%
Lombardia	2.347	28,80%	227.432.250,81	34,63%
Marche	1	0,01%	152.356,17	0,02%
Molise	1	0,01%	72.863,32	0,01%
Piemonte	5.586	68,56%	407.760.479,82	62,09%
Puglia	3	0,04%	115.375,82	0,02%
Sardegna	9	0,11%	1.227.010,95	0,19%
Sicilia	2	0,02%	29.037,72	0,00%
Toscana	7	0,09%	591.334,57	0,09%
Trentino-Alto Adige	0	0,00%	0,00	0,00%
Umbria	0	0,00%	0,00	0,00%
Valle d'Aosta	23	0,28%	1.544.322,19	0,24%
Veneto	10	0,12%	985.672,63	0,15%
Total Portfolio	8.148	100%	656.738.817,23	100%

Current Principal Balance - Range	Total Portfolio			
	Number of Loans	% By Number	Amount	% of amount
>= 0<10.000	162	1,99%	1.012.912,94	0,15%
>= 10.000<20.000	337	4,14%	5.292.084,68	0,81%
>= 20.000<30.000	620	7,61%	15.702.641,45	2,39%
>= 30.000<40.000	777	9,54%	27.347.581,22	4,16%
>= 40.000<50.000	782	9,60%	35.194.873,90	5,36%
>= 50.000<60.000	791	9,71%	43.435.861,40	6,61%
>= 60.000<70.000	724	8,89%	47.025.411,07	7,16%
>= 70.000<80.000	600	7,36%	44.956.226,60	6,85%
>= 80.000<90.000	569	6,98%	48.389.019,98	7,37%
>= 90.000<100.000	525	6,44%	49.837.615,04	7,59%
>= 100.000<150.000	1.562	19,17%	188.835.737,57	28,75%
>= 150.000<200.000	420	5,15%	71.963.612,99	10,96%
>= 200.000<250.000	157	1,93%	34.660.567,34	5,28%
>= 250.000<300.000	55	0,68%	14.883.663,98	2,27%
>= 300.000<350.000	27	0,33%	8.710.579,85	1,33%
>= 350.000<400.000	15	0,18%	5.584.069,46	0,85%
>= 400.000<450.000	7	0,09%	3.007.701,71	0,46%
>= 450.000<500.000	3	0,04%	1.439.442,94	0,22%
>= 500.000<750.000	14	0,17%	8.150.139,70	1,24%
>= 750.000<1.000.000	0	0,00%	0,00	0,00%
>= 1.00.000<1.500.000	1	0,01%	1.309.073,41	0,20%
>= 1.500.000<3.500.000	0	0,00%	0,00	0,00%
Total Portfolio	8.148	100%	656.738.817,23	100%

8. Net economic interest

The Originator confirms that, as at the date of this report, it continues to hold the net economic interest in the securitisation as disclosed in the Prospectus, in accordance with paragraph 1(d) of Article 122a of Directive 2006/48/EC