

Voba N. 7 S.r.l.

Investors Report

Securitisation of SME Loans originated by Banca Popolare dell'Alto Adige S.p.A.

Euro 141,000,000 Class A1 Asset Backed Floating Rate Notes due October 2060

Euro 352,000,000 Class A2 Asset Backed Floating Rate Notes due October 2060

Euro 150,000,000 Class B Asset Backed Floating Rate Notes due October 2060

Euro 121,319,000 Class J Asset Backed Variable Return Notes due October 2060

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Reporting Dates

Collection Period	01/10/2020	31/12/2020
Interest Period	27/10/2020	27/01/2021
Payment Date	27/01/2021	

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 Securitisation Services 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	Voba N. 7 S.r.l.
Originator	Banca Popolare dell'Alto Adige S.p.A.
Servicer	Banca Popolare dell'Alto Adige S.p.A.
Back-up Servicer	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.)*
Calculation Agent	Banca Finint S.p.A (former Securitisation Services S.p.A.)*
Account Bank and Paying Agent	BNP Paribas Securities Services, Milan branch
Cash Manager and Transaction Account Bank	Banca Popolare dell'Alto Adige S.p.A.
Corporate Servicer	Banca Finint S.p.A (former Securitisation Services S.p.A.)*
Arranger	UniCredit Bank AG, Natixis S.A. and Banca Finint S.p.A (former FISG S.r.l.)**
Stichting Corporate Services Provider	Wilmington Trust SP Services (London) Limited

Main definitions

Payment Date	Means (a) prior to the delivery of a Trigger Notice, the 27 day of January, April, July and October 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 27 July 2018.
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 is open.

* 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)



2. Notes and Assets description

The Notes

Issue Date 04 June 2018

Classes	Class A1 Notes	Class A2 Notes	Class B Notes	Class J Notes
Principal Amount Outstanding on Issue	141.000.000	352.000.000	150.000.000	121.319.000
Currency	EUR	EUR	EUR	EUR
Issue Date	04 June 2018	04 June 2018	04 June 2018	04 June 2018
Final Maturity Date	October 2060	October 2060	October 2060	October 2060
Listing	Luxembourg	Luxembourg	Luxembourg	N.A.
ISIN code	IT0005335465	IT0005335473	IT0005335481	IT0005335499
Common code	183499912	183499874	183499998	183500074
Denomination	100.000	100.000	100.000	1.000
Type of amortisation	Pass-through	Pass-through	Pass-through	Pass-through
Indexation	Euribor 3M	Euribor 3M	Euribor 3M	Variable Return
Spread	0,35%	0,50%	1,25%	N.A.
Payment frequency	Quarterly	Quarterly	Quarterly	Quarterly
Cap on Coupon	1,00%	3,50%	5,00%	N.A.
Floor on Coupon	0,00%	0,00%	0,00%	0,00%

The Portfolio

The Receivables comprised in the Portfolio arise out of loans (i) governed by Italian Law, (ii) granted to companies or sole proprietorships (ditte individuali) or professional firms (studi professionali), (iii) classified as small and medium enterprise (SME) according to the definition published by the European Commission.

Initial Portfolio: Euro 750.469.537,60

Transfer Date: 10 May 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.



2.1 Class A1 Notes

Interest Period			Before payments		Accrued					Payments		After payments		
			Outstanding Principal	Unpaid Interest	Spread	Euribor	Interest Rate	Days	Accrued Interest	Principal	Interest	Outstanding Principal	Unpaid Interest	Pool factor
04/06/2018	27/07/2018	27/07/2018	141.000.000,00	-	0,350%	-0,349%	0,001%	53	211,50	26.354.056,20	211,50	114.645.943,80	-	0,81309180
27/07/2018	29/10/2018	29/10/2018	114.645.943,80	-	0,350%	-0,321%	0,029%	94	8.685,60	37.797.432,90	8.685,60	76.848.510,90	-	0,54502490
29/10/2018	28/01/2019	28/01/2019	76.848.510,90	-	0,350%	-0,317%	0,033%	91	6.415,50	41.937.756,90	6.415,50	34.910.754,00	-	0,24759400
28/01/2019	29/04/2019	29/04/2019	34.910.754,00	-	0,350%	-0,306%	0,044%	91	3.877,50	33.467.802,30	3.877,50	1.442.951,70	-	0,01023370
29/04/2019	29/07/2019	29/07/2019	1.442.951,70	-	0,350%	-0,312%	0,038%	91	141,00	1.442.951,70	141,00	-	-	0,00000000
29/07/2019	28/10/2019	28/10/2019	-	-	0,350%	-0,378%	0,000%	91	-	-	-	-	-	0,00000000
28/10/2019	27/01/2020	27/01/2020	-	-	0,350%	-0,404%	0,000%	91	-	-	-	-	-	0,00000000
27/01/2020	27/04/2020	27/04/2020	-	-	0,350%	-0,386%	0,000%	91	-	-	-	-	-	0,00000000
27/04/2020	27/07/2020	27/07/2020	-	-	0,350%	-0,161%	0,189%	91	-	-	-	-	-	0,00000000
27/07/2020	27/10/2020	27/10/2020	-	-	0,350%	-0,453%	0,000%	92	-	-	-	-	-	0,00000000
27/10/2020	27/01/2021	27/01/2021	-	-	0,350%	-0,512%	0,000%	92	-	-	-	-	-	0,00000000



