

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
Interest Period
Payment Date

01/06/2024	31/08/2024
28/06/2024	30/09/2024
30/09/2024	

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
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		
29/12/2022	29/03/2023	29/03/2023	435.740.751,69	-	3,028%	90,00	3.298.557,49	20.059.396,46	3.298.557,49	415.681.355,23	-	0,50386		
29/03/2023	29/06/2023	29/06/2023	415.681.355,23	-	3,500%	92,00	3.718.038,79	25.535.681,97	3.718.038,79	390.145.673,26	-	0,47290		
29/06/2023	29/09/2023	29/09/2023	390.145.673,26	-	3,500%	92,00	3.489.636,30	23.193.289,79	3.489.636,30	366.952.383,47	-	0,44479		
29/09/2023	29/12/2023	29/12/2023	366.952.383,47	-	3,500%	91,00	3.246.509,28	27.950.174,96	3.246.509,28	339.002.208,51	-	0,41091		
29/12/2023	28/03/2024	28/03/2024	339.002.208,51	-	3,500%	90,00	2.966.269,32	21.855.911,84	2.966.269,32	317.146.296,67	-	0,38442		
28/03/2024	28/06/2024	28/06/2024	317.146.296,67	-	3,500%	92,00	2.836.697,43	24.592.480,82	2.836.697,43	292.553.815,85	-	0,35461		
28/06/2024	30/09/2024	30/09/2024	292.553.815,85	-	3,500%	94,00	2.673.616,82	19.905.289,57	2.673.616,82	272.648.526,28	-	0,33048		

ASTI GROUP RMBS II S.R.L.

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
29/12/2022	29/03/2023	29/03/2023	64.300.000,00	-	4,128%	90,00	663.576,00	-	663.576,00	64.300.000,00	-	1,00000
29/03/2023	29/06/2023	29/06/2023	64.300.000,00	-	4,500%	92,00	739.450,00	-	739.450,00	64.300.000,00	-	1,00000
29/06/2023	29/09/2023	29/09/2023	64.300.000,00	-	4,500%	92,00	739.450,00	-	739.450,00	64.300.000,00	-	1,00000
29/09/2023	29/12/2023	29/12/2023	64.300.000,00	-	4,500%	91,00	731.412,50	-	731.412,50	64.300.000,00	-	1,00000
29/12/2023	28/03/2024	28/03/2024	64.300.000,00	-	4,500%	90,00	723.375,00	-	723.375,00	64.300.000,00	-	1,00000
28/03/2024	28/06/2024	28/06/2024	64.300.000,00	-	4,500%	92,00	739.450,00	-	739.450,00	64.300.000,00	-	1,00000
28/06/2024	30/09/2024	30/09/2024	64.300.000,00	-	4,500%	94,00	755.525,00	-	755.525,00	64.300.000,00	-	1,00000

ASTI GROUP RMBS II S.R.L.

2.3 Class J Notes

Interest Period			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
29/12/2022	29/03/2023	29/03/2023	98.708.000,00	9.404.130,51	5,128%	90,00	1.265.436,56	-	-	98.708.000,00	10.669.567,07	1,00000
29/03/2023	29/06/2023	29/06/2023	98.708.000,00	10.669.567,07	6,012%	92,00	1.516.549,71	-	-	98.708.000,00	12.186.116,78	1,00000
29/06/2023	29/09/2023	29/09/2023	98.708.000,00	12.186.116,78	6,554%	92,00	1.653.271,26	-	-	98.708.000,00	13.839.388,04	1,00000
29/09/2023	29/12/2023	29/12/2023	98.708.000,00	13.839.388,04	6,972%	91,00	1.739.596,89	-	-	98.708.000,00	15.578.984,93	1,00000
29/12/2023	28/03/2024	28/03/2024	98.708.000,00	15.578.984,93	6,925%	90,00	1.708.882,25	-	-	98.708.000,00	17.287.867,18	1,00000
28/03/2024	28/06/2024	28/06/2024	98.708.000,00	17.287.867,18	6,902%	92,00	1.741.055,57	-	-	98.708.000,00	19.028.922,75	1,00000
28/06/2024	30/09/2024	30/09/2024	98.708.000,00	19.028.922,75	6,722%	94,00	1.732.511,85	-	-	98.708.000,00	20.761.434,60	1,00000

ASTI GROUP RMBS II S.R.L.

