KPMG Fides Servizi di Amministrazione SpA
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Euro 523.100.000 Class A1 Residential Mortgage Backed Floating Notes due 2082 (the "Class A1 Notes")
Up Euro 759.500.000 Class A2 Residential Mortgage Backed Partly Paid Floating Rate Notes due 2082 (the "Class A2")
Up Euro 217.400.000 Class J Mortgage Backed Partly Paid Floating Rate Notes due 2082 (the "Junior Notes")

| $01 / 03 / 2023$ | $31 / 05 / 2023$ |
| ---: | ---: |
| $29 / 03 / 2023$ | $29 / 06 / 2023$ |
| $29 / 06 / 2023$ |  |


| 1. Transaction overview |  |
| :---: | :---: |
| Principal Parties |  |
| Issuer | Asti Group Rmbs III Sr |
| Originator | Cassa di Risparmio di Asti S.p.A. |
| Servicer | Cassa di Risparmio di Asti 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 Brancr |
| Paying Agent | BNP Paribas Securities Services, Milan Branct |
| Agent Bank | BNP Paribas Securities Services, Milan Brancr |
| Subordinated Loan Provider | Cassa di Risparmio di Asti S.p.A. |
| Stichting Corporate Services Provider | Wilmington Trust SP Services London Limitec |
| Quotaholder | Stichting Favignana |
| Senior Noteholders | Cassa di Risparmio di Asti S.p.A. |
| Junior Noteholders | Cassa di Risparmio di Asti S.p.A. |
| Arranger | Unicredit Bank AG |
| Main definitions |  |
| Interest Payment Date | (a) prior to the service of an Issuer Acceleration Notice, the 29th calendar day of March, June, September and Decemebr 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 29 March 2022 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 | means a day on which banks are open for business in Milan, Luxembourg and London and which is a TARGET Settlement Day. |

The Notes

## Classes

Principal Amount Outstanding on Issue
Principal Amount Outstanding at Relevant Date
Currency
ssue Date
Maturity Date
isting
Denomination

## Type of amortisation

ndexation
Spread / Fixed Rate
Payment frequency
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 C.R.Asti

Under the terms of the Prospectus the Originator 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.
2.1 Class A1 Notes