2.2 Class A2 Notes

Interest Period		Payment Date	Before payments		Accrued					Payments		After payments		
			Outstanding Principal	Unpaid Interest	Spread	Euribor	Interest Rate	Days	Accrued Interest	Principal	Interest	Outstanding Principal	Unpaid Interest	Pool factor
04/06/2018	27/07/2018	27/07/2018	352.000.000,00	-	0,500%	-0,349%	0,151%	53	78.249,60	-	78.249,60	352.000.000,00	-	1,00000000
27/07/2018	29/10/2018	29/10/2018	352.000.000,00	-	0,500%	-0,321%	0,179%	94	164.524,80	-	164.524,80	352.000.000,00	-	1,00000000
29/10/2018	28/01/2019	28/01/2019	352.000.000,00	-	0,500%	-0,317%	0,183%	91	162.835,20	-	162.835,20	352.000.000,00	-	1,00000000
28/01/2019	29/04/2019	29/04/2019	352.000.000,00	-	0,500%	-0,306%	0,194%	91	172.620,80	-	172.620,80	352.000.000,00	-	1,00000000
29/04/2019	29/07/2019	29/07/2019	352.000.000,00	-	0,500%	-0,312%	0,188%	91	167.270,40	39.208.224,00	167.270,40	312.791.776,00	-	0,88861300
29/07/2019	28/10/2019	28/10/2019	312.791.776,00	-	0,500%	-0,378%	0,122%	91	96.448,00	31.731.568,00	96.448,00	281.060.208,00	-	0,79846650
28/10/2019	27/01/2020	27/01/2020	281.060.208,00	-	0,500%	-0,404%	0,096%	91	68.217,60	38.435.584,00	68.217,60	242.624.624,00	-	0,68927450
27/01/2020	27/04/2020	27/04/2020	242.624.624,00	-	0,500%	-0,386%	0,114%	91	69.907,20	36.436.752,00	69.907,20	206.187.872,00	-	0,58576100
27/04/2020	27/07/2020	27/07/2020	206.187.872,00	-	0,500%	-0,161%	0,339%	91	176.668,80	15.534.992,00	176.668,80	190.652.880,00	-	0,54162750
27/07/2020	27/10/2020	27/10/2020	190.652.880,00	-	0,500%	-0,453%	0,047%	92	22.915,20	14.227.136,00	22.915,20	176.425.744,00	-	0,50120950
27/10/2020	27/01/2021	27/01/2021	176.425.744,00	-	0,500%	-0,512%	0,000%	92	-	20.755.504,00	-	155.670.240,00	-	0,44224500



2.3 Class B Notes

Interest Period			Before payments		Accrued					Payments		After payments		
			Outstanding Principal	Unpaid Interest	Spread	Euribor	Interest Rate	Days	Accrued Interest	Principal	Interest	Outstanding Principal	Unpaid Interest	Pool factor
04/06/2018	27/07/2018	27/07/2018	150.000.000,00	-	1,250%	-0,349%	0,901%	53	198.975,00	-	198.975,00	150.000.000,00	-	1,00000000
27/07/2018	29/10/2018	29/10/2018	150.000.000,00	-	1,250%	-0,321%	0,929%	94	363.855,00	-	363.855,00	150.000.000,00	-	1,00000000
29/10/2018	28/01/2019	28/01/2019	150.000.000,00	-	1,250%	-0,317%	0,933%	91	353.760,00	-	353.760,00	150.000.000,00	-	1,00000000
28/01/2019	29/04/2019	29/04/2019	150.000.000,00	-	1,250%	-0,306%	0,944%	91	357.930,00	-	357.930,00	150.000.000,00	-	1,00000000
29/04/2019	29/07/2019	29/07/2019	150.000.000,00	-	1,250%	-0,312%	0,938%	91	355.665,00	-	355.665,00	150.000.000,00	-	1,00000000
29/07/2019	28/10/2019	28/10/2019	150.000.000,00	-	1,250%	-0,378%	0,872%	91	330.630,00	-	330.630,00	150.000.000,00	-	1,00000000
28/10/2019	27/01/2020	27/01/2020	150.000.000,00	-	1,250%	-0,404%	0,846%	91	320.775,00	-	320.775,00	150.000.000,00	-	1,00000000
27/01/2020	27/04/2020	27/04/2020	150.000.000,00	-	1,250%	-0,386%	0,864%	91	327.600,00	-	327.600,00	150.000.000,00	-	1,00000000
27/04/2020	27/07/2020	27/07/2020	150.000.000,00	-	1,250%	-0,161%	1,089%	91	412.920,00	-	412.920,00	150.000.000,00	0	1,00000000
27/07/2020	27/10/2020	27/10/2020	150.000.000,00	-	1,250%	-0,453%	0,797%	92	305.520,00	-	305.520,00	150.000.000,00	-	1,00000000
27/10/2020	27/01/2021	27/01/2021	150.000.000,00	-	1,250%	-0,512%	0,738%	92	282.900,00	-	282.900,00	150.000.000,00	-	1,00000000