2.4. Subordinated Loan

Interest Period			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	1,11330
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	
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	1,30730
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	
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	1,37664
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	
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	1,37664
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	1,37664
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	1,37664
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	1,37664
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	1,37664
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	1,37664
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	1,37664
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	1,37664
29/12/2022	29/03/2023	29/03/2023	24.573.079,22	791.184,80	1,000%	90,00	61.432,70	-	-	-	24.573.079,22	852.617,49	1,37664
29/03/2023	29/06/2023	29/06/2023	24.573.079,22	852.617,49	1,000%	92,00	62.797,87	-	-	-	24.573.079,22	915.415,36	1,37664
29/06/2023	29/09/2023	29/09/2023	24.573.079,22	915.415,36	1,000%	92,00	62.797,87	-	-	-	24.573.079,22	978.213,23	1,37664
29/09/2023	29/12/2023	29/12/2023	24.573.079,22	978.213,23	1,000%	91,00	62.115,28	-	-	-	24.573.079,22	1.040.328,52	1,37664
29/12/2023	28/03/2024	28/03/2024	24.573.079,22	1.040.328,52	1,000%	90,00	61.432,70	-	-	-	24.573.079,22	1.101.761,21	1,37664
28/03/2024	28/06/2024	28/06/2024	24.573.079,22	1.101.761,21	1,000%	92,00	62.797,87	-	-	-	24.573.079,22	1.164.559,08	1,37664
28/06/2024	30/09/2024	30/09/2024	24.573.079,22	1.164.559,08	1,000%	94,00	64.163,04	-	-	-	24.573.079,22	1.228.722,12	1,37664

*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.

3. Issuer Available Funds

Collection Period		(i)	(ii)	(iii)	(iv)	(v)	(vi)	(vii)	(viii)	(ix)	(x)	(b)	
		the amount standing to the credit of the Collection Account and of the Payments Account as at the end of the Collection Period immediately preceding the relevant Calculation Date consisting of: <i>inter alia</i> , (A) payment of interest and repayment of principal under the Mortgage Loans, (B) any recovery in respect of Defaulted Claims including any disposal proceeds deriving from the sale of any Defaulted Claims and (C) any amount received by the Issuer under any of the Transaction Documents during the preceding Collection Period	the Cash Reserve as at the relevant Calculation Date	an amount equal to the monies invested in Eligible Investments (if any) during the immediately preceding Collection Period from the Collection Account and the Cash Reserve Account, following liquidation thereof on the preceding Liquidation Date	the Revenue Eligible Investments Amount realized on the preceding Liquidation Date (if any)	any refund or repayment obtained by the Issuer from any tax authority in respect of the Claims, the Transaction Documents or, otherwise, the Securitization during the immediately preceding Collection Period	on the Calculation Date immediately preceding the Interest Payment Date on which the Class A Notes will be redeemed in full, the balance standing to the credit of the Cash Reserve Account	on the Calculation Date immediately preceding the Final Redemption Date and on any Calculation Date thereafter, the amount standing to the balance of the Expenses Account;	where applicable, the amounts drawn down by the Issuer into the Payments Account in accordance with the provisions of the Subordinated Loan Agreement	any proceeds arising from the sale of the Portfolio during the immediately preceding Collection Period	all amounts of interest accrued on the Accounts and paid during the Collection Period immediately preceding such Calculation Date	as of each Calculation Date following the service of an Issuer Acceleration Notice, the aggregate of the amounts received or recovered by or on behalf of the Issuer or the Representative of the Noteholders in respect of the Claims and the Issuer's Rights under the Transaction Documents	Issuer Available Funds (total)
01/06/2019	30/11/2019	60.072.583,17	17.800.000,00	-	-	-	-	-	-	-	-	-	77.872.583,17
01/12/2019	29/02/2020	33.992.106,33	17.796.000,00	-	-	-	-	-	-	-	-	-	51.778.106,33
01/03/2020	31/05/2020	23.653.436,43	16.686.665,24	-	-	-	-	-	2.022.430,43	-	-	-	42.362.432,10
01/06/2020	31/08/2020	25.892.823,34	16.016.268,96	-	-	-	-	-	3.462.899,25	-	-	-	45.372.091,55
01/09/2020	30/11/2020	27.772.207,60	15.521.951,51	-	-	-	-	-	3.237.795,54	-	-	-	46.531.958,85
01/12/2020	29/02/2021	30.657.245,69	14.954.895,53	-	-	-	-	-	-	-	-	-	45.612.141,22
01/03/2021	31/05/2021	37.501.459,46	14.388.423,97	-	-	-	-	-	-	-	-	-	51.889.883,43
01/06/2021	31/08/2021	27.636.992,31	13.786.153,74	-	-	-	-	-	-	-	-	-	41.423.146,05
01/09/2021	30/11/2021	28.169.251,88	13.048.849,22	-	-	-	-	-	-	-	-	-	41.218.101,10
01/12/2021	29/02/2022	28.182.563,11	12.468.775,49	-	-	-	-	-	-	-	-	-	40.651.338,60
01/03/2022	31/05/2022	26.916.737,48	11.943.114,90	-	-	-	-	-	-	-	-	-	38.859.852,38
01/06/2022	31/08/2022	24.325.970,21	11.448.722,07	-	-	-	-	-	-	-	-	-	35.774.692,28
01/09/2022	30/11/2022	25.198.172,29	10.800.000,00	-	-	-	-	-	-	34.159,82	-	-	36.102.252,42
01/12/2022	29/02/2023	23.674.056,00	10.450.820,59	-	-	-	-	-	-	86.462,14	-	-	34.211.347,73
01/03/2023	31/05/2023	29.663.907,36	10.000.815,03	-	-	-	-	-	-	145.406,03	-	-	39.810.128,42
01/06/2023	31/08/2023	26.344.707,22	9.599.627,19	-	-	-	-	-	-	180.383,18	-	-	36.124.717,59
01/09/2023	30/11/2023	31.452.406,49	9.088.913,47	-	-	-	-	-	-	196.643,83	-	-	40.737.963,79
01/12/2023	29/02/2024	25.797.298,48	8.625.047,67	-	-	-	-	-	-	193.596,77	-	-	34.615.912,92
01/03/2024	31/05/2024	28.180.206,43	8.893.000,00	-	-	-	-	-	-	182.489,22	-	-	37.255.725,65
01/06/2024	31/08/2024	23.344.793,40	8.893.000,00	-	-	-	-	-	-	173.771,62	-	-	32.411.565,02

