

# Recent developments in the Swiss securitisation market in 2018/2019

by Lukas Wyss, Walder Wyss Ltd.

IN 2018 AND 2019 THE PUBLIC SWISS ABS MARKET HAS SEEN A NUMBER OF TRANSACTIONS BY CONSTANT ABS ISSUERS, SUCH AS AMAG LEASING AG, CEMBRA MONEY BANK AG AND SWISSCARD AECS GMBH. IN ADDITION, VALIANT BANK HAS ISSUED A SECOND, THIRD AND FOURTH TRANCHE OF COVERED BONDS AND HAS NOW COVERED BONDS OUTSTANDING IN THE AMOUNT OF APPROXIMATELY CHF1.45BN. FINALLY, CREDIT SUISSE HAS SET UP A NEW SWISS DOMESTIC COVERED BOND PROGRAMME THAT FOLLOWED ITS EXISTING INTERNATIONAL COVERED BOND PROGRAMME. IT SEEMS THAT A NUMBER OF ADDITIONAL PLAYERS LOOK INTO RMBS AND COVERED BOND TRANSACTIONS AND IT CAN BE EXPECTED THAT THERE WILL BE ACTIVITY IN THE MARKET OVER THE NEXT 12 MONTHS, EVEN THOUGH THERE ARE DIFFERENT ATTRACTIVE REFINANCING OPPORTUNITIES FOR MORTGAGE LENDERS. SUCH ALTERNATIVE REFINANCING OPPORTUNITIES ARE MAINLY DRIVEN BY THE LOW INTEREST RATE ENVIRONMENT AND THE HIGH LIQUIDITY IN THE MARKET. ALSO, MARKET LENDING PLATFORMS CONTINUE TO GROW AND ARE EAGERLY LOOKING AT REFINANCING OPPORTUNITIES, INCLUDING ABS OR ABS LIKE STRUCTURES.

## The Swiss securitisation market 2018/2019 – overview

In April 2018, AMAG Leasing AG closed its fourth public Swiss auto lease ABS transaction involving the issuance by Swiss Car ABS 2018-1 AG of CHF275m Notes with a coupon of 0.120%, due in 2028, followed by its fifth transaction involving the issuance by Swiss Car ABS 2018-2 AG of CHF250m Notes with a coupon of 0.220%, due in 2028.

In March 2019, Cembra Money Bank AG closed another public Swiss auto lease ABS transaction involving the issuance by Swiss Auto Lease ABS 2019-1 GmbH of CHF250m Notes with a coupon of 0.150%, due in 2028.

In June 2019, Swisscard AECS GmbH (a joint venture

between Credit Suisse and American Express) closed its latest public Swiss credit card ABS transaction involving the issuance by Swiss Credit Card Issuance 2019-1 AG of CHF190.8m 0.04 percent Class A Notes, CHF6.2m 0.750% Class B Notes and CHF3m 1.750% Class C Notes (all due 2024).

In April 2018 and January and July 2019, Valiant Bank AG has successfully placed further covered bond tranches, the last one with a 10-year term and carrying a coupon of 0.000%. The transactions showed that there is a high demand for covered bonds in the Swiss domestic market.

A number of private ABS transactions (i.e. transactions that are refinanced through ABCP platforms or through direct investors or banks) have been extended and renewed.

Also, the number of trade receivable securitisation transactions involving Swiss receivables and/or Swiss sellers has increased.

Recently, a fair number of market lending platforms have been looking at refinancing their portfolios. As most of the portfolios are still relatively small, most of the (potential) transactions involve the refinancing of the portfolios via single investor structures set up for warehousing purposes.

Finally, there appears to be a lot of dynamic in the residential mortgage loan space. Various players in the market seek at refinancing their mortgage loan portfolios. Structures that have been implemented include one to one refinancing transactions, fund structures, pension funds structures and others. Also, originators are looking at covered bond and RMBS transactions and it can be expected that a number of transactions will come to market during the next 12 months.

## Trends and hot topics

### The EU Securitisation Regulation

The European Union Securitisation Regulation (the Securitisation Regulation), which replaces previous sectoral securitisation rules and provides a harmonised regime, entered into force on January 1, 2019. As Switzerland is not an EU member state, the Securitisation Regulation is not applicable as such for Swiss transactions. However, the jurisdictional scope of the Securitisation Regulation is not formally limited and defined, but quite likely, Swiss originators offering ABS to EU investors may be indirectly affected by the Securitisation Regulation. If so, transparency and disclosure requirements might apply, but it remains unclear, whether such requirements would apply directly to non-EU originators or whether this would (only) be an indirect disclosure and information obligation such that EU investors' themselves are in position to comply with their due diligence obligations under the Securitisation Regulation.

