

VALCONCA SPV S.r.l. - Series 2018-1

Investors Report

€ 99.000.000 Class A Residential Mortgage Backed Floating Rate Notes due October 2060

€ 19.581.000 Class J Residential Mortgage Backed Notes due October 2060

Contacts

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Reporting Dates

Quarterly Collection Period	01/10/2020	31/12/2020
Interest Period	26/10/2020	26/01/2021
Payment Date	26/01/2021	

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. will have no liability for the completeness or accuracy of such information.

**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.)*



1. Transaction overview

Principal Parties

Issuer	Valconca SPV S.r.l.
Originator/Servicer	Banca Popolare Valconca 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	Banca Popolare Valconca 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
Arranger	Banca Finint S.p.A. (former FISG S.r.l.)*

Issuer's LEI code 8156009D5328328C2185

Main definitions

Payment Dates:	means the 26th of October 2018 and thereafter the 26th of January, April, July and October in each year or, if such day is not a Business Day, the immediately following Business Day
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 the Trans-European Automated Real Time Gross Settlement-Express Transfer System (TARGET2), or any successor thereto, is open
Delinquent Receivables	means any Receivable related to a Residential Mortgage Loan with respect to which there is at least one instalment due and unpaid for more than 30 days and which are not classified as Defaulted Receivables
Default Receivables	means any Receivable arising from a Residential Mortgage Loan having at least one Instalment due and unpaid for more than 180 days or which has been classified as being "in sofferenza" by the Servicer in accordance with the Bank of Italy Supervisory Regulations and the Collection Policies

**In the context of a group reorganisation, with effective date from 28th October 2020, Securitisation Services S.p.A. and FISG S.r.l. have 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 28/06/2018

Classes	Class A	Class J
Notional amount	99.000.000	19.581.000
Currency	Euro	Euro
Final Maturity Date	October 2060	October 2060
Listing	ExtraMOT PRO	
ISIN code	IT0005338220	IT0005338238
Payment frequency	Quarterly	Quarterly
Indexation	Euribor 3M	
Spread	0,50%	

Underlying assets for the Notes: Receivables arising out of residential mortgage loans entered into between Banca Popolare Valconca S.p.A. and certain obligors which are individual debtors

Initial Portfolio (Euro): 116.575.473,93

Transfer Date: 21/06/2018

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 option (d) of Article 405 of CRR, Part II, Chapter 6, Section IV of the Bank of Italy's Circular No. 285 dated 17 December 2013 (as amended and supplemented from time to time) and article 51 of the AIFMR.



2. Class A Notes

Interest Period			Before payments		Amounts accrued					Payments		After payments		
			Principal Amount Outstanding	Unpaid Interest	Principal	Euribor	Interest Rate	Days	Accrued Interest	Principal	Interest	Principal Amount Outstanding	Pool Factor	Unpaid interest
28/06/2018	26/10/2018	26/10/2018	99.000.000,00	-	3.997.640,19	-0,307%	0,193%	120	63.686,70	3.997.640,19	63.686,70	95.002.359,81	0,95961980	-
26/10/2018	28/01/2019	28/01/2019	95.002.359,81	-	3.790.127,41	-0,317%	0,183%	94	45.391,50	3.790.127,41	45.391,50	91.212.232,40	0,92133568	-
28/01/2019	26/04/2019	26/04/2019	91.212.232,40	-	4.111.115,30	-0,306%	0,194%	88	43.253,10	3.909.388,78	43.253,10	87.302.843,62	0,88184690	-
26/04/2019	26/07/2019	26/07/2019	87.302.843,62	-	5.180.771,54	-0,312%	0,188%	91	41.490,90	5.180.771,54	41.490,90	82.122.072,08	0,82951587	-
26/07/2019	28/10/2019	28/10/2019	82.122.072,08	-	4.469.745,63	-0,376%	0,124%	94	26.591,40	4.317.059,96	26.591,40	77.805.012,13	0,78590921	-
28/10/2019	27/01/2020	27/01/2020	77.805.012,13	-	3.073.430,59	-0,404%	0,096%	91	18.879,30	3.073.430,59	18.879,30	74.731.581,53	0,75486445	-
27/01/2020	27/04/2020	27/04/2020	74.731.581,53	-	3.573.235,16	-0,386%	0,114%	91	21.532,50	3.573.235,16	21.532,50	71.158.346,37	0,71877117	-
27/04/2020	27/07/2020	27/07/2020	71.158.346,37	-	4.899.168,35	-0,161%	0,339%	91	60.974,10	4.559.157,05	60.974,10	66.599.189,32	0,67271908	-
27/07/2020	26/10/2020	26/10/2020	66.599.189,32	-	3.975.758,31	-0,453%	0,047%	91	7.910,10	3.560.738,58	7.910,10	63.038.450,74	0,63675202	-
26/10/2020	26/01/2021	26/01/2021	63.038.450,74	-	3.791.415,60	-0,511%	0,000%	92	-	3.791.415,60	-	59.247.035,13	0,59845490	-



