

Terms of Issue
under the
EMTN 2022
NOTE PROGRAMME

SquareFootage
RiverCreek GP, New
York, Notes USD
(Compartment EMTN22-
09)

Dated December 14th, 2022

ABS Securitisation SA
Société anonyme

17, Rue de Flaxweiler, 6776 Grevenmacher
Grand Duchy of Luxembourg

RCSL B264806

TERMS OF ISSUE

SquareFootage RiverCreek GP, New York, Notes USD

issued by

ABS Securitisation SA

*(a limited liability company incorporated and organised as
a securitisation company under the laws of Luxembourg)*

pursuant to the

EUR 500.000.000,00

EMTN 2022 NOTE PROGRAMME

Dated February 11th, 2022

of

ABS Securitisation SA

Legal Entity Identifier:

52990086REGBZU6PL666

Issue Price: 100 per cent.

Issue Date: December 15th, 2022

(the "**Notes**")

The Notes issued by the Issuer will be subject to the Terms and Conditions of the Programme and also to the following Terms of Issue (the "Terms of Issue") in relation to the Notes.

Terms used herein shall be deemed to be defined as such for the purposes of the Terms and Conditions set forth in the Terms and Conditions dated February 11th, 2022.

For the purpose of these Terms of Issue, references to Terms and Conditions of the Programme shall be read and construed as references to Terms of Issue in respect of the Notes. This document constitutes the applicable Terms of Issue of the Notes and must be read in conjunction with the Terms and Conditions of the Programme. Full information on the Issuer and the offer of the Notes is only available on the basis of the combination of these applicable Terms of Issue and the and Conditions of the Programme.

This Series of Notes will reflect the performance of the underlying assets (the "**Underlying Assets**") as described herein. The Series of Notes are not principal protected and the Redemption Price depends on the value of the Underlying Assets on the date of Redemption by the Noteholder(s).

PROHIBITION OF SALES TO RETAIL INVESTORS IN THE EUROPEAN ECONOMIC AREA AND THE UNITED KINGDOM

The Securities are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the European Economic Area ("EEA") or in the United Kingdom. Consequently no key information document required by Regulation (EU) No 1286/2014 (as amended) (the "PRIIPs Regulation") for offering or selling the Securities or otherwise making them available to retail investors in the EEA or in the United Kingdom has been prepared and therefore offering or selling the Securities or otherwise making them available to any retail investor in the EEA or in the United Kingdom may be unlawful under the PRIIPs Regulation. For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client as defined in point (11) of Article 4(1) of Directive 2014/65/EU (as amended) ("MiFID II"); (ii) a customer within the meaning of Directive (EU) 2016/97 (as amended), where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of MiFID II; or (iii) not a qualified investor as defined in Regulation (EU) 2017/1129 of the European Parliament and of the Council of 14 June 2017 on the prospectus to be published when securities are offered to the public or admitted to trading on a regulated market, and repealing Directive 2003/71/EC.

MIFID II PRODUCT GOVERNANCE / ELIGIBLE COUNTERPARTIES AND PROFESSIONAL CLIENTS ONLY TARGET MARKET

Solely for the purposes of the Issuer product approval process, the target market assessment in respect of the Notes has led to the conclusion that (i) the target market for the Notes is eligible counterparties and professional clients only, each as defined in Directive 2014/65/EU (as amended, "MiFID II"); and (ii) all channels for distribution of the Notes to eligible counterparties and professional clients are appropriate. Any person subsequently offering, selling or recommending the Notes (a "Distributor") should take into consideration the Issuer's target market assessment; however, a Distributor subject to MiFID II is responsible for undertaking its own target market assessment in respect of the Notes by either adopting or refining the Issuer's target market assessment or determining appropriate distribution channels.

UNITED STATES

The Notes will not be offered and issued to U.S. persons as defined in Regulation S of the U.S. Securities Act of 1933.

Contractual Terms**SERIES (NOTE) DETAILS**

ISIN Code:	CH1108675542
Valoren:	110867554
Bloomberg Ticker:	tbd
Compartment:	EMTN22-09
Series Name:	SquareFootage RiverCreek GP, New York, Notes USD
Currency:	USD
Aggregate Nominal Amount of Notes:	Up to USD 11.000.000,00 (with re-opening clause)
Issue Price:	100%
Denomination:	USD 1.000,00
Minimum Investment:	USD 100.000,00
Issue Date:	December 15 th , 2022
Initial Subscription Period :	Until December 13 th , 2022
Maturity Date:	December 24 th , 2026 (with re-opening clause) The Issuer reserves in addition the right to extend the Maturity Date by 1 year until December 24 th , 2027 (with re-opening clause).
Redemption/Payment Basis:	Outstanding nominal amount
Early Redemption:	The Issuer reserves the right to redeem part or all of the Notes, at every time at its own discretion and subject to a 10-business days notice period.
Early Redemption Amount:	Principal amount plus accrued interest
Agent Fees:	Up to 0,40 per cent per annum, subject to a minimum of USD 20.000,00 per annum
Transaction Fee:	Up to 0,50 per cent (based on the price of notes)
Other Fees:	At cost

INTEREST (IF ANY) PAYABLE

Fixed Rate Note Provisions:	N/A
Floating Rate Note Provisions:	Based on the value of the underlying asset and Fees on the Interest Commencement Date (including) until the next Interest Commencement Date (excluding).
Zero Coupon Note Provisions:	N/A

Business Day Convention:	a day on which the Systems are open for the settlement of payments in the respective currency. Unadjusted, modified following business day convention.
Day Count Fraction:	30/360
Interest Commencement Date(s):	15 th December, 2022.
Interest Payment Date(s):	At Maturity.
	The Issuer reserves the right to make interim interest payments at every time at its own discretion.
Calculation Basis	Aggregate outstanding principal amount of the notes

UNDERLYING ASSETS

Underlying Assets:	Capital Investments into RiverCreek GP LLC, a New York limited liability company registered under the file 221109002728 (Cash Reserve could be allocated in short-term investments).
Use of proceeds:	The net proceeds from each issue of Notes will be used to purchase or otherwise acquire Underlying Assets, to pay for or enter into any ancillary transaction in connection with the issue of such Notes or acquisition of such Underlying Assets and to pay general expenses in connection with the administration of the Issuer, the issue of the Notes or acquisition of the Underlying Assets.

GENERAL PROVISIONS APPLICABLE TO THE NOTES

Legal type of Notes	Bearer Global Note
Governing Law	Luxembourg Law
Business Day Convention	Modified Following Business Day Convention
Clearing System	SIX SIS AG; Clearstream Banking AG; Euroclear Bank SA/NV
Status of the Notes	Non-preferred Subordinated
Agents	
Administration and Calculation Agent	MTCM Securities SA
Advisor	CEG Investments LLC
Paying Agent	ISP Securities AG
Publications	Applicable
Notification to Clearing System	Applicable
Resolutions of Noteholders	Simple Majority (50%)
Language of Terms and Conditions	English only

Website

www.abssecuritisation.com

LISTING

Listing and admission to trading Vienna Stock Exchange

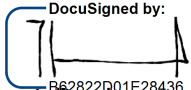
Expected date of admission Until January 31st, 2023

RESPONSIBILITY

The Issuer accepts responsibility for the information contained in this document and declares that, having taken all reasonable care to ensure that such is the case, the information contained in this document is, to the best of its knowledge, in accordance with the facts and contains no omission likely to affect its import.

Signed on behalf of the Issuer acting in respect of and on account of the Compartment:

By:

DocuSigned by:

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José Benítez