2.4 Class J Notes

Interest Period		Payment Date	Before payments	Payments		After payments	
			Outstanding Principal	Principal	Variable Return	Outstanding Principal	Pool factor
04/06/2018	27/07/2018	27/07/2018	121.319.000,00	-	-	121.319.000,00	1,00000000
27/07/2018	29/10/2018	29/10/2018	121.319.000,00	-	-	121.319.000,00	1,00000000
29/10/2018	28/01/2019	28/01/2019	121.319.000,00	-	-	121.319.000,00	1,00000000
28/01/2019	29/04/2019	29/04/2019	121.319.000,00	-	-	121.319.000,00	1,00000000
29/04/2019	29/07/2019	29/07/2019	121.319.000,00	-	-	121.319.000,00	1,00000000
29/07/2019	28/10/2019	28/10/2019	121.319.000,00	-	-	121.319.000,00	1,00000000
28/10/2019	27/01/2020	27/01/2020	121.319.000,00	-	-	121.319.000,00	1,00000000
27/01/2020	27/04/2020	27/04/2020	121.319.000,00	-	-	121.319.000,00	1,00000000
27/04/2020	27/07/2020	27/07/2020	121.319.000,00	-	-	121.319.000,00	1,00000000
27/07/2020	27/10/2020	27/10/2020	121.319.000,00	-	-	121.319.000,00	1,00000000
27/10/2020	27/01/2021	27/01/2021	121.319.000,00	-	-	121.319.000,00	1,00000000



3. Collections and Recoveries

Collection Period		Principal and Interest Instalments	Principal and Interest Prepayments	Recoveries on Defaulted Receivables	Repurchases	Penalties	Other Amount	Insurance Indemnities	Adjustment (+/-)	Total Collected in the Period
01/05/2018	30/06/2018	22.818.229,63	3.822.527,52	-	-	1.974,13	20.572,47	-	-	26.663.303,75
01/07/2018	30/09/2018	30.829.242,56	7.029.852,64	20.433,26	-	5.660,12	28.372,13	-	-	37.913.560,71
01/10/2018	31/12/2018	33.069.357,22	8.633.387,42	37.972,58	-	5.213,09	37.991,32	-	-	41.783.921,63
01/01/2019	31/03/2019	27.732.838,24	5.460.918,90	-	-	7.223,20	29.444,91	-	-	33.230.425,25
01/04/2019	30/06/2019	30.818.787,47	9.438.840,61	302.818,62	-	6.393,33	32.419,97	-	-	40.599.260,00
01/07/2019	30/09/2019	26.107.740,02	5.290.835,92	1.891,79	-	7.881,13	29.766,94	-	-	31.438.115,80
01/10/2019	31/12/2019	27.426.924,14	10.763.898,79	44.276,61	-	6.060,45	38.131,90	-	-	38.279.291,89
01/01/2020	31/03/2020	22.723.563,28	7.925.529,07	45.000,00	5.429.810,47	4.931,23	24.806,43	-	-	36.153.640,48
01/04/2020	30/06/2020	11.219.071,86	3.744.938,20	461.191,77	-	3.652,28	15.775,14	-	-	15.444.629,25
01/07/2020	30/09/2020	10.781.884,69	3.537.879,34	-	-	2.468,77	16.560,27	-	-	14.338.793,07
01/10/2020	31/12/2020	11.667.163,40	9.004.566,47	124.466,68	-	929,87	19.862,95	-	-	20.816.989,37



4. Issuer Available Funds

Payment Date	Collections and Recoveries	Any amounts received from the Originator pursuant to the Receivables Purchase Agreement and the W&I Agreement	Any Amounts standing to the credit of the the Payments Account and the Cash Reserve Account	Interest and profit accrued or generated and paid on Eligible Investments	Interest accrued and paid on the Accounts	All the proceeds deriving from the sale, if any, of the Portfolio or of individual Receivables	Any other amounts received by the Issuer	Issuer Available Funds
27/07/2018	26.663.303,75	-	13.800.000,00	-	-	-	-	40.463.303,75
29/10/2018	37.913.560,71	-	13.760.200,60	-	-	-	-	51.673.761,31
28/01/2019	41.783.921,63	-	13.196.233,07	-	- 28,00	-	-	54.980.126,70
29/04/2019	33.230.425,25	-	12.387.362,88	-	-	-	-	45.617.788,13
29/07/2019	40.599.260,00	-	11.489.892,39	-	-	-	-	52.089.152,39
28/10/2019	31.438.115,80	-	10.773.722,86	-	-	-	-	42.211.838,66
27/01/2020	38.279.291,89	-	9.903.746,67	-	-	-	-	48.183.038,56
27/04/2020	30.723.830,01	-	9.224.745,57	-	-	5.429.810,47	-	45.378.386,05
27/07/2020	15.444.629,25	-	8.402.272,70	-	-	-	-	23.846.901,95
27/10/2020	14.338.793,07	-	7.622.573,85	-	-	-	-	21.961.366,92
27/01/2021	20.816.989,37	-	7.290.048,71	-	- 60,00	-	-	28.106.978,08



