MAGNOLIA BTV S.r.l.

Investors Report

Euro 344.300.000,00 Class A Asset Backed Floating Rate Notes due July 2045
Euro 71.844.000,00 Class J Asset Backed Floating Rate Notes due July 2045

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Contacts

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SECURITISATION SERVICES
BANCA FININT

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Reporting Dates

Quarterly Collection Period	01/04/2021	30/06/2021
Interest Period	28/04/2021	28/07/2021
Payment Date	28/07/2021	

This Investors Report is prepared by Banca Finint S.p.A (former Securitisation Services S.p.A.)* in accordance with the criteria described in the Transaction Documents. Certain information included in this report is provided by the Parties. Please be advised that Banca Finint S.p.A (former Securitisation Services S.p.A.)* will have no liability for the completeness or accuracy of such information.

Principal Parties

Issuer	Magnolia BTV S.r.l.
Originator/Servicer	Banco delle Tre Venezie S.p.A.
Back-up Servicer Facilitator	Banca Finint S.p.A (former Securitisation Services S.p.A.)*
Representative of the Noteholders	Banca Finint S.p.A (former Securitisation Services S.p.A.)*
Computation Agent	Banca Finint S.p.A (former Securitisation Services S.p.A.)*
Cash Manager	Banco delle Tre Venezie S.p.A.
Corporate Servicer	Banca Finint S.p.A (former Securitisation Services S.p.A.)*
Account Bank and Paying Agent	BNP Paribas Securities Services Milan Branch
Arranger	Banca Finint S.p.A (former FISG S.r.l.)**
Reporting Entity	Banco delle Tre Venezie S.p.A.
Reporting Entity Contact Person	Marco Casotto
Reporting Entity Contact Telephone	+ 39 049 82 08 407
Reporting Entity Contact Emails	marco.casotto@bancodelletrevenezie.it
Risk Retention Method	First loss tranche - Option (d) of Article 405 of CRR
Risk Retention Holder	Banco delle Tre Venezie S.p.A.
Underlying Exposure Type	Small and Medium Enterprise Loans (SMEL)
Risk Transfer Method	True Sale (Y)
Risk Weight Approach	Standardised Approach (STND)
Excess Spread Trapping Mechanism	N
Current Overcollateralisation	100%
Annualised Constant Prepayment Rate	9,7700%
Annualised Constant Default Rate	0,0000%

Issuer's LEI code 815600ECCAFAF48F3791

Main definitions

Payment Date:	means (a) prior to the delivery of a Trigger Notice, the 28th day of April, July, October and January in each year or, if such day is not a Business Day, the immediately following Business Day, and (b) following the delivery of a Trigger Notice, any day on which any payment is required to be made by the Representative of the Noteholders in accordance with the Post Trigger Notice Priority of Payments, the Conditions and the Intercreditor Agreement, provided that the First Payment Date will fall on 28 October 2019.
Interest Period:	means each period from (and including) a Payment Date to (but excluding) the next following Payment Date
Business Day:	means any day on which TARGET2 (or any successor thereto) is open.
Delinquent Receivables:	means a Receivable in respect of which at least one instalment is due and unpaid for more than 30 days
Defaulted Receivables:	means a Receivable classified by the Servicer as a “defaulted loan” (credito in sofferenza) pursuant to the Bank of Italy’s supervisory regulations (Istruzioni di Vigilanza della Banca d’Italia) or in respect of which at least one instalment is due and unpaid for more than 180 days.

* In the context of a group reorganisation, with effective date from 28th October 2020, Securitisation Services S.p.A. has been merged by way of incorporation into Banca Finanziaria Internazionale S.p.A. (namely Banca Finint S.p.A)

** In the context of a group reorganisation, with effective date from 28th October 2020, FISG S.r.l. has been merged by way of incorporation into Banca Finanziaria Internazionale S.p.A. (namely Banca Finint S.p.A)

1.1. Transaction overview

The Notes

Issue Date: 31/07/2019
Increase Date: 23/03/2021

Classes	Class A	Class J
Notional amount	344.300.000	71.844.000
Currency	Euro	Euro
Final Maturity Date	July 2045	July 2045
Listing	ExtraMOT PRO	
ISIN code	IT0005380974	IT0005380982
Payment frequency	Quarterly	Quarterly
Indexation	Euribor 3M	
Cap	3,00%	
Spread	0.5%	

The Portfolio

Underlying assets for the Notes: Receivables arising out of mortgage loan and unsecured loan agreements entered into between Banco delle Tre Venezie S.p.A. and certain obligors which are individual debtors

Initial Portfolio/Further Portfolio 187.547.634,51 Euro / 139.734.159,41 Euro

Transfer Date Initial/Additional Notes 16 July 2019 / 16 March 2021

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 in accordance with option (3)(d) of article 6 of the Securitisation Regulation.