ASTI GROUP RMBS II S.R.L.

4.2.2 - Commitments 2.2 - Payments

Payment Date	D1	D2	D3	D4	D5	D6	D7	D8	D9	D10	D11	D12	D13	D14	D15	D16	D17	D18	D19	D20	D21	D22	
	any and all amounts due and payable to the Issuer to or for the benefit of the Issuer in connection with the Issuance of the Notes, in accordance with the terms of the Indenture, the Structuring Corporate Services Provider and the Transaction Agreement	(A) any and all outstanding fees, costs, expenses and interest in connection with the Issuance of the Notes, the Structuring Corporate Services Provider and the Transaction Agreement	(B) any and all outstanding fees, costs, expenses and interest in connection with the Issuance of the Notes, the Structuring Corporate Services Provider and the Transaction Agreement	(C) any and all outstanding fees, costs, expenses and interest in connection with the Issuance of the Notes, the Structuring Corporate Services Provider and the Transaction Agreement	(D) the amount necessary to replace the Expenses Account up to the Specified Amount	any and all outstanding fees, costs and expenses (a) and all other amounts due and payable to, for the benefit of or in connection with the Issuer, the Structuring Corporate Services Provider, the Servicer, the Back Office Provider, the Issuer's Agent Bank, the Compliance Agent, the Servicer, the Back Office Provider, the Structuring Corporate Services Provider and the Transaction Agreement	all amounts due and payable to each of the Obligors in respect of the Interest Reserve Account, Colonial Interests or Supplemental Interests under the terms of the relevant Transfer Agreement	all amounts of interest and principal on the Class A Notes	principal of the outstanding balance of the Target Cash Balance Account as of the date of the occurrence of the Payment Event, less any amount of interest due and payable on the Class A Notes	following the occurrence of a Payment Event, the Servicer shall deliver to the Cash Balance Account the amount of the Target Cash Balance Account	to credit the Cash Balance Account with the amount of the Principal Amount Outstanding of the Class A Notes	all interest Payment Dates following the occurrence of the Payment Event, the Principal Amount Outstanding of the Class A Notes	all interest Payment Dates following the occurrence of the Payment Event, the Principal Amount Outstanding of the Class A Notes	all interest Payment Dates following the occurrence of the Payment Event, the Principal Amount Outstanding of the Class A Notes	all interest Payment Dates following the occurrence of the Payment Event, the Principal Amount Outstanding of the Class A Notes	all interest Payment Dates following the occurrence of the Payment Event, the Principal Amount Outstanding of the Class A Notes	all interest Payment Dates following the occurrence of the Payment Event, the Principal Amount Outstanding of the Class A Notes	all interest Payment Dates following the occurrence of the Payment Event, the Principal Amount Outstanding of the Class A Notes	all interest Payment Dates following the occurrence of the Payment Event, the Principal Amount Outstanding of the Class A Notes	all interest Payment Dates following the occurrence of the Payment Event, the Principal Amount Outstanding of the Class A Notes	all interest Payment Dates following the occurrence of the Payment Event, the Principal Amount Outstanding of the Class A Notes	all interest Payment Dates following the occurrence of the Payment Event, the Principal Amount Outstanding of the Class A Notes	all interest Payment Dates following the occurrence of the Payment Event, the Principal Amount Outstanding of the Class A Notes