| 2.1 Class A1 Notes |  |  |  |  |  |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Interest Period |  | Payment Date | Before payments |  | Accrued |  |  | Payments |  | After payments |  |  |
|  |  | Outstanding Principal | Unpaid Interest | Rate of Interest | Days | Accrued Interest | Principal Repayment | Interest | Outstanding Principal | Unpaid Interest | Pool factor |
| 02/12/2021 | 29/03/2022 |  | 29/03/2022 | 523.100.000,00 |  | 0,137\% | 117,00 | 232.910,28 | 23.908.257,91 | 232.910,28 | 499.191.742,09 |  | 0,95429505 |
| 29/03/2022 | 29/06/2022 | 29/06/2022 | 499.191.742,09 |  | 0,223\% | 92,00 | 284.483,83 | 19.729.038,33 | 284.483,83 | 479.462.703,76 |  | 0,91657944 |
| 29/06/2022 | 29/09/2022 | 29/09/2022 | 479.462.703,76 |  | 0,482\% | 92,00 | 590.591,50 | 18.620.962,02 | 590.591,50 | 460.841.741,74 |  | 0,88098211 |
| 29/09/2022 | 29/12/2022 | 29/12/2022 | 460.841.741,74 |  | 1,928\% | 91,00 | 2.245.937,83 | 17.372.859,51 | 2.245.937,83 | 443.468.882,23 | - | 0,84777076 |
| 29/12/2022 | 29/03/2023 | 29/03/2023 | 443.468.882,23 | - | 2,828\% | 90,00 | 3.135.325,00 | 14.172.160,74 | 3.135.325,00 | 429.296.721,49 |  | 0,82067811 |
| 29/03/2023 | 29/06/2023 | 29/06/2023 | 429.296.721,49 | - | 3,500\% | 92,00 | 3.839.820,68 | 16.798.739,91 | 3.839.820,68 | 412.497.981,58 | - | 0,78856429 |
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| 2.3 Class J Notes |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| Interest Period |  | Payment Date | Before payments |  | Accrued |  |  | Payments |  |  | After payments |  |  |
|  |  | Outstanding Principal | Unpaid Interest | $\begin{aligned} & \text { Rate of } \\ & \text { Interest } \end{aligned}$ | Days | Accrued Interest | $\begin{gathered} \hline \text { Principal } \\ \text { Repayment } \end{gathered}$ | Interest | Further Instalment | Outstanding Principal | Unpaid Interest | Pool factor |
| 02112/2021 | 29103/2022 |  | 2910312022 | 88.584.000,00 |  | 3,000\% | 117,00 | 863.694,00 |  |  | 17.325.145,70 | $105.909 .145,70$ | 863.694,00 | 0,48716258 |
| ${ }^{29903 / 2022}$ | $\begin{array}{r}\text { 29/06/2022 } \\ \hline 29092022 \\ \hline\end{array}$ | 29906/2022 <br> 290912022 | $\begin{array}{r}105.9099 .145 .70 \\ \hline 11.933 .05906\end{array}$ | $\frac{863.694 .00}{1.675 .64 .12}$ | 退 3 3,00\% 3 | 92,00 92.00 | $811.970,12$ <br> 881.153 .45 |  |  | $\frac{9.023 .933,36}{5666493}$ | $114.933 .059,06$ <br> 120595489 | ${ }^{1.675 .644,12}$ 25681757 | ${ }^{0.52887092}$ |
| 29006/2022 | 29909/2022 | 2990912022 | $\begin{array}{r}114.933 .059 .06 \\ \hline 120595488 \\ \hline\end{array}$ | ${ }^{1.675 .664 .12}$ | - $\frac{3.000 \%}{3000 \%}$ | 92,00 9100 | - 881.153.45 |  |  | 5.666.489,23 | 120.599 .548 .29 <br> 1421306354 | $\frac{2.556 .817 .57}{3471134414}$ | 0.55473573 |
| 299191212022 | 2910312023 | ${ }^{2910312023}$ | ${ }^{120} 142.1390 .6538 .45$ | ${ }^{2.4561 .864,14}$ | - ${ }^{3,000 \%}$ |  | $\xrightarrow{\text { 1.065.979,90 }}$ |  |  | $\xrightarrow{\text { 21.537.105,.16 }}$ | ${ }^{\text {142.130.653,45 }}$ | 3.4.537.3644,14 | $\xrightarrow{0.65377485}$ |
| 29103/2023 | 29906/2023 | 29106/2023 | 157.013.784,94 | 4.537.344,05 | 3,000\% | 92,00 | 1.203.772,35 |  |  | 14.883.13, 49 | 157.013.784,94 | 5.741.116,40 | 0,72223452 |
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2.4. Subordinated Loan

| Interest Period |  | $\begin{aligned} & \text { Payment } \\ & \text { Date } \end{aligned}$ | Before payments |  | Accrued |  |  | Payments |  | Further Drawdown <br> Further Drawdown | After payments |  | Pool factor |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | Outstanding Principal | $\begin{aligned} & \text { Unpaid } \\ & \text { Interest } \end{aligned}$ | Rate of | Days | Accrued Interest | Principal | Interest | Outstanding |  | $\begin{aligned} & \text { Unpaid } \\ & \text { Interest } \end{aligned}$ |  |
| 02/12/2021 | 29103/2022 |  | 29103/2022 | 7.898.000,00 |  | 1,000\% | 117,00 | 25.688,50 |  |  | 1.176.230,89 | 9.074.230,89 | 25.668,50 | 0,47165814 |
| 2910332022 | 29/06/2022 | 29106/2022 | 9.074.230,89 | 25.668,50 | 1,000\% | 92,00 | 23.189,70 |  |  | 502.214,00 | 9.576.444,89 | 48.858,20 | 0,49776209 |
| 2910612022 | 29109/2022 | 29109/2022 | 9.576.444,89 | 48.858,20 | 1,000\% | 92,00 | 24.473,14 |  |  | 221.876,78 | 9.798.321,67 | 73,331,34 | 0,50929475 |
| 290109/2022 | 2911212022 | 29112212022 | 9.198.311.67 | 73.331, 34 | ${ }^{1,000 \%}$ | 91,00 | 24.767,98 |  |  | $\xrightarrow{1.643 .796,23}$ | 11.452.117,90 | 98.099,32 | 0,594735588 |
| 2911212022 | 29103/2023 | ${ }^{2910312023}$ | 11.442.117.90 | ${ }^{\text {98.099,32 }}$ | ${ }^{1,000 \%}$ | 90,00 | ${ }^{28.605,29}$ |  |  | 1.103.804,91 | ${ }^{12.545 .922,81}$ | 126.704,61 | ${ }^{0,65210888}$ |
| 29903/2023 | 29/06/2023 | 29106/2023 | 12.545.922,81 | 126.704,61 | 1,000\% | 92,00 | 32.061,80 |  |  | 0,00 | 12.545.922,81 | 158.766,42 | 0,65210888 |
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## ASTI GROUP RMBS III S.R.L.