2. Class A Notes

Interest Period		Payment Date	Before payments						Payments		After payments		
			Principal Amount Outstanding*	Unpaid Interest	Euribor	Interest Rate	Days	Accrued Interest	Interest	Principal	Principal Amount Outstanding	Pool Factor	Unpaid interest
31/07/2019	28/10/2019	28/10/2019	142.900.000,00	-	-0,368%	0,132%	89	46.628,27	46.628,27	10.818.173,05	132.081.826,95	0,92429550	-
28/10/2019	28/01/2020	28/01/2020	132.081.826,95	-	-0,404%	0,096%	92	32.409,72	32.409,72	13.732.189,85	118.349.637,10	0,82819900	-
28/01/2020	28/04/2020	28/04/2020	118.349.637,10	-	-0,386%	0,114%	91	34.110,23	34.110,23	9.203.703,14	109.145.933,96	0,76379240	-
28/04/2020	28/07/2020	28/07/2020	109.145.933,96	-	-0,192%	0,308%	91	84.982,63	84.982,63	4.544.234,29	104.601.699,67	0,73199230	-
28/07/2020	28/10/2020	28/10/2020	104.601.699,67	-	-0,448%	0,052%	92	13.904,17	13.904,17	12.216.192,33	92.385.507,34	0,64650460	-
28/10/2020	28/01/2021	28/01/2021	92.385.507,34	-	-0,509%	-0,009%	92	-	-	9.672.815,26	82.712.692,08	0,57881520	-
28/01/2021	28/04/2021	28/04/2021	82.712.692,08	-	-0,539%	0,000%	0	-	-	10.240.342,75	189.045.730,61	0,54907270	-
28/04/2021	28/07/2021	28/07/2021	189.045.730,61	-	-0,538%	0,000%	91	-	-	9.621.429,07	179.424.301,54	0,52112780	-

*pursuant to the Additional Notes Subscrption Agreement, the Additional Senior Notes were issued on the Increase Date (23.03.2021) for a nominal value of € 201.400.000,00

3. Class J Notes

Interest Period		Payment Date	Before payments		Payments		After payments		
			Principal Amount Outstanding*	Unpaid Interest	Interest	Principal	Principal Amount Outstanding	Pool Factor	Unpaid interest
31/07/2019	28/10/2019	28/10/2019	47.520.000,00		1.405.641,60	-	47.520.000,00	1,00000000	
28/10/2019	28/01/2020	28/01/2020	47.520.000,00		1.009.324,80	-	47.520.000,00	1,00000000	
28/01/2020	28/04/2020	28/04/2020	47.520.000,00		288.446,40	-	47.520.000,00	1,00000000	
28/04/2020	28/07/2020	28/07/2020	47.520.000,00		-	-	47.520.000,00	1,00000000	
28/07/2020	28/10/2020	28/10/2020	47.520.000,00		-	-	47.520.000,00	1,00000000	
28/10/2020	28/01/2021	28/01/2021	47.520.000,00		2.452.507,20	-	47.520.000,00	1,00000000	
28/01/2021	28/04/2021	28/04/2021	47.520.000,00		995.039,40	-	71.844.000,00	1,00000000	
28/04/2021	28/07/2021	28/07/2021	71.844.000,00		1.214.882,04	-	71.844.000,00	1,00000000	

*pursuant to the Additional Notes Subscrption Agreement, the Additional Junior Notes were issued on the Increase Date (23.03.2021) for a nominal value € 24.324.000,00