3. Class J Notes

Interest Period		Payment Date	Before payments	Payments		After payments	
			Principal Amount Outstanding	Principal	Variable Return	Principal Amount Outstanding	Pool Factor
28/06/2018	26/10/2018	26/10/2018	19.581.000,00	-	894.851,70	19.581.000,00	1,00000000
26/10/2018	28/01/2019	28/01/2019	19.581.000,00	-	623.850,66	19.581.000,00	1,00000000
28/01/2019	26/04/2019	26/04/2019	19.581.000,00	-	-	19.581.000,00	1,00000000
26/04/2019	26/07/2019	26/07/2019	19.581.000,00	-	243.979,26	19.581.000,00	1,00000000
26/07/2019	28/10/2019	28/10/2019	19.581.000,00	-	-	19.581.000,00	1,00000000
28/10/2019	27/01/2020	27/01/2020	19.581.000,00	-	470.531,43	19.581.000,00	1,00000000
27/01/2020	27/04/2020	27/04/2020	19.581.000,00	-	138.437,67	19.581.000,00	1,00000000
27/04/2020	27/07/2020	27/07/2020	19.581.000,00	-	-	19.581.000,00	1,00000000
27/07/2020	26/10/2020	26/10/2020	19.581.000,00	-	-	19.581.000,00	1,00000000
26/10/2020	26/01/2021	26/01/2021	19.581.000,00	-	1.687.490,58	19.581.000,00	1,00000000



4. Collections and recoveries

Quarterly Collection Period		Instalments		Prepayments		Interest for late payments	Repurchases	Other (including Insurance Premiums)	Recoveries	Total Collections and Recoveries
		Principal	Interest	Principal	Fees					
01/06/2018	30/09/2018	2.536.424,39	1.048.000,44	1.415.654,61	1.642,58	858,65	-	4.919,18	-	5.007.499,85
01/10/2018	31/12/2018	1.944.270,79	774.723,55	1.690.362,77	381,56	1.180,11	-	2.218,58	-	4.413.137,36
01/01/2019	31/03/2019	1.765.870,15	689.443,72	1.455.641,16	3.146,07	641,29	-	1.167,53	-	3.915.909,92
01/04/2019	30/06/2019	1.806.646,49	700.745,47	2.852.618,53	1.395,80	1.205,62	-	10.588,91	70.745,51	5.443.946,33
01/07/2019	30/09/2019	1.798.887,98	662.729,14	1.582.835,50	1.096,14	2.245,43	-	1.831,10	222.391,54	4.272.016,83
01/10/2019	31/12/2019	1.793.742,45	645.660,23	914.272,43	25,00	1.368,02	-	506,75	146.915,53	3.502.490,41
01/01/2020	31/03/2020	1.581.352,60	562.235,18	1.417.942,94	287,20	696,07	-	2.680,23	136.582,78	3.701.777,00
01/04/2020	30/06/2020	1.205.174,35	466.954,45	861.314,70	1.850,30	717,13	214.639,39	4.669,63	1.846.430,43	4.601.750,38
01/07/2020	30/09/2020	1.151.906,39	576.858,01	1.742.856,35	2.766,59	569,71	-	5.169,48	23.394,52	3.503.521,05
01/10/2020	31/12/2020	1.180.129,47	506.004,79	2.005.303,00	555,24	270,59	-	12.295,93	1.731.886,79	5.436.445,81