5.1 Pre-Enforcement Priority of Payments

Payment Date	Expenses, Retention Amount and Agent Fees	Interest on Class A1 Notes and on Class A2 Notes	Interest on Class B Notes if Performance has no occurred	Target Cash Reserve Amount	Principal Amount Outstanding due in respect of the Class A1 Notes	Principal Amount Outstanding due in respect of the Class A2 Notes	Interest on Class B Notes if Performance has occurred	Principal Amount Outstanding due in respect of the Class B Notes	Any other amount due and payable under the Transaction Documents	Adjustment Purchase Price due and payable to the Originator	Principal Amount Outstanding due in respect of the Class J Notes	Variable Return on the Class J Notes	Class J Notes Retained Amount	Residual Balance
27/07/2018	71.610,85	78.461,10	198.975,00	13.760.200,00	26.354.056,20	-	-	-	-	-	-	-	-	0,60
29/10/2018	143.029,94	173.210,40	363.855,00	13.196.223,20	37.797.432,90	-	-	-	-	-	-	-	-	9,87
28/01/2019	131.996,22	169.250,70	353.760,00	12.387.358,13	41.937.756,90	-	-	-	-	-	-	-	-	4,75
29/04/2019	125.665,14	176.498,30	357.930,00	11.489.890,14	33.467.802,30	-	-	-	-	-	-	-	-	2,25
29/07/2019	141.177,43	167.411,40	355.665,00	10.773.679,17	1.442.951,70	39.208.224,00	-	-	-	-	-	-	-	43,69
28/10/2019	149.445,99	96.448,00	330.630,00	9.903.744,01	-	31.731.568,00	-	-	-	-	-	-	-	2,66
27/01/2020	133.716,39	68.217,60	320.775,00	9.224.688,45	-	38.435.584,00	-	-	-	-	-	-	-	57,12
27/04/2020	141.854,15	69.907,20	327.600,00	8.402.166,95	-	36.436.752,00	-	-	-	-	-	-	-	105,75
27/07/2020	99.747,30	176.668,80	412.920,00	7.622.420,46	-	15.534.992,00	-	-	-	-	-	-	-	153,39
27/10/2020	115.747,01	22.915,20	305.520,00	7.289.971,63	-	14.227.136,00	-	-	-	-	-	-	-	77,08
27/01/2021	82.994,08		282.900,00	6.985.510,92	-	20.755.504,00	-	-	-	-	-	-	-	69,08



6.1 Portfolio Situation

Mortgage Pool

Collection Period		Outstanding Principal Instalments of the Collateral Portfolio (a)	Unpaid Principal Instalments of the Collateral Portfolio (b)	Total Outstanding Principal (c)=(a)+(b)	Unpaid Interest Instalments of the Collateral Portfolio (d)	Total Collateral Portfolio (e) = (c) + (d)	Defaulted Receivables (Total) (f)	Total Portfolio (g)=(e)+(f)
01/05/2018	30/06/2018	483.144.935,72	547.002,60	483.691.938,32	106.463,28	483.798.401,60	-	483.798.401,60
01/07/2018	30/09/2018	465.465.487,38	524.922,80	465.990.410,18	72.965,01	466.063.375,19	184.981,20	466.248.356,39
01/10/2018	31/12/2018	446.160.530,37	529.443,91	446.689.974,28	92.293,48	446.782.267,76	184.981,20	446.967.248,96
01/01/2019	31/03/2019	429.095.469,95	1.882.965,16	430.978.435,11	95.408,22	431.073.843,33	186.087,45	431.259.930,78
01/04/2019	30/06/2019	414.999.340,89	724.740,04	415.724.080,93	108.418,42	415.832.499,35	352.256,32	416.184.755,67
01/07/2019	30/09/2019	400.324.250,41	531.841,85	400.856.092,26	72.862,75	400.928.955,01	752.864,02	401.681.819,03
01/10/2019	31/12/2019	381.105.035,64	749.915,91	381.854.951,55	91.235,44	381.946.186,99	837.694,55	382.783.881,54
01/01/2020	31/03/2020	360.965.651,67	528.905,83	361.494.557,50	110.432,53	361.604.990,03	837.694,55	362.442.684,58
01/04/2020	30/06/2020	355.206.901,83	164.260,91	355.371.162,74	55.112,80	355.426.275,54	473.664,44	355.899.939,98
01/07/2020	30/09/2020	349.455.210,02	114.053,02	349.569.263,04	31.048,38	349.600.311,42	626.252,57	350.226.563,99
01/10/2020	31/12/2020	339.406.827,30	77.523,71	339.484.351,01	22.416,26	339.506.767,27	1.242.780,55	340.749.547,82



6.2 Portfolio Situation

Unsecured Pool

Collection Period		Outstanding Principal Instalments of the Collateral Portfolio (a)	Unpaid Principal Instalments of the Collateral Portfolio (b)	Total Outstanding Principal (c)=(a)+(b)	Unpaid Interest Instalments of the Collateral Portfolio (d)	Total Collateral Portfolio (e) = (c) + (d)	Defaulted Receivables (Total) (f)	Total Portfolio (g)=(e)+(f)
01/05/2018	30/06/2018	241.338.942,62	346.094,59	241.685.037,21	34.876,13	241.719.913,34	-	241.719.913,34
01/07/2018	30/09/2018	224.868.653,65	202.224,07	225.070.877,72	22.806,62	225.093.684,34	-	225.093.684,34
01/10/2018	31/12/2018	206.112.375,10	238.870,40	206.351.245,50	30.312,96	206.381.558,46	89.746,40	206.471.304,86
01/01/2019	31/03/2019	191.442.771,20	286.678,28	191.729.449,48	35.910,52	191.765.360,00	-	191.765.360,00
01/04/2019	30/06/2019	169.456.802,52	296.968,76	169.753.771,28	62.809,99	169.816.581,27	476.857,74	170.293.439,01
01/07/2019	30/09/2019	155.423.213,42	238.008,22	155.661.221,64	29.344,01	155.690.565,65	560.818,01	156.251.383,66
01/10/2019	31/12/2019	138.981.646,63	285.629,06	139.267.275,69	30.927,50	139.298.203,19	650.907,56	139.949.110,75
01/01/2020	31/03/2020	125.848.746,28	278.795,11	126.127.541,39	27.190,11	126.154.731,50	627.245,50	126.781.977,00
01/04/2020	30/06/2020	119.889.681,77	78.797,45	119.968.479,22	7.506,37	119.975.985,59	549.698,13	120.525.683,72
01/07/2020	30/09/2020	113.609.476,18	57.061,08	113.666.537,26	8.162,28	113.674.699,54	574.526,55	114.249.226,09
01/10/2020	31/12/2020	104.801.313,88	24.291,09	104.825.604,97	3.802,84	104.829.407,81	573.256,96	105.402.664,77