4. Collections and recoveries

Quarterly Collection Period		Instalments		Prepayments		Interest for late payments	Insurance Premiums	Other*	Recoveries		Payments under the Transfer Agreement	Payments under the Servicing Agreement	Other Payments under the Transaction Documents	Total Collections and Recoveries	Servicing Fees	Dilutions	Gross Charge Offs
		Principal	Interest	Principal	Fees				Principal Recoveries	Interest Recoveries							
01/07/2019	30/09/2019	8.878.799,14	1.535.619,60	1.919.331,02	7.838,62	3.271,83	-	20.953,74	-	-	-	-	-	**12.365.813,95**	**6.282,05**	Not Applicable	-
01/10/2019	31/12/2019	7.869.233,27	1.442.281,85	5.224.162,75	46.614,12	4.593,71	-	23.375,77	-	-	-	-	-	**14.610.261,47**	**7.387,33**	Not Applicable	-
01/01/2020	31/03/2020	6.871.094,86	1.287.196,40	1.118.070,00	10.010,55	4.734,68	-	2.232,93	-	-	-	-	-	**9.293.339,42**	**4.726,03**	Not Applicable	-
01/04/2020	30/06/2020	1.932.058,17	1.383.292,11	1.853.157,41	20.047,68	616,69	-	(945.429,71)	-	-	263.973,85	-	-	**4.507.716,20**	**2.216,48**	Not Applicable	-
01/07/2020	30/09/2020	1.455.516,26	1.249.754,62	7.605.588,63	25.568,78	608,08	-	(762.229,38)	-	-	2.607.440,14	-	-	**12.182.247,13**	**4.884,95**	Not Applicable	-
01/10/2020	31/12/2020	1.595.845,92	1.138.165,44	6.757.667,97	55.695,68	472,90	-	(567.726,17)	-	-	2.944.296,38	-	-	**11.924.418,12**	**4.588,66**	Not Applicable	-
01/01/2021	31/03/2021	2.348.067,98	598.878,70	1.398.065,57	15.658,44	311,87	-	24.986,18	-	-	6.871.184,16	-	-	**11.257.152,90**	**2.291,77**	Not Applicable	-
01/04/2021	30/06/2021	4.401.463,71	1.217.373,14	4.759.637,16	76.899,35	175,00	-	43.812,78	-	-	260.948,98	-	-	**10.760.310,12**	**5.349,68**	Not Applicable	-

*if negative, it indicates the interest instalments not received due to suspended loans.

5. Issuer Available Funds

Payment Date	Collections and Recoveries collected by the Servicer	All other amounts received from the Originator	Any and all other amounts standing to the credit of the:			Interest accrued from the Eligible Investments	Interest accrued and paid on the Accounts	Proceeds from sale of the Portfolio or of individual Receivables	Any other amounts received	All of the funds standing to the balance of the Expenses Account*	Issuer Available Funds
			Collection Account	Payments Account	Cash Reserve Account						
28/10/2019	12.365.813,95	-	-	365,49	2.842.000,00	-	-	-	-	-	**15.208.179,44**
28/01/2020	14.610.261,47	-	-	406,63	2.858.000,00	-	(36,00)	-	-	-	**17.468.632,10**
28/04/2020	9.293.339,42	-	-	272,73	2.641.636,54	-	-	-	-	-	**11.935.248,69**
28/07/2020	4.243.742,35	263.973,85	-	94,60	2.366.992,74	-	-	-	-	-	**6.874.803,54**
28/10/2020	9.574.806,99	2.607.440,14	-	4,28	2.182.918,68	-	-	-	-	-	**14.365.170,09**
28/01/2021	8.980.121,74	2.944.296,38	-	4,66	2.092.033,99	-	-	-	-	-	**14.016.456,77**
28/04/2021	4.385.968,74	6.871.184,16	-	21.871,32	2.989.528,30	-	(60,00)	-	-	-	**14.268.492,52**
28/07/2021	10.499.361,14	260.948,98	-	98,18	2.989.291,10	-	-	-	-	-	**13.749.699,40**

*on the Payment Date on which all the Notes will be redeemed in full or otherwise cancelled

6.1. Pre-Enforcement Priority of Payments

Payment Date	Expenses	Retention Amount	Any amounts due to the RON and Agents Fees	Interest due and payable on the Class A Notes	Required Cash Reserve Amount	Class A Notes Formula Redemption Amount	Adjustment Purchase Price	Any other amount due to the Originator and the Other Issuer Creditors	Class J Notes Formaula Redemption Amount due and payable	Class J Notes Variable Return	All amounts outstanding in respect of Junior Notes Retained Amount*	Final balance
28/10/2019	38.898,95	12.332,99	28.097,95	46.628,27	2.858.000,00	10.818.173,05	-	-	-	1.405.641,60	-	406,63
28/01/2020	28.718,00	1.506,80	22.573,66	32.409,72	2.641.636,54	13.732.189,85	-	-	-	1.009.324,80	-	272,73
28/04/2020	19.386,79	2.602,43	19.912,36	34.110,23	2.366.992,74	9.203.703,14	-	-	-	288.446,40	-	94,60
28/07/2020	34.818,37	10.442,48	17.402,81	84.982,63	2.182.918,68	4.544.234,29	-	-	-	-	-	4,28
28/10/2020	13.214,74	6.169,56	23.650,64	13.904,17	2.092.033,99	12.216.192,33	-	-	-	-	-	4,66
28/01/2021	18.688,79	4.492,79	19.774,98	-	1.847.710,15	9.672.815,26	-	-	-	2.452.507,20	-	467,60
28/04/2021	21.323,63	3.091,90	19.305,56	-	2.989.291,10	10.240.342,75	-	-	-	995.039,40	-	98,18
28/07/2021	42.217,65	12.028,67	22.745,74	-	2.835.685,96	9.621.429,07	-	-	-	1.214.882,04	-	710,27