As a consequence of that uncertainty and given that the first European ABS transactions under the new regime of the Securitisation Regulation have only been launched in

March 2019, it was decided in recent Swiss ABS transactions to place the transactions only within Switzerland. As there was sufficient market demand to absorb the transactions in Switzerland, the limitation of the investor base to Switzerland was not problematic, so it remains to be seen how the market in Switzerland will develop in this respect.

### No securitisation specific legislation

In Switzerland, there is no ABS or securitisation specific legislation and securitisation transactions are structured within the general legal framework. Whilst structures have been developed that are compliant with regulatory requirements and meet the criteria set up by rating agencies, it would nevertheless facilitate the structuring and execution process in case certain topics would be addressed by specific legislation. The following topics are of interest:

- Formation of compartments: Under Swiss corporate law, the segregation of assets within the same legal entity is challenging. Accordingly, most often, new legal entities are formed for each single transaction so to avoid any uncertainties in this respect.
- Validity of limited recourse, non-petition and subordination clauses: Whilst limited recourse, non-petition and subordination clauses are generally legally valid and binding under Swiss law, Swiss legal



Lukas Wyss

Walder Wyss Ltd.

tel: +41 58 658 56 01

email: lukas.wyss@walderwyss.com

opinions remain reasoned in this respect. Even though this has proven to be acceptable to rating agencies and investors, explicit legislation would simply eliminate any remaining uncertainty.

- **Regulatory framework:** In Swiss transactions, securitisation SPVs are subject to the general regulatory legal framework. There is some uncertainty around the regulatory treatment of securitisation structures and, accordingly, it became standard that the regulatory treatment is pre-discussed and preapproved with the competent regulator, namely the Swiss Financial Market Supervisory Authority (FINMA) and the consumer lending regulators. Explicit legislation would facilitate the process.
- **VAT on servicing:** Swiss tax authorities have requested in the past, that VAT is paid on a servicing fee, regardless as to whether or not a servicing fee is effectively paid. Given that some of the securitisation SPVs are not registered for VAT purposes, this might be a real cost item. It remains to be seen whether the position of the tax authorities will be upheld. However, as in other jurisdictions, it would be much clearer, if services rendered to securitisation SPV issuers would simply be exempt from VAT. It would be desirable if a pragmatic approach could be taken.

### **New prospectus requirements under the FinMIA**

In a general attempt to bring the Swiss regulatory framework more in line with international regulations, such as MiFID II and the EU Prospectus Directive, the Financial Market Infrastructure Act (FinMIA), the Federal Financial Services Act (FinSA) and the Financial Institutions Act (FinIA) will replace major portions of the existing regulations. The FMIA has entered into force and the FinSA and the FinIA have been passed by parliament in June 2018 and enter into force on January 1, 2020. In addition, drafts of the explanatory Financial Services Ordinance (FinSO, relating to the FinSA) and the Financial Institutions Ordinance (FinIO, relating to the FinIA) have been published by the Swiss Federal Council for consultation

and updated drafts (or final drafts) are expected to be published in September or October 2019.

For the first time in Switzerland, the FinSA introduces a comprehensive prospectus regime that covers and harmonizes disclosure requirement for different types of financial instruments. This also affects the issuance of instruments to the capital markets in securitisation transactions.

According to the FinSA, "any person offering securities for sale or subscription in a public offering in Switzerland or any person seeking the admission of securities for trading in a trading venue as defined in the FinMIA must first publish a prospectus".

The most important novelties introduced by the FinSA in relation to the prospectus requirements are the following:

- a prospectus must be published also in secondary offerings;
- a prospectus must be published in the event of any admission for trading of securities on a trading platform (not only in case of a listing);
- a prospectus must be pre-approved prior to publication by a new regulatory body licensed as such by FINMA; certain exemptions apply and it can be expected that, in relation to ABS securities, the exemption will apply and that there will be an ex post approval as under the current regime;
- there are now (further) codified exemptions from prospectus requirements.

Exemptions are based either on the type of offering, the type of securities offered or, in the case of the admission to trading only, related to the admission:

- **Type of offering:** No prospectus is required if securities are offered (i) to professional clients, insurance companies or companies with a professional treasury; (ii) to not more than 500 investors; (iii) with minimum investments or minimum denominations of CHF100,000; and (iv) with an aggregate volume (over the last 12 months) of not more than CHF8m.

- Type of securities: No prospectus is required in particular in the case of exchange of equity securities, offerings in the context of a merger, spin-off, conversion or asset transfer transaction (to the extent equivalent information is available) or in case of offerings to executives or employees.

Finally, certain exemptions apply for admissions to trading.