6.3 Portfolio Situation

Total Portfolio

Collection Period		Performing Balance	>0 - <=30 days in arrears	>30 - <=60 days in arrears	>60 - <=90 days in arrears	>90 - <=120 days in arrears	>120 - <=150 days in arrears	>150 - <=180 days in arrears	180+ days in arrears	Delinquent receivables	Defaulted receivables	Total Outstanding Principal Balance	Total Principal Balance
01/05/2018	30/06/2018	717.651.371,08	2.964.111,64	3.303.360,72	562.734,78	-	-	-	-	895.397,31	-	725.376.975,53	725.376.975,53
01/07/2018	30/09/2018	686.836.947,16	1.629.728,51	1.351.504,99	938.011,84	-	-	-	-	305.095,40	184.981,20	691.061.287,90	691.246.269,10
01/10/2018	31/12/2018	641.849.779,21	5.023.666,90	2.618.402,06	2.167.604,32	-	-	-	-	1.381.767,29	274.727,60	653.041.219,78	653.315.947,38
01/01/2019	31/03/2019	612.746.835,62	3.463.910,09	3.918.568,37	2.129.399,22	-	-	-	-	449.171,29	785.023,72	622.707.884,59	623.492.908,31
01/04/2019	30/06/2019	578.617.002,38	1.935.274,72	1.741.334,45	1.352.404,94	-	-	-	-	1.831.835,72	827.292,20	585.477.852,21	586.305.144,41
01/07/2019	30/09/2019	547.576.067,63	2.406.604,49	3.749.957,05	1.269.881,03	-	-	-	-	1.514.803,70	1.311.061,85	556.517.313,90	557.828.375,75
01/10/2019	31/12/2019	514.554.164,45	1.753.661,79	2.523.224,84	917.751,84	-	-	-	-	1.373.424,32	1.485.006,78	521.122.227,24	522.607.234,02
01/01/2020	31/03/2020	444.503.107,13	37.786.229,71	2.051.810,67	1.646.550,34	-	-	-	-	1.634.401,04	1.460.925,35	487.622.098,89	489.083.024,24
01/04/2020	30/06/2020	466.797.864,86	4.469.194,45	1.053.104,99	123.451,26	-	-	-	-	2.896.026,40	1.020.605,03	475.339.641,96	476.360.246,99
01/07/2020	30/09/2020	458.406.185,69	3.108.154,45	545.924,70	103.270,10	-	-	-	-	1.072.265,36	1.192.434,10	463.235.800,30	464.428.234,40
01/10/2020	31/12/2020	438.303.621,75	5.237.520,90	335.116,08	245.847,34	-	-	-	-	187.849,91	1.798.805,04	444.309.955,98	446.108.761,02