*on the Payment Date falling on or after the earlier of (i) the Final Maturity Date, or (ii) the date on which there are no longer outstanding Receivables, or (iii) the date on which the Junior Notes are to be redeemed in full or cancelled

6.2. Post-Enforcement Priority of Payments

NOT APPLICABLE

Payment Date	Expenses	Retention Amount	Any amounts due to the RON	Agents Fees	Interest due and payable on the Class A Notes	Class A Notes Principal Amount Outstanding	Adjustment Purchase Price	Any other amount due to the Originator and the Other Issuer Creditors	Class J Notes principal until Principal Amount Outstanding of the Class J Notes is equal to the Class J Notes Retained Amount	Class J Notes Variable Return	All amounts outstanding in respect of Junior Notes Retained Amount*	Final balance

*on the Payment Date falling on or after the earlier of (i) the Final Maturity Date, or (ii) the date on which there are no longer outstanding Receivables, or (iii) the date on which the Junior Notes are to be redeemed in full or cancelled

7. Cash Reserve Amount

Payment Date	Cash Reserve Amount as at the Issue Date	Principal Amount Outstanding of the Senior Notes	(i) 1,5% of the Principal Amount Outstanding of the Senior Notes	(ii) Required Cash Reserve Amount: max((i);[714.500,00])	(iii) Cash Reserve Amount credited into the Cash Reserve Account	Shortfall ((iii)-(ii))
28/10/2019	2.842.000,00	142.900.000,00	2.858.000,00	2.858.000,00	2.858.000,00	-
28/01/2020	2.842.000,00	132.081.826,95	2.641.636,54	2.641.636,54	2.641.636,54	-
28/04/2020	2.842.000,00	118.349.637,10	2.366.992,74	2.366.992,74	2.366.992,74	-
28/07/2020	2.842.000,00	109.145.933,96	2.182.918,68	2.182.918,68	2.182.918,68	-
28/10/2020	2.842.000,00	104.601.699,67	2.092.033,99	2.092.033,99	2.092.033,99	-
28/01/2021	2.842.000,00	92.385.507,34	1.847.710,15	1.847.710,15	1.847.710,15	-
28/04/2021	2.842.000,00	82.712.692,08	1.240.690,38	2.989.291,10	2.989.291,10	-
28/07/2021	2.842.000,00	189.045.730,61	2.835.685,96	2.835.685,96	2.835.685,96	-

8. Triggers

	Threshold Level	Actual Value	Status	Cure period
Acceleration Event	10,00%	1,79%	NOT OCCURED	N.A.

Description:
The Cumulative Gross Default Ratio on any Quarterly Collection Period has exceeded 10% or the Issuer has exercised its right to terminate the Servicing Agreement.

Calculation frequency: 90

Consequence for Breach
Class A Notes Formula Redemption Amount is not applicable anymore.

9. Portfolio description

Quarterly Collection Period		Outstanding Principal Total Porfolio								Total Portfolio							
		with no arrears	up to 29 days in arrears	30-59 days in arrears	60-89 days in arrears	90-119 days in arrears	120-149 days in arrears	150-179 days in arrears	over 180 days in arrears	Principal Instalments (a)	Unpaid Principal Instalments (b)	Accrued Interest (c)	Collateral Portfolio Outstanding Principal (d)=(a)+(b)+(c)	Unpaid Interest Instalments (e)	Defaulted Receivables (f)	Total Accounting Portfolio Outstanding Principal (g)=(d)+(f)	Defaulted Receivables (pursuant to CRR) (h)
01/07/2019	30/09/2019	168.673.309,25	3.337.413,56	529.854,05	1.615.385,43	2.603.850,99	-	-	-	176.029.047,18	203.614,62	527.151,48	176.759.813,28	63.223,35	-	176.759.813,28	539.489,39
01/10/2019	31/12/2019	151.549.885,46	8.269.913,09	747.206,18	1.408.561,32	41.742,02	40.909,11	1.169.776,97	485.448,87	162.417.784,96	237.519,10	572.690,09	163.227.994,15	67.399,45	485.448,87	163.713.443,02	1.737.876,97
01/01/2020	31/03/2020	131.163.094,58	16.997.606,28	1.401.465,06	827.810,66	2.741.834,87	329.906,56	837.215,84	1.211.474,63	153.098.140,73	596.295,97	604.497,15	154.298.933,85	117.101,71	1.211.474,63	155.510.408,48	5.120.431,90
01/04/2020	30/06/2020	145.131.426,41	-	-	16.431,70	603.009,68	1.163.298,42	132.114,14	4.642.468,25	146.404.513,30	61.283,12	580.483,93	147.046.280,35	27.358,45	4.642.468,25	151.688.748,60	6.540.890,49
01/07/2020	30/09/2020	136.658.422,59	162.451,89	209.781,80	-	-	-	-	3.065.963,00	136.418.569,25	796,63	611.290,40	137.030.656,28	1.877,99	3.065.963,00	140.096.619,28	3.065.963,00
01/10/2020	31/12/2020	122.854.356,48	5.458.778,76	-	-	71.835,13	-	-	208.282,89	126.049.861,11	2.018.788,49	316.320,77	128.384.970,37	341.749,99	208.282,89	128.593.253,26	208.282,89
01/01/2021	31/03/2021	257.624.545,00	435.920,92	-	-	239.114,59	-	-	-	257.357.051,96	8.767,57	534.591,51	257.900.411,04	5.559,32	399.169,47	258.299.580,51	239.114,59
01/04/2021	30/06/2021	248.718.793,73	109.270,98	-	-	-	-	-	-	247.947.309,99	19.075,50	466.215,96	248.432.601,45	1.904,46	395.463,26	248.828.064,71	-