The FinSA introduces a new comprehensive prospectus regime establishing a level playing field with the EU Prospectus Directive. Given the existing listing rules and other regulations of SIX Swiss Exchange and other stock exchanges, it would appear that the new regulation would not fundamentally change current market practice. Nevertheless, certain areas will require specific attention and it is important, that new elements (such as the prospectus pre-approval requirement) will be implemented in a pragmatic, business oriented and efficient manner.

## Negative interest rates

### Background

Swiss markets continue to be driven by the negative interest environment. Since January 2015, the Swiss National Bank (SNB) charges negative interests on bank deposits at currently minus 75bps. Even though interest rates increased in the US market, it cannot be expected that interest will raise in Switzerland in the near future, given the dependency from the euro markets. The SNB policy rate (which substitutes, as from June 13, 2019, the target range for the three-month Libor used previously) remains at -75bps. In the last couple of months, three-months LIBOR CHF fluctuated between -70 bps and -80bps, but was as low as -85bps in late August 2019.

### ABS not eligible for SNB repos Switzerland

A substantial number of Swiss franc bonds are trading at negative yields in secondary markets, but only a

Walder Wyss Ltd. Zurich, Geneva, Basel, Berne, Lausanne, Lugano Phone + 41 58 658 58 58 www.walderwyss.com



Your business  
is our expertise.

A dynamic presence in the market – with more than 200 legal experts and six locations in all language regions, Walder Wyss is one of the most successful law firms in Switzerland. Continuous growth, dedication and proximity to our clients determine our success.

walderwyss attorneys at law

limited number of issuers were able to issue Swiss franc debt securities to primary markets at negative yields (i.e. the securities have been issued with a very low or a zero coupon, but above par).

However, ABS issuers have not been able to issue AAA tranches to primary markets at negative yields in the Swiss franc market so far. Investment bankers close to the industry are of the opinion that the main reason is the fact, that ABS are not included in the list of eligible collateral for repo transactions with the SNB. There is still a hope that the SNB will accept ABS as eligible collateral at some point and follow the position of the European Central Bank (ECB) and other Central Banks. This would broaden the investor base substantially.

### ***Structural challenges as a consequence of negative interest rates and mitigants***

Structurally, rating agencies became more and more concerned about negative interest rates being charged on transaction accounts. Negative interest rates exert downward pressure on cash amounts or eligible investments held within a deal structure. However, rating agencies generally consider this impact to be negligible because cash amounts tend to be small compared to the notes' amount. However, for deal structures with higher cash amounts standing to the credit of reserve accounts, deposit accounts or similar accounts, rating agencies kept a close eye on the account bank arrangements. Account banks normally refuse to agree to a floor on the interest rates, given the exposure they have themselves to fluctuation of interest charged by the SNB on bank deposits.

As a consequence, structural features have been developed to address negative interest rates. As an example, some originators structured the transaction to avoid high cash amounts by accepting lower advance rates on the asset pool which results in lower reserve amounts being required.

Also, account banks sometimes are willing to offer account products with more attractive interest rates. However, these accounts normally provide for longer notice periods for withdrawals. Therefore, the structuring process for the account mechanics are relatively challenging, as longer

notice periods are normally of concern in light of liquidity requirements. Therefore, the reserve and deposit cash amounts that are permitted to stand to the credit of such special accounts are typically subject to rather complex calculation and monitoring mechanisms.

### **Marketplace lending platforms**

Also, in Switzerland, the direct lending market is growing rapidly, even though overall volumes are still considerably low.

Whilst marketplace lending platforms are generally aiming at financing the assets directly via lenders over the platform, some platforms have been looking for larger single investors in order to ensure full funding when needed.

Some of these structures were set up as direct transfers of the assets to the investor, but some other transactions were set up under "ABS like" structures. In particular, Cembra Money Bank AG financed two transactions under such structures in the consumer lending and the SME space.

Even though debut European marketplace originated loan securitisations have successfully come to market (namely the Funding Circle (SBOLT 2016-1) transaction and P2P Global Investments Plc and Zopa Ltd. (Marketplace Originated Consumer Assets 2016-1) transaction), we believe that it still takes time until the first Swiss ABS transaction will be launched involving assets originated by marketplace lending platforms. However, we expect this market to grow over the next 12 months and further refinancing transactions to a broader investor base to be set up. We trust that some of these portfolios will grow over time so that take out transactions by ABS would be feasible.

#### **Contact us:**

**Walder Wyss Ltd.**

Seefeldstrasse 123

P.O. Box

8034 Zurich

Switzerland

tel: +41 58 658 58 58

web: [www.walderwyss.com](http://www.walderwyss.com)