## Target Cash Reserve Amount:

(a) during the Ramp-up Period equal to $1,50 \%$ per cent. of the Principal Amount Outstanding of the Rated Notes
following to the termination of the Ramp-up Period
(b) the higher of:
(A) 1,50 \% per cent of the Principal Outstanding of Rated Notes
(B) the product of (a) 0.75 per cent. and (b) the aggregate of (i) the Principal Amount Outstanding
of the Class A1 Notes at the Issue Date and (ii) the higher Principal Amount Outstanding reach
the Class A1 Notes at the Issue Date and (ii) the higher Principal Amount Outstanding reached by the Class A2 Notes during the Ramp-up Period

(c) zero, on the Interest Payment Date on which the Rated Notes will be redeemed in full $\square$

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

| $12.495 .922,81$ |
| ---: |
|  |
| 470.128 |
| $12.025 .794,94$ |

ASTI GROUP RMBS /I/ S.R.L.

|  | 6 - Portfolio Performance |  |  |
| :---: | :---: | :---: | :---: |
|  | Total | Total | Total |
|  | As at the of the period | As at the of the period | As at the of the period |
|  | Number of loans | Principal Outstanding (Euro) | \% of Total |
| Breakdown of arrears of performing loans |  |  |  |
| from 0 to 29 days | 6 | 462.183.17 | 4.45\% |
| from 30 to 59 days | 53 | 5.031.664.09 | 48,47\% |
| from 60 to 89 days | 13 | 1.108.636,02 | 10,68\% |
| from 90 to 179 days | 31 | 2.918.681.87 | 28,12\% |
| from 180 to 270 days | 7 | 585.839.13 | 5.64\% |
| over 270 days | 3 | 273.247,26 | 2.63\% |
|  | 113 | 10.380.251,54 | 100\% |
| Portfolio Status |  |  |  |
| Performing Claims | 10.522 | 970.438.393,06 | 99,97\% |
| Defaulted Claims net of recoveries | 4 | 311.341,94 | 0,03\% |
| Defaulted Claims which now are "in bonis" net of recoveries | - | - | - |
| Total outstanding Pool | 10.526 | 970.749.735,00 | 100\% |
| Defaulted Claims (at the time when the default occured) gross of recoveries | 4 | 311.341,94 | 100\% |
| Defaulted Claims which now are "in bonis" (at the time when the default occurred) gross of recoveries | - - | - | - |
| Total Defaulted Claims ("Sofferenze") including Defaulted Claims which have recovered in full and which now are in bonis | 4 | 311.341,94 | 100\% |
| Cumulative Default Rate |  |  | 0,03\% |
| Cumulative Default Rate: A/B |  |  | As of the end of this period |
| A. | Cumulative Defaults* as at each Calcu Claims which now are "in bonis" | ation Date including Defaulted | 311.341,94 |
| B | Initial Portfolio Outstanding Amount |  | 1.108.263.001,76 |
| A/B | Cumulative Default Rate |  | 0,03\% |

*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;

| General Intormation about Portiolio | Relevant Collection Period |
| :---: | :---: |
| Number of Loans | 10.526,0 |
| Number of borowers | 10.457,00 |
| Oustanding Portiolo Amount | 970.749,735,00 |
| Average Oustanding Pototio Amount | ${ }^{92,223,99}$ |
| Weighted Average Seasoning (monts) | 38,01 |
| Weighted Average Remaining Term (monts) | 241,75 |
| Weighted average interest rate (for fixed date pootfoio) (\%) | 2.57980\% |
| Weighted average spread (for foating rate pootfolio) (\%) | 1,9235\% |