9.1.Description of the Portfolio

E1. Breakdown of the Total Portfolio by arrear buckets

	Outstanding Principal	%
Mortgages with no arrears	248.718.793,73	99,96%
Arrears 1-29 Days	109.270,98	0,04%
Arrears 30-59 Days	-	0,00%
Arrears 60-89 Days	-	0,00%
Arrears 90-119 Days	-	0,00%
Arrears 120-149 Days	-	0,00%
Arrears 150-179 Days	-	0,00%
Arrears 180+ Days	-	0,00%

E2. Breakdown of the Total Portfolio by residual life

	Indetermined	0-1 Months	2-3 Months	4-6 Months	7-12 Months	1-5 Years	Over 5 Years	Total
Performing Receivables	-	2.465.893,26	5.012.805,95	7.980.591,55	22.208.052,19	156.026.353,85	54.253.613,19	247.947.309,99
Delinquent Receivables	-	-	-	-	-	-	-	-
Defaulted Receivables*	-	-	-	46.241,33	47.108,36	301.789,69	-	395.139,38
Total	-	2.465.893,26	5.012.805,95	8.026.832,88	22.255.160,55	156.328.143,54	54.253.613,19	248.342.449,37

E3. Breakdown of the Mortagage Portfolio by residual life

	Indetermined	0-1 Months	2-3 Months	4-6 Months	7-12 Months	1-5 Years	Over 5 Years	Total
Performing Receivables	-	905.151,52	1.447.127,48	2.346.353,62	9.154.688,04	58.231.414,91	47.122.513,89	119.207.249,46
Delinquent Receivables	-	-	-	-	-	-	-	-
Defaulted Receivables*	-	-	-	46.241,33	47.108,36	301.789,69	-	395.139,38
Total	-	905.151,52	1.447.127,48	2.392.594,95	9.201.796,40	58.533.204,60	47.122.513,89	119.602.388,84

E4. Breakdown of the Non-Mortgage Portfolio by residual life

	Indetermined	0-1 Months	2-3 Months	4-6 Months	7-12 Months	1-5 Years	Over 5 Years	Total
Performing Receivables	-	1.560.741,74	3.565.678,47	5.634.237,93	13.053.364,15	97.794.938,94	7.131.099,30	128.740.060,53
Delinquent Receivables	-	-	-	-	-	-	-	-
Defaulted Receivables*	-	-	-	-	-	-	-	-
Total	-	1.560.741,74	3.565.678,47	5.634.237,93	13.053.364,15	97.794.938,94	7.131.099,30	128.740.060,53

E5. Breakdown of the Collateral Portfolio by type of indexation (Floating Rate Loans)

	Mortgage Collateral Ptf Outst. Principal	%	Non-Mortgage Collateral Ptf Outst. Principal	%	Total Collateral Ptf Outst. Principal	%
Euribor 1M media mese prec.	-	0,00%	-	0,00%	-	0,00%
Euribor 3M media mese prec.	109.283.323,60	100,00%	122.906.851,11	100,00%	232.190.174,71	100,00%
Euribor 6M media mese prec.	-	0,00%	-	0,00%	-	0,00%
Total	109.283.323,60	100,00%	122.906.851,11	100,00%	232.190.174,71	100,00%

