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Banca Finanziaria Internazionale SpA STRONG Master Servicer Rankings Affirmed; Ranking Outlooks Stable

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This report does not constitute a rating action.

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Overview

- Banca Finanziaria Internazionale SpA is an Italian bank that acts as a master servicer in residential, asset-backed, and commercial loan securitizations.
- We affirmed our overall STRONG rankings on Banca Finanziaria Internazionale SpA as a residential mortgage loan master servicer, commercial mortgage loan master servicer, and asset-backed master servicer in Italy.
- The ranking outlook is stable for each ranking.

LONDON (S&P Global Ratings) Aug. 31, 2026--S&P Global Ratings today affirmed its overall STRONG rankings on Banca Finanziaria Internazionale SpA (Banca Finint) as a residential mortgage loan master servicer, commercial mortgage loan master servicer, and asset-backed master servicer in Italy. The ranking outlook is stable for each ranking.

The master servicing operations in our assessment constitute a separate department within Banca Finint's wider servicing organization. Our rankings are limited to the company's master servicing capability.

Our rankings reflect Banca Finint's:

- Support provided by the bank's shared services to its master servicing department;
- Experienced and seasoned senior and middle management, and stable staffing levels with minimal turnover across master servicing;
- Comprehensive training and development programs for new and existing employees;
- Solid IT systems that support master servicing operations, similar to what we typically observe among our STRONG ranked servicers;
- Robust governance and internal control framework characterized by rigorous, independent oversight of operations;

- Efficient and seasoned loan boarding workflow supported by experienced staff, mature processes, and servicing applications; and
- Sound subservicer oversight program that includes ongoing monitoring to identify emerging risks, along with periodic reviews to manage subservicer performance.

Since our prior review (see "Servicer Evaluation: Banca Finanziaria Internazionale SpA," Dec. 3, 2024), the following changes and/or developments have occurred:

- Banca Finint reorganized its master servicing and support functions consolidating certain functions to align tasks with specialized staff expertise.
- The bank implemented a new emerging leaders' program to advance high-potential employees and a formal program to encourage staff to implement AI tools in their roles.
- It launched new technology applications including a portfolio management system for trade receivables, a centralized data warehouse, and a third-party transaction management system for unlikely-to-pay portfolios.
- The bank added two internal auditors to provide additional audit capacity, and supplemented its internal audit process with external firms for specialized activities, including securitization-related audits.
- It enhanced its subservicer oversight framework by adding more proactive monitoring--supported by automated dashboards and alerts--resulting in fewer "extraordinary visits" (triggered by specific issues).

The ranking outlook is stable for each ranking. The master servicer maintains a sizeable presence in the Italian master servicing market. It continues to invest in new systems, enhancements, and AI initiatives to drive scalability. Our outlook considers its robust operational practices, seasoned leadership team, and support from Banca Finint to manage growth as it is expanding its portfolio through growth and high retention. We expect that it will continue to operate as an effective master servicer.

The financial position is SUFFICIENT.

Related Research

- Select Servicer List, June 1, 2026
- Servicer Evaluation Spotlight Report™: Modest AI Adoption By Loan Servicers So Far, April 16, 2026
- Servicer Evaluation: Banca Finanziaria Internazionale SpA, Dec. 3, 2024
- Servicer Category Descriptions Expanded and Revised, Feb. 28, 2022
- Analytical Approach: Global Servicer Evaluations Rankings, Jan. 7, 2019