7. Portfolio performance - Ratios

Collection Period		Delinquency Ratio			Default Ratio			Cumulative Gross Default Ratio				Cumulative Net Default Ratio				
		Delinquent Receivables	Collateral Portfolio Outstanding Principal	Delinquency Ratio %	Defaulted Receivables	Average Collateral Portfolio Outstanding Principal	Default Ratio %	Cumulative Defaulted Receivables Amount	Portfolio Outstanding Principal at the effective date	Cumulative Default Ratio %	Performance Event (Y/N)	Cumulative Defaulted Receivables Amount	Cumulative Recoveries	Portfolio Outstanding Principal at the effective date	Cumulative Net Default ratio %	Class A1 Subordination Event (Y/N)
01/05/2018	30/06/2018	949.489,73	725.376.975,53	0,13%	-	362.688.487,77	-	-	749.228.439,16	0,00%	N	-	-	749.228.439,16	0,00%	N
01/07/2018	30/09/2018	305.095,40	691.061.287,90	0,04%	201.366,99	708.219.131,72	0,03%	201.366,99	749.228.439,16	0,03%	N	201.366,99	20.433,26	749.228.439,16	0,02%	N
01/10/2018	31/12/2018	1.381.767,29	653.041.219,78	0,21%	127.312,48	672.051.253,84	0,02%	328.679,47	749.228.439,16	0,04%	N	328.679,47	58.405,84	749.228.439,16	0,04%	N
01/01/2019	31/03/2019	449.171,29	622.707.884,59	0,07%	509.189,87	637.874.552,19	0,08%	837.869,34	749.228.439,16	0,11%	N	837.869,34	58.405,84	749.228.439,16	0,10%	N
01/04/2019	30/06/2019	1.831.835,72	585.477.852,21	0,31%	345.087,10	604.092.868,40	0,06%	1.182.956,44	749.228.439,16	0,16%	N	1.182.956,44	361.224,46	749.228.439,16	0,11%	N
01/07/2019	30/09/2019	1.514.803,70	556.517.313,90	0,27%	607.755,65	570.997.583,06	0,11%	1.790.712,09	749.228.439,16	0,24%	N	1.790.712,09	363.116,25	749.228.439,16	0,19%	N
01/10/2019	31/12/2019	1.373.424,32	521.122.227,24	0,26%	199.426,91	538.819.770,57	0,04%	1.990.139,00	749.228.439,16	0,27%	N	1.990.139,00	407.392,86	749.228.439,16	0,21%	N
01/01/2020	31/03/2020	1.634.401,04	487.622.098,89	0,34%	17.764,45	504.372.163,07	0,00%	2.007.903,45	749.228.439,16	0,27%	N	2.007.903,45	452.392,86	749.228.439,16	0,21%	N
01/04/2020	30/06/2020	2.896.026,40	475.339.641,96	0,61%	29.645,64	481.480.870,43	0,01%	2.037.549,09	749.228.439,16	0,27%	N	2.037.549,09	913.584,63	749.228.439,16	0,15%	N
01/07/2020	30/09/2020	1.072.265,36	463.235.800,30	0,23%	21.813,44	469.287.721,13	0,00%	2.059.362,53	749.228.439,16	0,27%	N	2.059.362,53	913.584,63	749.228.439,16	0,15%	N
01/10/2020	31/12/2020	187.849,91	444.309.955,98	0,04%	877.353,52	453.772.878,14	0,19%	2.936.716,05	749.228.439,16	0,39%	N	2.936.716,05	1.038.051,31	749.228.439,16	0,25%	N



8. Collateralisation

Collection Period		Principal Amount Outstanding					Collateralisation		
		Class A1 Notes (a)	Class A2 Notes (b)	Class B Notes (c)	Class J Notes (d)	Notes	Collateral Portfolio (e)	Balance of the Cash Reserve Account (f)	Total (g)=(e)+(f)
01/05/2018	30/06/2018	114.645.943,80	352.000.000,00	150.000.000,00	121.319.000,00	737.964.943,80	725.518.314,94	13.760.200,00	739.278.514,94
01/07/2018	30/09/2018	76.848.510,90	352.000.000,00	150.000.000,00	121.319.000,00	700.167.510,90	691.157.059,53	13.196.223,20	704.353.282,73
01/10/2018	31/12/2018	34.910.754,00	352.000.000,00	150.000.000,00	121.319.000,00	658.229.754,00	653.163.826,22	12.387.358,13	665.551.184,35
01/01/2019	31/03/2019	1.442.951,70	352.000.000,00	150.000.000,00	121.319.000,00	624.761.951,70	622.839.203,33	11.489.890,14	634.329.093,47
01/04/2019	30/06/2019	-	312.791.776,00	150.000.000,00	121.319.000,00	584.110.776,00	585.649.080,62	10.773.679,17	596.422.759,79
01/07/2019	30/09/2019	-	281.060.208,00	150.000.000,00	121.319.000,00	552.379.208,00	556.619.520,66	9.903.744,01	566.523.264,67
01/10/2019	31/12/2019	-	242.624.624,00	150.000.000,00	121.319.000,00	513.943.624,00	521.244.390,18	9.224.688,45	530.469.078,63
01/01/2020	31/03/2020	-	206.187.872,00	150.000.000,00	121.319.000,00	477.506.872,00	487.759.721,53	8.402.166,95	496.161.888,48
01/04/2020	30/06/2020	-	190.652.880,00	150.000.000,00	121.319.000,00	461.971.880,00	475.402.261,13	7.622.420,46	483.024.681,59
01/07/2020	30/09/2020	-	176.425.744,00	150.000.000,00	121.319.000,00	447.744.744,00	463.275.010,96	7.289.971,63	470.564.982,59
01/10/2020	31/12/2020	-	155.670.240,00	150.000.000,00	121.319.000,00	426.989.240,00	444.336.175,08	6.985.510,92	451.321.686,00



9. Portfolio Overview

Portfolio Characteristics	Current Period	Valuation Date
Constant Prepayment Rate (CPR%)	7,55%	N.A.
Period Principal Repayment Rate (PPR%)	15,37%	N.A.
Weighted Average Current Remaining Term to Maturity (in years)	8,66	8,87
Weighted average interest rate (for fixed rate portfolio) (%)	2,45	2,84
Weighted average spread (for floating rate portfolio) (%)	2,06	2,13

Interest Payment Type	Current Period			
	Number of Loans	% By Number	Amount	% of amount
Variable	2.716	87,36%	372.346.160,91	83,47%
Fixed	393	12,64%	73.762.600,11	16,53%
Total	3.109	100,00%	446.108.761,02	100,00%

Indexation	Current Period			
	Number of Loans	% By Number	Amount	% of amount
Not indexed Portfolio	393	12,64%	73.762.600,11	16,53%
Euribor 3m Portfolio	221	7,11%	59.574.080,40	13,36%
Euribor 6m Portfolio	2.495	80,25%	312.772.080,51	70,11%
Total	3.109	100,00%	446.108.761,02	100,00%

