Pillarstone Italy SPV S.r.I.

Please note that this report includes privileged information which may disclosed only in accordance with clause 11.1 paragraphs (a), (b) and (d) of the supplemental agreement entered into in the context of the Securitisation Programme on 14/04/2016

Up to USD 150,000,000 Class A-1 Series 1 Asset-Backed Fixed Rate and Additional Rights Notes due 2030 Up to EUR 50,000,000 Class A-1 Series 2 Asset-Backed Fixed Rate and Additional Rights Notes due 2030

Up to USD 3,000,000 Class A-2 Series 1 Asset-Backed Junior Portion Allocation Notes due 2030

Up to EUR 1,000,000 Class A-2 Series 2 Asset-Backed Junior Portion Allocation Notes due 2030

USD 2,053,000 Class AS-1 Series 1 Notes due 2030

USD 41,000 Class AS-2 Series 1 Notes due 2030

USD 43,517,000 Class B Series 1 Asset-Backed Floating Rate Notes due 2030

USD 57,663,000 Class B Series 2 Asset-Backed Floating Rate Notes due 2030

USD 56,132,000 Class B Series 3 Asset-Backed Floating Rate Notes due 2030

EUR 23,629,000 Class B Series 4 Asset-Backed Floating Rate Notes due 2030

USD 9,337,000 Class B Series 5 Asset-Backed Floating Rate Notes due 2030

EUR 280,000 Class B Series 6 Asset-Backed Floating Rate Notes due 2030 EUR 113,000 Class B Series 7 Asset-Backed Floating Rate Notes due 2030

EUR 148,000 Class B Series 8 Asset-Backed Floating Rate Notes due 2030

USD 1,754,000 Class C-1 Series 2 Asset-Backed Fixed Rate Notes due 2030

EUR 953,000 Class C-1 Series 1 Asset-Backed Fixed Rate Notes due 2030

USD 20,558,000 Class C-2 Series 2 Asset-Backed Floating Rate Notes due 2030

EUR 25,272,000 Class C-2 Series 1 Asset-Backed Fixed Rate Notes due 2030

USD 5 023 000 Class C-3 Series 2 Asset-Backed Fixed Rate Notes due 2030

EUR 25.400.000 Class C-3 Series 1 Asset-Backed Fixed Rate Notes due 2030

USD 11.083.000 Class C-4 Series 2 Asset-Backed Floating Rate Notes due 2030

EUR 680.000 Class C-1 Series 3 Asset-Backed Floating Rate Notes due 2030

EUR 2,956,000 Class C-2 Series 3 Asset-Backed Floating Rate Notes due 2030 EUR 997,000 Class C-3 Series 3 Asset-Backed Floating Rate Notes due 2030

Masenello Francesca / Federico Dal Cin E-mail: SecServ.KEquity.Poseidon@finint.com Tel: +39 0438 360 670 Via V.Alfieri, 1 - 31015 Conegliano (TV)



www.securitisation-services.com

| Princi | |
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Issuer Pillarstone Italy SPV S.r.I. Initial Sellers

Banca IMI S.p.A. Banca CARIGE S.p.A.

Unicredit S.p.A. BPER Banca S.p.A Intesa Sanpaolo S.p.A

Pillarstone Italy SPV S.r.I. Banca Finint S.p.A.

Banca Finint S.p.A (former Securitisation Services S.p.A.)* Servicer

Banca Finint S.p.A (former Securitisation Services S.p.A.)*

Corporate Servicer Manager Pillarstone Italy S.p.A. Representative of the Noteholders

Banca Finint S.p.A (former Securitisation Services S.p.A.)* Banca Finint S.p.A (former Securitisation Services S.p.A.)*

Banca Finint S.p.A.

Signing Date Closing Date Transfer Date

Calculation Agent

Liquidity Line Provider

Additional Sellers

01/07/2016 14/07/2016 01/07/2016

Collection Period

Interest Period Calculation Date

| OIII | i0 |
|------------|------------|
| 01/10/2021 | 31/03/2022 |
| | |
| 20/10/2021 | 20/04/2022 |
| 20/04/2022 | |
| 15/04/2022 | 1 |

- 1. Issuer Available Funds
- 2.1 Pre-Enforcement Order of Payments (part 1)
- 2.2 Pre-Enforcement Order of Payments (part 2)
- 3. Management Fee
- 4. Liquidity Line
- 5.1 The Notes (Outstanding Balance and payments)
 5.2 The Notes (Interests accrued and further subscriptions)
- 6. Additional Payments 7. Class A Percentage
- 8. Class C Suppleme ntal Portion
- 9. Article 7 Loan(s)
- 10. New Loan(s) 11. CRR Info
- * 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

This Payments Report is prepared by Banca Finanziaria Internazionale S.p.A. as Computation Agent in accordance with definitions and criteria described in the Transaction Documents. Certain information included in this report has been provided by the Parties. Please be advised that Banca Finanziaria Internazionale S.p.A. will have no liability for the completeness or accuracy of such information.

Furthermore, be aware that some formula which lead to the relevant outcome could be the result of any assumptions and an appropriate understanding of the whole transaction and the Computation Agent shall not be liable for any liability suffered or incurred by any other Party or by any Other Issuer Creditors as a result of such, being understood that any specific request with regard to clarification or material error shall be served not later than 30 days after the delivery of this

11. CRR Info

Material net economic interest (of at least 5%) in the Securitisation mantained by the Sellers

| IMI | Υ |
|--------------|---|
| ISP | Υ |
| UCI | Υ |
| CARIGE | Υ |
| BPER | Υ |
| BANCA FININT | Υ |