E6. Breakdown of the Collateral Portfolio by type of rate

	Mortgage Collateral Ptf Outst. Principal	%	Non-Mortgage Collateral Ptf Outst. Principal	%	Total Collateral Ptf Outst. Principal	%
Floating Rate Loans	109.283.323,60	91,48%	122.906.851,11	95,30%	232.190.174,71	93,46%
Floating Capped Rate Loans	-	0,00%	-	0,00%	-	0,00%
Fixed Rate Loans	10.179.508,04	8,52%	6.062.918,70	4,70%	16.242.426,74	6,54%
Total	119.462.831,64	100,00%	128.969.769,81	100,00%	248.432.601,45	100,00%

E7. Breakdown of the Collateral Portfolio by range of Outstanding Principal

	Mortgage Collateral Ptf Outst. Principal	%	Non-Mortgage Collateral Ptf Outst. Principal	%	Total Collateral Ptf Outst. Principal	%
0,01 - 25.000,00 Euro	81.954,67	0,07%	1.678.338,95	1,30%	1.760.293,62	0,71%
25.000,01 - 75.000,00 Euro	521.689,73	0,44%	3.333.932,30	2,59%	3.855.622,03	1,55%
75.000,01 - 250.000,00 Euro	10.787.901,05	9,03%	32.369.072,17	25,10%	43.156.973,22	17,37%
over 250.000,00 Euro	108.071.286,19	90,46%	91.588.426,39	71,02%	199.659.712,58	80,37%
Total	119.462.831,64	100,00%	128.969.769,81	100,01%	248.432.601,45	100,0%

*(as per transaction definiiton)

9.2 Description of the Portfolio

E8. Client's Concentration

	Mortgage Collateral Ptf Outst. Principal	%	Non-Mortgage Collateral Ptf Outst. Principal	%	Total Collateral Ptf Outst. Principal	%
First Client	4.960.427,11	4,15%	2.521.029,00	1,95%	7.481.456,11	3,01%
First Ten Clients	27.542.905,48	23,06%	17.916.657,69	13,89%	45.459.563,17	18,30%
First Twenty Clients	43.321.937,00	36,26%	28.704.402,50	22,26%	72.026.339,50	28,99%

E9. Breakdown of the Collateral Portfolio by geographical area

	Mortgage Collateral Ptf Outst. Principal	%	Non-Mortgage Collateral Ptf Outst. Principal	%	Total Collateral Ptf Outst. Principal	%
Northen Italy	118.587.069,74	99,27%	127.189.082,02	98,62%	245.776.151,76	98,93%
Central Italy	875.761,90	0,73%	1.243.399,31	0,96%	2.119.161,21	0,85%
Southern Italy	-	0,00%	537.288,48	0,42%	537.288,48	0,42%
Total	119.462.831,64	100,00%	128.969.769,81	100,00%	248.432.601,45	100,20%

E10. Breakdown of the Collateral Portfolio by industry (ATECO Code)

	Mortgage Collateral Ptf Outst. Principal	%	Non-Mortgage Collateral Ptf Outst. Principal	%	Total Collateral Ptf Outst. Principal	%
Accommodation and food service activities	2.949.006,76	2,47%	4.457.281,51	3,46%	7.406.288,27	2,98%
Administrative and support service activities	-	0,00%	-	0,00%	-	0,00%
Mineral extraction industry	-	0,00%	909.207,87	0,70%	909.207,87	0,37%
Agriculture, forestry and fishing	18.112.825,73	15,16%	3.900.863,99	3,02%	22.013.689,72	8,86%
Arts, entertainment and recreation	139.952,36	0,12%	646.532,58	0,50%	786.484,94	0,32%
Construction	11.220.037,38	9,39%	26.766.459,36	20,75%	37.986.496,74	15,29%
Education	-	0,00%	134.466,47	0,10%	134.466,47	0,05%
Electricity, gas, steam and air conditioning supply	1.341.662,69	1,12%	3.142.829,10	2,44%	4.484.491,79	1,81%
Financial and insurance activities	3.417.230,37	2,86%	371.185,40	0,29%	3.788.415,77	1,52%
Human health and social work activities	233.692,55	0,20%	621.212,50	0,48%	854.905,05	0,34%
Information and communication	1.952.752,40	1,63%	2.089.036,89	1,62%	4.041.789,29	1,63%
Manufacturing	21.401.381,25	17,91%	37.426.312,49	29,02%	58.827.693,74	23,68%
Other service activities	126.188,54	0,11%	25.026,66	0,02%	151.215,20	0,06%
Professional, scientific and technical activities	4.995.573,26	4,18%	8.871.899,15	6,88%	13.867.472,41	5,58%
Real estate activities	37.338.093,54	31,25%	14.342.927,49	11,12%	51.681.021,03	20,80%
Transportation and storage	2.977.288,84	2,49%	3.906.562,12	3,03%	6.883.850,96	2,77%
Water supply; sewerage, waste management and remediation activities	-	0,00%	1.467.451,78	1,14%	1.467.451,78	0,59%
Wholesale and retail trade; repair of motor vehicles and motorcycles	9.846.230,71	8,24%	15.414.523,89	11,95%	25.260.754,60	10,17%
Rental, Travel Agencies and Business Support Services	1.410.414,44	1,18%	2.149.680,03	1,67%	3.560.094,47	1,43%
Other	2.000.500,82	1,67%	2.326.310,53	1,80%	4.326.811,35	1,74%
Total	119.462.831,64	100,00%	128.969.769,81	100,00%	248.432.601,45	100,0%