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						
26/10/2018	5.007.499,85	-	-	526,07	1.980.000,00	-	-	-	-	-	6.988.025,92
28/01/2019	4.413.137,36	-	-	58,37	1.980.000,00	-	(36,00)	-	-	-	6.393.159,73
26/04/2019	3.915.909,92	-	-	37,29	1.900.047,20	-	-	-	-	-	5.815.994,41
26/07/2019	5.443.946,33	-	-	-	1.824.244,65	-	-	-	-	-	7.268.190,98
28/10/2019	4.272.016,83	-	-	164,47	1.746.056,87	-	-	-	-	-	6.018.238,17
27/01/2020	3.502.490,41	-	-	-	1.642.441,44	-	-	-	-	-	5.144.931,85
27/04/2020	3.701.777,00	-	-	23,02	1.556.100,24	-	(54,00)	-	-	-	5.257.846,26
27/07/2020	4.387.110,99	-	-	56,11	1.494.631,63	-	-	214.639,39	-	-	6.096.438,12
26/10/2020	3.503.521,05	-	-	-	1.423.166,93	-	-	-	-	-	4.926.687,98
26/01/2021	5.436.445,81	-	-	-	1.331.983,79	-	-	-	-	-	6.768.429,60

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



6.1. Pre Trigger Notice Priority of Payments

Payment Date	Expenses	Retention Amount	Any amounts due to the RON & 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 Formula Redemption Amount due and payable	Class J Notes Variable Return	All amounts outstanding in respect of Junior Notes Retained Amount*	Final balance
26/10/2018	27.847,84	4.445,25	19.495,87	63.686,70	1.980.000,00	3.997.640,19	-	-	-	894.851,70	-	58,37
28/01/2019	7.143,94	10.351,34	16.210,39	45.391,50	1.900.047,20	3.790.127,41	-	-	-	623.850,66	-	37,29
26/04/2019	8.393,93	14.737,89	15.976,07	43.253,10	1.824.244,65	3.909.388,78	-	-	-	-	-	-
26/07/2019	27.277,97	11.748,94	16.701,06	41.490,90	1.746.056,87	5.180.771,54	-	-	-	243.979,26	-	164,43
28/10/2019	8.320,53	7.769,85	16.055,00	26.591,40	1.642.441,44	4.317.059,96	-	-	-	-	-	-
27/01/2020	7.114,66	3.148,49	15.704,11	18.879,30	1.556.100,24	3.073.430,59	-	-	-	470.531,43	-	23,02
27/04/2020	6.679,82	6.242,29	17.031,09	21.532,50	1.494.631,63	3.573.235,16	-	-	-	138.437,67	-	56,10
27/07/2020	27.169,19	10.333,24	15.637,61	60.974,10	1.423.166,93	4.559.157,05	-	-	-	-	-	0,00
26/10/2020	6.524,65	715,95	18.814,91	7.910,10	1.331.983,79	3.560.738,58	-	-	-	-	-	-
26/01/2021	8.038,90	4.465,26	16.097,89	-	1.260.769,01	3.791.415,60	-	-	-	1.687.490,58	-	152,34

*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 Trigger Notice 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



7. Cash Reserve Amount

Payment Date	Cash Reserve Amount as at the Issue Date	Principal Amount Outstanding of the Senior Notes (i)	Required Cash Reserve Amount $\max(2\%*(i); 495.000)$ (ii)	Cash Reserve Amount credited into the Cash Reserve Account (iii)	Shortfall ((iii)-(ii))
26/10/2018	1.980.000,00	99.000.000,00	1.980.000,00	1.980.000,00	-
28/01/2019	1.980.000,00	95.002.359,81	1.900.047,20	1.900.047,20	-
26/04/2019	1.980.000,00	91.212.232,40	1.824.244,65	1.824.244,65	-
26/07/2019	1.980.000,00	87.302.843,62	1.746.056,87	1.746.056,87	-
28/10/2019	1.980.000,00	82.122.072,08	1.642.441,44	1.642.441,44	-
27/01/2020	1.980.000,00	77.805.012,13	1.556.100,24	1.556.100,24	-
27/04/2020	1.980.000,00	74.731.581,53	1.494.631,63	1.494.631,63	-
27/07/2020	1.980.000,00	71.158.346,37	1.423.166,93	1.423.166,93	-
26/10/2020	1.980.000,00	66.599.189,32	1.331.983,79	1.331.983,79	-
26/01/2021	1.980.000,00	63.038.450,74	1.260.769,01	1.260.769,01	-