30/11/2016	5,383.03	13,775.00	16,820.00	2,474.16	7,867.81	647,713.64	1,467,714.68	508,927.21	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
30/03/2017	732.60	11,366.75	1,616.70	1,220.00	2,351.97	577,024.91	1,150,821.76	500,282.21	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
29/06/2017	4,612.88	1,000.88	17,044.78	3,550.00	361.08	505,044.24	1,122,304.24	488,747.12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
29/09/2017	721.86	1,225.20	10,265.20	1,220.00	-	228,611.91	1,096,811.91	492,282.81	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
29/12/2017	2,213.31	8,268.26	0.00	1,220.00	-	248,679.23	1,071,279.23	490,230.23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
30/03/2018	1,278.10	6,220.00	906.00	1,220.00	2,446.87	248,474.56	1,046,274.56	476,230.56	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
29/06/2018	4,645.81	11,844.75	18,870.75	1,220.00	106.50	365,768.53	1,020,268.53	464,230.53	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
29/09/2018	748.00	6,247.41	20,700.00	1,220.00	30.00	276,230.80	993,230.80	454,230.80	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
29/12/2018	3,461.11	6,244.44	0.00	1,220.00	-	270,775.16	967,275.16	450,275.16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
30/03/2019	826.10	19,885.17	1,620.00	1,220.00	1,220.00	252,320.27	935,320.27	442,270.27	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
29/06/2019	8,269.26	1,220.76	16,628.76	1,220.00	0.00	201,624.87	913,624.87	435,274.87	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
29/09/2019	732.20	1,873.10	1,026.70	1,220.00	0.00	192,668.16	881,668.16	428,220.20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
29/12/2019	2,514.81	10,000.00	0.00	1,220.00	117.00	184,220.16	863,220.16	420,220.16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
30/03/2020	836.10	1,214.10	1,660.00	1,215.10	368.57	161,220.10	812,220.10	412,220.10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
29/06/2020	1,212.80	18,266.28	18,888.00	1,215.10	2,610.71	178,888.42	778,888.42	405,280.42	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
29/09/2020	752.00	2,200.00	21,852.00	1,200.00	1,790.00	173,688.88	753,688.88	398,288.88	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
29/12/2020	1,212.80	1,982.32	0.00	1,200.00	1,466.03	176,088.00	747,088.00	395,230.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
30/03/2021	624.64	16,261.76	1,706.00	1,200.00	452.87	168,421.88	732,421.88	392,230.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
29/06/2021	6,688.44	16,411.17	26,571.88	1,200.00	100.80	166,374.61	726,374.61	388,230.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
29/09/2021	732.00	1,818.80	16,422.80	0.00	-	161,442.80	714,442.80	385,230.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

* Asti Group RMBS II S.R.L. is the issuer of the Notes. The Servicer is Asti Group RMBS II S.R.L. The Structuring Corporate Services Provider is Asti Group RMBS II S.R.L. The Back Office Provider is Asti Group RMBS II S.R.L. The Compliance Agent is Asti Group RMBS II S.R.L. The Issuer's Agent Bank is Asti Group RMBS II S.R.L. The Servicer, the Structuring Corporate Services Provider, the Back Office Provider, the Compliance Agent, the Issuer's Agent Bank, the Servicer, the Structuring Corporate Services Provider and the Transaction Agreement are collectively referred to as the "Service Providers".