| Debtor Region | Relevant Collection Period |  |  |  |
| :---: | :---: | :---: | :---: | :---: |
|  | Number of Loans | \% By Number | Amount | \% of Amount |
| Abruzo |  | 0,04\% | 299.586,47 | 0,03\% |
| Basilicata |  | 0,02\% | 178.320.88 | 0,02\% |
| Calabia | 18 | 0,17\% | 2.532.160,03 | 0,26\% |
| Campania | 13 | 0,12\% | 1.241.87,30 | 0,13\% |
| Emilia-Romagna | 17 | 0,16\% | 1.906.46, 32 | 0,20\% |
| FFriul Venezia Giulia |  | 0,01\% | 133.76, 10 | $0.01 \%$ |
| Lazio |  | 0,08\% | 879.043,57 | 0,09\% |
| Ligura | ${ }^{238}$ | 2.26\% | 23.244.571,72 | 2,39\% |
| Lombarcia | ${ }^{3.386}$ | 32,17\% | 381.984.218,94 | 3, $39.3 \%$ |
| Marche |  | 0,03\% | 338.103,56 | 0,03\% |
| Moise |  | 0,01\% | 244.940,02 | 0,03\% |
| Piemonte | 6.648 | 63,16\% | 534.797.629,00 | $55.09 \%$ |
| Pugla |  | 0,07\% | 698.168,61 | 0,07\% |
| Sardegna |  | 0,03\% | 179.167,22 | 0,02\% |
| Siclia | ${ }^{28}$ | 0,27\% | 2.594.98, , 5 | 0,27\% |
| Toscana | 13 | 0,12\% | 1.293.250.56 | 0,13\% |
| Trentio-Alto Alige |  | 0,02\% | 348.109,71 | 0,04\% |
| 45077 |  | 0,00\% | 0,00 | 0,00\% |
| Valle d'Aosta | 22 | 0,21\% | 2.918.367, 13 | 0,30\% |
| 45106 | 112 | 1,06\% | 14.937.095,81 | 1,54\% |
| Total Portfolio | 10.526 | 100,0\%\% | 970.749.735.00 | 100,00\% |


| Current Principal Ealance - Range | Relevant Colloction Period |  |  |  |
| :---: | :---: | :---: | :---: | :---: |
|  | Number of Loans | \% By Number | Amount | \% of amount |
| > $=0 \times 10,000$ | 216,00 | 2.05\% | $1.217 .405,27$ | 0.13\% |
| $2=10.000 \times 20,000$ | 343,00 | 3,26\% | 5.15.524,80 | 0.53\% |
| T= 20.000 30.000 | 542,00 | 5,15\% | 13.741.84,68 | ${ }^{1.42 \%}$ |
| P $=30.000<40,000$ | 783,00 | 7,44\% | 27.515.614,78 | 2.83\% |
| $2=40.000550,000$ | 916,00 | 8,70\% | 41.370.138,48 | 4,26\% |
| $\rangle=50.000660,000$ | 868,00 | 8,25\% | 47,770.71,01 | 4,92\% |
| $\rangle=60.000 \times 70.000$ | 892,00 | 8,47\% | 57.876.799,45 | 5.96\% |
| ग= 70.000 80,000 | 811,00 | 7,70\% | 60.536.582,11 | 6,24\% |
|  | ${ }^{731,00}$ | ${ }^{6,946 \%}$ | ${ }_{6}^{62,162.172,23}$ | ${ }^{6,40 \%}$ |
| $\overline{=90.000<100,000}$ | 710,00 | 6,75\% | $67.483 .038,75$ | 6,95\% |
| $\frac{\lambda=100.000<150,000}{}$ | 2.331,00 | 22,15\%/ | 283.813,705,29 | 29,24\% |
|  | 828.00 3060 | ${ }^{7,87 \%}$ | 144,772.157,607 | 14,60\% |
| > $=20.0 .000<250,000$ | ${ }^{306,00}$ | 2.91\% | ${ }^{67,500.029,73}$ | ${ }_{\text {c,95\% }}$ |
| $\geq 250.0000$ c30,000 | 109,00 | 1,04\% | 29.813.808, 26 | 3,07\% |
| $\lambda=30.0000 \times 350,000$ | 57,00 | 0,54\% | 18.333.628,50 | 1,89\% |
| $\geq 350.000-400,000$ | 27,00 | 0,26\% | 9.947.567,95 | ${ }^{1,02}$ |
|  | $\begin{array}{r}16,00 \\ 12.00 \\ \hline\end{array}$ | $\frac{0.15 \% \%}{0,11 \%}$ |  |  |
| $\rangle=500.000<75,000$ | 16,00 | $0,15 \%$ | ${ }_{9} 9.561 .142,23$ | 0,98\% |
| $\rangle=750.000<1,000,000$ | 7,00 | 0.07\% | 6.366.888,94 | 0.66\% |
| > $=1,00000001,500,000$ | 5,00 | 0.05\% | 6.319,052,74 |  |
| $\rangle=1,500.00003,500,000$ | 0.00 | 0.00\% | 0,00 | 0.00\% |
| Total Portfolio | 10.56,00 | 100,00\% | 970.749.735,00 | 10,00\% |

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

## ASTI GROUP RMBS /// S.R.L.

No Insider Information and Significant Events have occurred