Regional Distribution	Current Period			
	Number of Loans	% By Number	Amount	% of amount
Friuli Venezia Giulia	61	1,96%	4.720.895,87	1,06%
Lombardia	10	0,32%	5.508.037,59	1,23%
Trentino Alto Adige	1.476	47,48%	278.273.809,51	62,38%
Veneto	1.547	49,76%	156.146.906,64	35,00%
other	15	0,48%	1.459.111,41	0,33%
Total	3.109	100,00%	446.108.761,02	100,00%

Borrower Type (SAE)	Current Period			
	Number of Loans	% By Number	Amount	% of amount
Natural Persons (SAE 614-615)	1.223	39,34%	101.580.994,13	22,77%
Other SAE	1.886	60,66%	344.527.766,89	77,23%
Total	3.109	100,00%	446.108.761,02	100,00%

LTV Ratio	Current Period			
	Number of Loans	% By Number	Amount	% of amount
>=0%<-10%	2.014	64,78%	137.888.320,34	30,91%
>=10%<-20%	301	9,68%	52.437.159,81	11,75%
>=20%<-30%	261	8,39%	70.249.177,33	15,73%
>=30%<-40%	207	6,66%	56.799.490,30	12,73%
>=40%<-50%	149	4,79%	59.142.814,30	13,26%
>=50%<-60%	102	3,28%	47.058.959,08	10,56%
>=60%<-70%	48	1,54%	15.683.170,92	3,52%
>=70%<-80%	25	0,80%	6.494.533,82	1,46%
>=80%	2	0,06%	355.134,52	0,08%
Total	3.109	100,00%	446.108.761,02	100,00%

Seasoning in Months	Current Period			
	Number of Loans	% By Number	Amount	% of amount
>=0 - <12	0	0,00%	0,00	0,00%
>=12 - <24	0	0,00%	0,00	0,00%
>=24 - <36	494	15,89%	51.502.463,76	11,54%
>=36 - <48	1267	40,75%	143.377.139,06	32,14%
>=48 - <60	598	19,23%	116.628.621,32	26,14%
>=60 - <72	117	3,76%	35.014.805,91	7,85%
>=72 - <84	67	2,16%	10.313.302,20	2,31%
>=84	566	18,21%	89.272.428,77	20,01%
Total	3.109	100,00%	446.108.761,02	100,00%

Original Information			
Number of Loans	% By Number	Amount	% of amount
3.953	88,37%	644.135.492,28	85,97%
520	11,63%	105.092.946,88	14,03%
4.473	100,00%	749.228.439,16	100,00%

Original Information			
Number of Loans	% By Number	Amount	% of amount
520	11,63%	105.092.946,88	14,03%
324	7,24%	121.640.257,81	16,24%
3.629	81,13%	522.495.234,47	69,74%
4.473	100,00%	749.228.439,16	100,00%

Original Information			
Number of Loans	% By Number	Amount	% of amount
89	1,99%	8.936.904,76	1,19%
18	0,40%	12.316.178,41	1,64%
2.066	46,19%	439.159.768,06	58,61%
2.276	50,88%	281.602.009,20	37,59%
24	0,54%	7.213.578,73	0,96%
4.473	100,00%	749.228.439,16	100,00%

Original Information			
Number of Loans	% By Number	Amount	% of amount
1.764	39,44%	166.349.849,06	22,20%
2.709	60,56%	582.878.590,10	77,80%
4.473	100,00%	749.228.439,16	100,00%

Original Information			
Number of Loans	% By Number	Amount	% of amount
3.019	67,49%	286.180.504,17	38,20%
338	7,56%	69.406.404,11	9,26%
282	6,30%	71.101.443,19	9,49%
259	5,79%	90.900.139,83	12,13%
224	5,01%	80.952.563,74	10,80%
157	3,51%	64.609.944,80	8,62%
103	2,30%	43.952.677,34	5,87%
60	1,34%	33.533.460,23	4,48%
31	0,69%	8.591.301,75	1,15%
4.473	100,00%	749.228.439,16	100,00%

Original Information			
Number of Loans	% By Number	Amount	% of amount
1.143	25,55%	145.293.453,30	19,39%
1.766	39,48%	258.732.165,99	34,53%
511	11,42%	132.614.270,41	17,70%
135	3,02%	41.735.568,24	5,57%
87	1,95%	14.444.005,78	1,93%
46	1,03%	8.495.110,89	1,13%
135	3,02%	28.518.431,37	3,81%
650	14,53%	119.395.433,18	15,94%
4.473	100,00%	749.228.439,16	100,00%