4.2 Post-Enforcement Priority of Payments																			
	(i)	(ii)		(iii)	(iv)	(v)	(vi)	(vii)	(viii)	(ix)	(x)	(xi)	(xii)	(xiii)	(xiv)	(xv)	(xvi)	(xvii)	
Payment Date	all outstanding fees to be paid in order to preserve the corporate existence of the Issuer, its successors, its agents, assignees and its related entities, in compliance with applicable legislation, reported in relation to this Securitization	(A) any and all outstanding fees, costs, interests and any other amounts to be paid in order to preserve the corporate existence of the Issuer, its successors, its agents, assignees and its related entities, in compliance with applicable legislation, reported in relation to this Securitization	(B) any and all outstanding fees, costs, expenses and taxes required to be paid in connection with the listing, offering or ratings of the Notes, or any notice to be given to the Noteholders or the other parties to the Transaction Documents	(C) any and all outstanding fees, costs and expenses of, and all other amounts due and payable to the Issuer Paying Agent, the Agent Bank, the Custodian Agent, the Back-up Servicer, the Corporate Servicer, the Issuer and the Issuer's representatives of the Noteholders or any appointee thereof	any and all outstanding fees, costs and expenses of, and all other amounts due and payable to the Issuer Paying Agent, the Agent Bank, the Custodian Agent, the Back-up Servicer, the Corporate Servicer, the Issuer and the Issuer's representatives of the Noteholders or any appointee thereof	any and all outstanding fees, costs and expenses of, and all other amounts due and payable to the Issuer Paying Agent, the Agent Bank, the Custodian Agent, the Back-up Servicer, the Corporate Servicer, the Issuer and the Issuer's representatives of the Noteholders or any appointee thereof	all amounts due and payable to each of the Originators in respect of the relevant Bases America, Deferred Interests and Escrowed Interests under the terms of the relevant Transfer Agreement	all amounts of interest due and payable on the Class A Notes	the Principal Amount Outstanding of the Class B Notes	all outstanding fees, costs, interests and any other amounts due and payable to the Issuer in respect of its obligations to any other issuer or customer involved in the context of the Issuer's business in relation to this Securitization	(A) all amounts due and payable to each of the Originators, in respect of any of the Originator's Claims under the terms of the relevant Transfer Agreement and the relevant Warranty and Indemnity Agreement without any duplication with the item (v)	(B) all amounts due and payable to each of the Originators under the terms of the Letter of Undertaking	all amounts due and payable to the Class A Note Subscribers, the Class B Note Subscribers and the Junior Note Subscribers under the terms of the Reo Note Subscription Agreement and the Junior Note Subscription Agreement	all amounts of interest due and payable to each of the Subordinated Loan Providers	all amounts of principal due and payable to each of the Subordinated Loan Providers	all amounts of interest due and payable on the Junior Notes	payment of the Principal Amount Outstanding of the Junior Notes until the Principal Amount Outstanding of the Junior Notes is equal to 50% of the Total Amount Outstanding of the Junior Notes	on the Post-Enforcement First Redemption Date and on any date thereafter, for so long as there is any amount outstanding of the Principal Amount Outstanding of the Junior Notes, the amount outstanding of the Principal Amount Outstanding of the Junior Notes shall be paid in the order of priority set forth in the Post-Enforcement First Redemption Schedule, in accordance with the terms of the Post-Enforcement First Redemption Schedule	all amounts due and payable in respect of the Junior Notes Additional Remuneration *

* Junior Notes Additional Remuneration means (i) on each Interest Payment Date, prior to the service of an Interest Acceleration Notice, the Net Available Funds to be applied on each Interest Payment Date unless all payments to providers to be made under the Post-Enforcement Priority of Payments under Item (i) to (v); or (ii) following the service of an Interest Acceleration Notice or in the event the Issuer acts for the early redemption of the Notes under Condition 7.12 (Optional redemption of the Notes) or Condition 7.16 (Optional redemption for taxation, legal or regulatory reasons), the Net Available Funds unless all payments to providers to be made under the Post-Enforcement Priority of Payments under Item (i) to (v).