8. Portfolio description

Quarterly Collection Period	Outstanding 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)	
	with no arrears	up to 30 days in arrears	31-60 days in arrears	61-90 days in arrears	91-120 days in arrears	over 120 days in arrears	with no arrears	up to 30 days in arrears	31-60 days in arrears	61-90 days in arrears	91-120 days in arrears	over 120 days in arrears						
01/06/2018	30/09/2018	101.232.902,74	9.930.304,18	749.855,80	264.119,32	62.991,07	63.861,69	-	106.455,71	15.352,55	13.541,03	2.471,99	3.416,36	158.087,37	112.603.359,81	47.908,39	-	112.603.359,81
01/10/2018	31/12/2018	98.332.106,70	8.266.593,13	691.159,32	561.036,61	346.630,65	439.813,98	-	68.148,88	7.270,30	7.831,73	5.283,85	17.485,68	149.824,37	108.893.185,20	37.717,54	67.350,64	108.960.535,84
01/01/2019	31/03/2019	90.802.644,89	11.071.798,93	1.379.401,90	533.695,26	424.873,74	331.713,71	-	108.141,88	29.589,03	6.807,15	16.944,22	7.024,65	145.237,09	104.857.872,45	63.062,25	880.011,14	105.737.883,59
01/04/2019	30/06/2019	86.829.895,41	8.300.364,43	996.173,15	583.419,43	2.178.161,52	732.105,63	-	45.222,20	8.990,78	4.882,62	127.053,97	20.344,28	130.401,79	99.957.015,21	65.594,96	1.041.835,51	100.998.850,72
01/07/2019	30/09/2019	85.405.900,67	8.094.637,18	983.579,90	459.243,18	272.063,87	126.863,62	-	88.253,74	15.849,12	5.457,41	3.135,59	6.991,93	128.908,80	95.590.885,01	38.683,07	1.819.458,40	97.410.343,41
01/10/2019	31/12/2019	83.468.670,80	6.646.034,49	1.020.287,52	409.822,06	460.742,58	524.881,18	-	81.128,58	6.826,44	3.758,00	6.914,22	16.110,00	111.305,42	92.756.481,29	40.687,40	1.812.523,87	94.569.005,16
01/01/2020	31/03/2020	73.290.133,55	11.099.241,09	1.587.703,34	296.972,64	1.863.731,28	776.046,15	-	59.249,79	16.064,66	6.259,23	116.913,57	15.660,79	116.738,65	89.244.714,74	69.616,70	2.198.427,81	91.443.142,55
01/04/2020	30/06/2020	65.662.570,09	4.925.793,51	2.276.346,95	6.059.622,60	4.416.158,58	785.479,94	-	22.544,52	30.725,35	84.732,97	52.153,13	5.462,73	95.420,72	84.417.011,09	122.968,24	2.942.092,16	87.359.103,25
01/07/2020	30/09/2020	77.015.547,60	2.616.233,09	223.497,12	54.305,51	111.914,93	725.345,61	-	11.735,82	2.558,60	0,00	3.628,79	11.000,44	96.679,71	80.872.447,22	24.654,53	3.579.082,45	84.451.529,67
01/10/2020	31/12/2020	75.794.997,02	1.049.610,87	210.908,84	227.412,42	185.878,56	0,00	-	6.781,98	1.583,41	0,00	2.323,08	0,00	87.769,94	77.567.266,12	8.178,97	2.019.829,59	79.587.095,71