E11. Collateral Portfolio summary

	Mortgage Collateral Ptf Outst. Principal	Non-Mortgage Collateral Ptf Outst. Principal	Total Collateral Ptf Outst. Principal
Number of Loans	214	543	757
Outstanding Principal	119.462.831,64	128.969.769,81	248.432.601,45
Floating Rate WA Spread	3,43	3,27	3,34
Floating Rate WA Rate	3,42	3,32	3,37
Fixed Rate WA Rate	3,86	2,86	3,48
Total Collatral Portt WA Rate	3,46	3,30	3,38
WA Original life (years)	9,80	5,39	7,51
WA Seasoning (years)	2,08	0,71	1,37
WA Residual life (years)	7,66	4,47	6,01

E12. Annualised Constant Prepayment Rate 9,7700%

E13. Annualised Constant Default Rate 0,0000%

10. Notes collateralisation

Quarterly Collection Period		Payment Date	Notes Principal Amount Outstanding			Collateral			Collateralisation Ratio
			Class A	Class J	Total	Collateral Portfolio Outstanding Principal	Cash Reserve Amount	Total	
01/07/2019	30/09/2019	28/10/2019	132.081.826,95	47.520.000,00	179.601.826,95	176.759.813,28	2.858.000,00	179.617.813,28	**100,0%**
01/10/2019	31/12/2019	28/01/2020	118.349.637,10	47.520.000,00	165.869.637,10	163.227.994,15	2.641.636,54	165.869.630,69	**100,0%**
01/01/2020	31/03/2020	28/04/2020	109.145.933,96	47.520.000,00	156.665.933,96	154.298.933,85	2.366.992,74	156.665.926,59	**100,0%**
01/04/2020	30/06/2020	28/07/2020	104.601.699,67	47.520.000,00	152.121.699,67	147.046.280,35	2.182.918,68	149.229.199,03	**98,1%**
01/07/2020	30/09/2020	28/10/2020	92.385.507,34	47.520.000,00	139.905.507,34	137.030.656,28	2.092.033,99	139.122.690,27	**99,4%**
01/10/2020	31/12/2020	28/01/2021	82.712.692,08	47.520.000,00	130.232.692,08	128.384.970,37	1.847.710,15	130.232.680,52	**100,0%**
01/01/2021	31/03/2021	28/04/2021	189.045.730,61	71.844.000,00	260.889.730,61	257.900.411,04	2.989.291,10	260.889.702,14	**100,0%**
01/04/2021	30/06/2021	28/07/2021	179.424.301,54	71.844.000,00	251.268.301,54	248.432.601,45	2.835.685,96	251.268.287,41	**100,00%**

11. Portfolio performance

Quarterly Collection Period End Date*	Total Portfolio				
	Delinquency Ratio	Gross Default Ratio	Cumulative Gross Default Ratio	Cumulative Net Default Ratio	Prepayments ratio
30/09/2019	2,69%	0,00%	0,00%	0,00%	0,95%
31/12/2019	2,09%	0,29%	0,27%	0,27%	2,00%
31/03/2020	3,98%	0,93%	1,07%	1,07%	0,68%
30/06/2020	1,30%	2,45%	3,08%	2,93%	1,01%
30/09/2020	0,15%	1,29%	3,15%	1,92%	5,11%
31/12/2020	0,06%	0,00%	3,15%	0,31%	4,26%
31/03/2021	0,09%	0,00%	1,79%	0,07%	0,62%
30/06/2021	0,00%	0,00%	1,79%	0,07%	1,90%