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

8.893.000,00

Cash Reserve Amount

Cash Reserve Amount (BoP)

Issuer available funds credited to the Cash Reserve Account

Cash Reserve Amount (EoP)

8.893.000,00
0,00
8.893.000,00

	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	3		153.309,83	1,10%
from 31 to 60 days	53		4.416.300,49	31,56%
from 61 to 90 days	26		3.032.864,08	21,67%
from 91 to 180 days	37		3.752.083,73	26,81%
from 181 to 270 days	14		1.516.341,45	10,84%
over 270 days	13		1.123.098,37	8,03%
Total	146		13.993.997,95	100%

Portfolio Status			
Performing Claims	7.039	501.608.133,72	98,42%
Defaulted Claims net of recoveries	66	7.882.333,31	1,55%
Defaulted Claims which now are "in bonis" net of recoveries	2	156.870,86	0,03%
Total outstanding Pool	7.107	509.647.337,89	100%
Defaulted Claims (at the time when the default occurred) gross of recoveries	84	10.017.906,86	98,23%
Defaulted Claims which now are "in bonis" (at the time when the default occurred) gross of recoveries	2	179.996,65	1,77%
Total Defaulted Claims ("Sofferenze") including Defaulted Claims which have recovered in full and which now are in bonis	86	10.197.903,51	100%
Cumulative Default Rate			1,03%

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"	10.197.903,51
B	Initial Portfolio Outstanding Amount	988.008.895,88
A/B	Cumulative Default Rate	1,03%

(*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

	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	7.107,00
Number of borrowers	7.064,00
Outstanding Portfolio Amount	509.647.337,89
Average Outstanding Portfolio Amount	71.710,61
Weighted Average Seasoning (months)	91,17
Weighted Average Remaining Term (months)	184,20
Weighted average interest rate (for fixed rate portfolio) (%)	3,06736%
Weighted average spread (for floating rate portfolio) (%)	2,22023%

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%	126.283,09	0,02%
Campania	0	0,00%	0,00	0,00%
Emilia-Romagna	7	0,10%	506.464,37	0,10%
Friuli Venezia Giulia	1	0,01%	153.437,69	0,03%
Lazio	4	0,06%	451.666,88	0,09%
Liguria	120	1,69%	10.348.222,48	2,03%
Lombardia	2.000	28,14%	176.351.326,95	34,60%
Marche	0	0,00%	0,00	0,00%
Molise	1	0,01%	67.657,56	0,01%
Piemonte	4.929	69,35%	318.212.074,68	62,44%
Puglia	3	0,04%	83.484,14	0,02%
Sardegna	7	0,10%	1.121.613,72	0,22%
Sicilia	2	0,03%	17.381,26	0,00%
Toscana	5	0,07%	331.482,90	0,07%
Trentino-Alto Adige	0	0,00%	0,00	0,00%
Umbria	0	0,00%	0,00	0,00%
Valle d'Aosta	19	0,27%	1.096.710,18	0,22%
Veneto	8	0,11%	779.531,99	0,15%
Total Portfolio	7.107	100%	509.647.337,89	100%

Current Principal Balance - Range	Total Portfolio			
	Number of Loans	% By Number	Amount	% of amount
>= 0<10.000	232	3,26%	1.423.569,32	0,28%
>= 10.000<20.000	476	6,70%	7.292.519,62	1,43%
>= 20.000<30.000	653	9,19%	16.302.204,79	3,20%
>= 30.000<40.000	707	9,95%	24.722.523,68	4,85%
>= 40.000<50.000	719	10,12%	32.375.407,86	6,35%
>= 50.000<60.000	706	9,93%	38.791.110,18	7,61%
>= 60.000<70.000	622	8,75%	40.407.612,37	7,93%
>= 70.000<80.000	519	7,30%	38.943.288,49	7,64%
>= 80.000<90.000	501	7,05%	42.466.674,04	8,33%
>= 90.000<100.000	413	5,81%	39.194.244,57	7,69%
>= 100.000<150.000	1.090	15,34%	130.146.137,53	25,54%
>= 150.000<200.000	310	4,36%	53.107.116,54	10,42%
>= 200.000<250.000	87	1,22%	19.175.199,84	3,76%
>= 250.000<300.000	33	0,46%	9.131.903,12	1,79%
>= 300.000<350.000	14	0,20%	4.571.995,14	0,90%
>= 350.000<400.000	8	0,11%	2.925.176,79	0,57%
>= 400.000<450.000	6	0,08%	2.482.294,58	0,49%
>= 450.000<500.000	4	0,06%	1.903.345,03	0,37%
>= 500.000<750.000	6	0,08%	3.415.949,44	0,67%
>= 750.000<1.000.000	1	0,01%	869.064,96	0,17%
>= 1.000.000<1.500.000	0	0,00%	0,00	0,00%
>= 1.500.000<3.500.000	0	0,00%	0,00	0,00%
Total Portfolio	7.107	100%	509.647.337,89	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