9. 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	
01/06/2018	30/09/2018	26/10/2018	95.002.359,81	19.581.000,00	114.583.359,81	112.603.359,81	1.980.000,00	114.583.359,81	100,00%
01/10/2018	31/12/2018	28/01/2019	91.212.232,40	19.581.000,00	110.793.232,40	108.893.185,20	1.900.047,20	110.793.232,40	100,00%
01/01/2019	31/03/2019	26/04/2019	87.302.843,62	19.581.000,00	106.883.843,62	104.857.872,45	1.824.244,65	106.682.117,10	99,81%
01/04/2019	30/06/2019	26/07/2019	82.122.072,08	19.581.000,00	101.703.072,08	99.957.015,21	1.746.056,87	101.703.072,08	100,00%
01/07/2019	30/09/2019	28/10/2019	77.805.012,13	19.581.000,00	97.386.012,13	95.590.885,01	1.642.441,44	97.233.326,45	99,84%
01/10/2019	31/12/2019	27/01/2020	74.731.581,53	19.581.000,00	94.312.581,53	92.756.481,29	1.556.100,24	94.312.581,53	100,00%
01/01/2020	31/03/2020	27/04/2020	71.158.346,37	19.581.000,00	90.739.346,37	89.244.714,74	1.494.631,63	90.739.346,37	100,00%
01/04/2020	30/06/2020	27/07/2020	66.599.189,32	19.581.000,00	86.180.189,32	84.417.011,09	1.423.166,93	85.840.178,02	99,61%
01/07/2020	30/09/2020	26/10/2020	63.038.450,74	19.581.000,00	82.619.450,74	80.872.447,22	1.331.983,79	82.204.431,01	99,50%
01/10/2020	31/12/2020	26/01/2021	59.247.035,13	19.581.000,00	78.828.035,13	77.567.266,12	1.260.769,01	78.828.035,13	100,00%



10. Portfolio performance

Quarterly Collection Period End Date	Total Portfolio				
	Delinquency Ratio	Gross Default Ratio	Cumulative Gross Default Ratio	Cumulative Net Default Ratio	Prepayments ratio
30/09/2018	1,05%	0,00%	0,00%	0,00%	1,24%
31/12/2018	1,91%	0,06%	0,06%	0,06%	1,53%
31/03/2019	2,61%	0,76%	0,75%	0,75%	1,36%
30/06/2019	4,67%	0,22%	0,95%	0,89%	2,79%
30/09/2019	1,96%	1,02%	1,81%	1,55%	1,62%
31/12/2019	2,64%	0,12%	1,90%	1,52%	0,97%
31/03/2020	5,25%	0,57%	2,34%	2,19%	1,56%
30/06/2020	16,26%	2,92%	4,52%	2,78%	0,99%
30/09/2020	1,40%	0,79%	5,08%	4,89%	2,11%
31/12/2020	0,81%	0,14%	5,17%	1,93%	2,53%



11. Renegotiations

11.1. Evolution of *Accordi Transattivi*

Opening balance
 Outstanding Principal of *Accordi Transattivi* agreed during the Quarterly Collection Period
 Closing balance

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11.2. Evolution of *Accolli*

Opening balance
 Outstanding Principal of *Accolli* agreed during the Quarterly Collection Period
 Closing balance

1.007.410,26		
-	%	Limit
1.007.410,26	0,86%	5,00%

11.3. Evolution of the interest rate renegotiations

Opening balance
 Outstanding Principal of interest rate renegotiations agreed during the Quarterly Collection Period
 Closing balance

Fixed to Floating Rate	Lowering of Fixed Rate	Floating to Fixed Rate	Lowering of Spread	Limit 10%
432.343,14	144.440,27	217.367,40	7.067.188,38	6,74%
-	-	180.321,65	1.047.657,84	1,05%
432.343,14	144.440,27	397.689,05	8.114.846,22	7,80%

11.4. Evolution of reschedulings

Opening balance
 Outstanding Principal of reschedulings agreed during the Quarterly Collection Period
 Closing balance

395.684,24		
-	%	Limit
395.684,24	0,34%	10,00%

11.5. Evolution of suspensions of payments

Opening balance
 Outstanding Principal of suspensions of payments agreed during the Quarterly Collection Period
 Closing balance

	Limit 5%*	Cumulative amounts	Limit 10%**
1.257.654,85	1,08%	5.184.290,30	4,45%
99.788,60	0,09%	99.788,60	0,09%
1.357.443,45	1,16%	5.284.078,90	4,53%

11.6. Evolution of individual Receivables repurchased

Opening balance
 Outstanding Principal of individual Receivables repurchased during the Quarterly Collection Period
 Closing balance

During such calendar year	Limit 2%	Cumulative amounts	Limit 10%
2.442.188,50	2,09%	3.078.724,15	2,64%
1.656.385,51	1,42%	1.656.385,51	1,42%
4.098.574,01	3,52%	4.735.109,66	4,06%

* on Collateral Portfolio Outstanding Principal at the beginning of the Quarterly Collection Period

** on Collateral Portfolio Outstanding Principal at the Valuation Date