12.1 Renegotiations

Quarterly Collection Period End Date	Total Portfolio													
	Accordi Transattivi	Accolli		Interest Rate Negotiations					Reschedulings		Suspensions			
	Accordi Transattivi- Closing Balance	Accolli- Closing Balance	% (Limit 5%)*	Fixed to Floating Rate - Closing Balance	Lowering of Fixed Rate - Closing Balance	Floating to Fixed Rate - Closing Balance	Lowering of Spread - Closing Balance	% (Limit 15%)*	Rescheduling s- Closing Balance	% (Limit 15%)*	Suspension- Closing Balance	% (Limit 5%)*	Suspension- Cumulated Amount	% (Limit 10%)*
30/09/2019	0,00	0,00	0,00%	0,00	290.312,48	0,00	1.811.125,41	1,14%	1.962.617,43	1,07%	2.585.730,30	1,41%	2.585.730,30	1,41%
31/12/2019	0,00	0,00	0,00%	0,00	290.312,48	0,00	1.811.125,41	1,14%	2.980.119,30	1,62%	2.454.145,53	1,39%	2.585.730,30	1,41%
31/03/2020	0,00	90.395,94	0,05%	0,00	290.312,48	0,00	3.032.011,54	1,81%	5.341.583,18	2,91%	2.632.956,08	1,61%	2.764.540,85	1,50%
30/06/2020	0,00	90.395,94	0,05%	0,00	290.312,48	0,00	3.929.757,28	2,30%	6.429.624,45	3,50%	2.863.663,01	1,86%	3.996.856,21	2,17%
30/09/2020	0,00	1.923.598,00	1,05%	0,00	290.312,48	0,00	3.929.757,28	2,30%	7.631.460,51	4,15%	1.411.126,29	0,96%	3.996.856,21	2,17%
31/12/2020	0,00	1.923.598,00	1,05%	0,00	290.312,48	0,00	4.132.147,66	2,41%	7.692.237,21	4,19%	561.257,61	0,41%	4.057.632,91	2,21%
31/03/2021	0,00	1.923.598,00	0,59%	0,00	290.312,48	0,00	4.132.147,66	1,37%	7.692.237,21	2,38%	382.447,06	0,30%	4.057.632,91	1,25%
30/06/2021	0,00	1.923.598,00	0,59%	0,00	290.312,48	0,00	6.952.615,74	2,24%	7.692.237,21	2,38%	60.776,70	0,02%	4.057.632,91	1,25%

* ratios are computed according to clauses 5.11, 5.6, 5.7 and 5.8 of the Master Amendment Agreement signed on 22.03.2021

12.2 Renegotiations

Quarterly Collection Period End Date	Repurchased					Covid 19 - Suspension**											
						By Type						By length					
	Opening Balance	During the period	Closing Balance	%* (Limit 5%)	%* (Limit 10%)	N°	Only Capital Instalments	N°	Only Interest Instalments	N°	Capital and Interest Instalments	N°	From 1 to 6 months	N°	From 7 to 12 months	N°	From 13 to 18 months
30/09/2019	0,00	0,00	0,00	0,00%	0,00%	0	0,00	0	0,00	0	0,00	0	0,00	0	0,00	0	0,00
31/12/2019	0,00	0,00	0,00	0,00%	0,00%	0	0,00	0	0,00	0	0,00	0	0,00	0	0,00	0	0,00
31/03/2020	0,00	0,00	0,00	0,00%	0,00%	0	0,00	0	0,00	0	0,00	0	0,00	0	0,00	0	0,00
30/06/2020	0,00	263.973,85	263.973,85	0,14%	0,14%	31	9.782.275,41	0	0,00	276	101.524.315,28	213	85.538.566,71	94	25.768.023,98	0	0,00
30/09/2020	263.973,85	2.607.440,14	2.871.413,99	1,56%	1,56%	31	9.782.275,41	0	0,00	280	101.199.963,98	290	105.164.268,67	21	5.817.970,72	0	0,00
31/12/2020	2.871.413,99	2.944.296,38	5.815.710,37	3,16%	3,16%	24	7.135.655,34	0	0,00	221	83.810.954,89	245	90.946.610,23	0	0,00	0	0,00
31/03/2021	0,00	0,00	0,00	0,00%	0,00%	25	11.593.876,82	0	0,00	295	111.263.708,05	320	122.857.584,87	0	0,00	0	0,00
30/06/2021	0,00	260.948,98	260.948,98	0,08%	0,08%	144	62.819.157,37	0	0,00	5	4.007.247,65	149	66.826.405,02	0	0,00	0	0,00

* ratios are computed according to clauses 15.2.3 of the New Receivables Purchase Agreement
** cumulative amounts are reported

13. Account-level information section

	Account Identifier (Iban)	Account Type	Account Balance	Amortising Account
(i)	IT05K0347901600000802307200	Collection Account (OTHR)	10.760.310,12	N
(ii)	IT56M0347901600000802307202	Cash Reserve Account (CARE)	2.989.291,10	Y
(iii)	IT79L0347901600000802307201	Payments Account (OTHR)	98,18	N
(iv)	IT35R0103061622000001847375	Expenses Account (OTHR)	17.971,33	N