

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

01/06/2022

31/08/2022

Interest Period

29/06/2022

29/09/2022

Payment Date

29/09/2022

ASTI GROUP RMBS II S.R.L.

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

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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.

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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

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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

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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

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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

*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.

[illegible]

[illegible]

[illegible]

¹⁴ Junior Notes Additional Remuneration means (a) on each Interest Payment Date, prior to the service of an Issuer Acceleration Notice, the Issuer Available Funds to be applied on each Interest Payment Date minus all payments or provisions to be made under the Pre-Enforcement Priority of Payments under Item (i) to (iii); or (b) following the service of an Issuer Acceleration Notice or in the event the Issuer opts for the early redemption of the Notes under Condition 7)(c) (Optional redemption of the Notes) or Condition 7)(d) (Optional redemption for taxation, legal or regulatory reasons), the Issuer Available Funds minus all payments or provisions to be made under the Post-Enforcement Priority of Payments under Item (i) to (iii).

5. Reserves

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

10.920.520,61

Cash Reserve Amount

- Cash Reserve Amount (BoP)
- Issuer available funds credited to the Cash Reserve Account
- Cash Reserve Amount (EoP)

11.446.722,07
-526.201,46
10.920.520,61

6 - Portfolio Performance

	Total	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	6	421.259,22	4,46%
from 31 to 60 days	39	3.840.820,41	40,65%
from 61 to 90 days	16	1.511.392,99	15,99%
from 91 to 180 days	18	1.848.516,81	19,56%
from 181 to 270 days	10	873.405,01	9,24%
over 270 days	9	953.964,44	10,10%
Total	98	9.449.358,88	100%
Portfolio Status			
Performing Claims	8.225,00	673.404.608,96	99,48%
Defaulted Claims net of recoveries	34,00	3.407.734,93	0,50%
Defaulted Claims which now are "in bonis" net of recoveries	1,00	100.985,68	0,01%
Total outstanding Pool	8.260,00	676.913.329,57	100%
Defaulted Claims (at the time when the default occurred) gross of recoveries	40,00	4.366.957,29	97,55%
Defaulted Claims which now are "in bonis" (at the time when the default occurred) gross of recoveries	1,00	109.599,39	2,45%
Total Defaulted Claims ("Sofferenze") including Defaulted Claims which have recovered in full and which now are in bonis	41,00	4.476.556,68	100%
Cumulative Default Rate			0,45%

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"
	4.476.556,68
B	Initial Portfolio Outstanding Amount
	988.008.895,88
A/B	Cumulative Default Rate
	0,45%

(*)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%

7 - Portfolio Description

General information about Portfolio	Total Portfolio
Number of Loans	8.260,00
Number of borrowers	8.204,00
Outstanding Portfolio Amount	676.913.329,57
Average Outstanding Potfolio Amount	81.950,77
Weighted Average Seasoning (months)	67,99
Weighted Average Remaining Term (months)	201,64
Weighted average interest rate (for fixed rate portfolio) (%)	2,64470%
Weighted average spread (for floating rate portfolio) (%)	2,18890%

Current Period				
Region	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%	152.877,20	0,02%
Campania	0	0,00%	0,00	0,00%
Emilia-Romagna	9	0,11%	974.970,52	0,14%
Friuli Venezia Giulia	1	0,01%	188.278,14	0,03%
Lazio	6	0,07%	640.999,51	0,09%
Liguria	145	1,76%	15.406.347,10	2,28%
Lombardia	2.382	28,84%	234.054.693,18	34,58%
Marche	1	0,01%	154.652,96	0,02%
Molise	1	0,01%	73.583,15	0,01%
Piemonte	5.660	68,52%	420.697.127,12	62,15%
Puglia	3	0,04%	119.821,09	0,02%
Sardegna	9	0,11%	1.243.879,18	0,18%
Sicilia	2	0,02%	30.649,05	0,00%
Toscana	7	0,08%	599.573,04	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%	1.574.426,17	0,23%
Veneto	10	0,12%	1.001.452,16	0,15%
Total Portfolio	8.260	100%	676.913.329,57	100%

Current Principal Balance - Range	Total Portfolio			
	Number of Loans	% By Number	Amount	% of amount
>= 0<10.000	146	1,77%	956.533,35	0,14%
>= 10.000<20.000	323	3,91%	5.101.610,97	0,75%
>= 20.000<30.000	590	7,14%	15.021.586,63	2,22%
>= 30.000<40.000	779	9,43%	27.411.784,89	4,05%
>= 40.000<50.000	785	9,50%	35.327.249,94	5,22%
>= 50.000<60.000	803	9,72%	44.107.955,66	6,52%
>= 60.000<70.000	736	8,91%	47.756.256,43	7,06%
>= 70.000<80.000	638	7,72%	47.841.329,53	7,07%
>= 80.000<90.000	564	6,83%	48.001.737,13	7,09%
>= 90.000<100.000	534	6,46%	50.667.647,73	7,49%
>= 100.000<150.000	1.620	19,61%	196.067.090,99	28,96%
>= 150.000<200.000	437	5,29%	74.518.155,37	11,01%
>= 200.000<250.000	176	2,13%	38.673.455,76	5,71%
>= 250.000<300.000	56	0,68%	15.094.337,90	2,23%
>= 300.000<350.000	30	0,36%	9.602.412,44	1,42%
>= 350.000<400.000	17	0,21%	6.294.902,82	0,93%
>= 400.000<450.000	7	0,08%	2.999.917,55	0,44%
>= 450.000<500.000	4	0,05%	1.904.072,89	0,28%
>= 500.000<750.000	13	0,16%	7.490.745,73	1,11%
>= 750.000<1.000.000	1	0,01%	753.541,81	0,11%
>= 1.00.000<1.500.000	1	0,01%	1.321.004,05	0,20%
>= 1.500.000<3.500.000	0	0,00%	0,00	0,00%
Total Portfolio	8.260	100%	676.913.329,57	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