9. Portfolio Overview

Loan Maturity Year	Current Period			
	Number of Loans	% By Number	Amount	% of amount
2018	-	0.00%	-	0.00%
2019	2	0.06%	74,637.24	0.02%
2020	2	0.06%	32,065.99	0.01%
2021	404	12.99%	5,840,404.75	1.31%
2022	602	19.36%	21,241,874.83	4.76%
2023	480	15.44%	25,337,802.80	5.68%
2024	212	6.82%	19,139,760.49	4.29%
2025	185	5.95%	24,887,449.51	5.58%
2026	178	5.73%	38,268,380.43	8.58%
2027	212	6.82%	49,720,636.90	11.15%
2028	161	5.18%	39,231,577.24	8.79%
2029	119	3.83%	34,694,299.31	7.78%
2030	89	2.86%	34,733,389.79	7.79%
2031	93	2.99%	26,092,171.99	5.85%
2032	117	3.76%	38,754,818.58	8.69%
2033	104	3.35%	39,967,442.78	8.96%
2034	17	0.55%	8,029,991.99	1.80%
2035	23	0.74%	5,309,970.45	1.19%
2036	42	1.35%	8,476,603.43	1.90%
2037	31	1.00%	16,406,035.96	3.68%
2038	18	0.58%	4,344,932.54	0.97%
2039	5	0.16%	2,126,509.98	0.48%
2040	8	0.26%	1,764,345.34	0.39%
2041	-	0.00%	-	0.00%
2042	3	0.10%	1,257,048.64	0.28%
2043	1	0.03%	215,284.26	0.05%
2044	-	0.00%	-	0.00%
2045	-	0.00%	-	0.00%
2046	-	0.00%	-	0.00%
2047	1	0.03%	161,325.80	0.04%
2048	-	0.00%	-	0.00%
Total	3,109	100.00%	446,108,761.02	100.00%

Original Information			
Number of Loans	% By Number	Amount	% of amount
79	1.77%	4,074,116.36	0.54%
273	6.10%	20,228,730.26	2.70%
380	8.50%	24,228,134.30	3.23%
773	17.28%	50,294,000.66	6.71%
928	20.75%	77,862,254.59	10.39%
340	7.60%	40,470,492.68	5.40%
250	5.59%	49,737,625.74	6.64%
178	3.98%	39,202,004.65	5.23%
246	5.50%	69,274,423.41	9.25%
282	5.63%	82,789,866.92	11.05%
119	2.66%	42,089,278.79	5.62%
116	2.59%	37,575,430.38	5.02%
80	1.79%	40,686,031.27	5.43%
144	3.22%	56,991,864.73	7.61%
139	3.11%	60,527,226.00	8.08%
30	0.67%	6,634,251.64	0.89%
15	0.34%	4,446,513.10	0.59%
30	0.67%	6,358,355.40	0.85%
43	0.96%	20,450,611.28	2.73%
36	0.80%	8,434,828.71	1.13%
6	0.13%	2,297,268.11	0.31%
5	0.11%	1,640,308.61	0.22%
5	0.11%	1,029,293.24	0.14%
4	0.09%	1,415,344.87	0.19%
1	0.02%	184,902.66	0.02%
-	0.00%	-	0.00%
-	0.00%	-	0.00%
-	0.00%	-	0.00%
-	0.00%	-	0.00%
1	0.02%	305,280.80	0.04%
-	0.00%	-	0.00%
4,473	100.00%	749,228,439.16	100.00%

Loan Size	Current Period			
	Number of Loans	% By Number	Amount	% of amount
>=0 - <50,000	1,627	52.33%	28,363,975.84	6.36%
>=50,000 - <100,000	525	16.89%	37,972,376.70	8.51%
>=100,000 - <150,000	265	8.52%	32,719,006.38	7.33%
>=150,000 - <200,000	195	6.29%	26,732,107.03	5.99%
>=200,000 - <250,000	107	3.44%	23,873,516.47	5.35%
>=250,000 - <300,000	73	2.35%	20,051,972.33	4.49%
>=300,000 - <350,000	57	1.83%	18,275,433.58	4.10%
>=350,000 - <400,000	40	1.29%	14,894,373.63	3.34%
>=400,000 - <450,000	40	1.29%	16,852,938.01	3.78%
>=450,000	220	7.08%	226,373,061.05	50.74%
Total	3,109	100.00%	446,108,761.02	100.00%

Original Information			
Number of Loans	% By Number	Amount	% of amount
2,116	47.31%	52,205,492.93	6.97%
810	18.11%	59,205,569.62	7.90%
428	9.57%	52,851,697.33	7.05%
268	5.99%	46,724,894.93	6.24%
160	3.58%	35,718,423.15	4.77%
116	2.59%	31,647,671.72	4.22%
84	1.88%	27,355,213.70	3.65%
73	1.63%	27,413,677.28	3.66%
54	1.21%	22,891,284.39	3.06%
364	8.14%	393,214,514.11	52.48%
4,473	100.00%	749,228,439.16	100.00%

Mortgage Payment Frequency	Current Period			
	Number of Loans	% By Number	Amount	% of amount
Monthly	2,785	89.58%	319,414,578.28	71.60%
Bi monthly	1	0.03%	381,232.08	0.09%
Quarterly	101	3.25%	39,698,680.53	8.90%
Semi-annually	208	6.69%	82,772,855.88	18.55%
Annually	14	0.45%	3,841,414.25	0.86%
Total	3,109	100.00%	446,108,761.02	100.00%

Original Information			
Number of Loans	% By Number	Amount	% of amount
4,028	90.05%	543,215,825.19	72.50%
1	0.02%	451,536.30	0.06%
140	3.13%	69,445,111.49	9.27%
282	6.30%	126,841,009.02	16.93%
22	0.49%	9,274,957.16	1.24%
4,473	100.00%	749,228,439.16	100.00%

Distribution by Lien (Mortgage Pool)	Current Period			
	Number of Loans	% By Number	Amount	% of amount
First Lien	993	69.44%	258,773,515.50	75.95%
Second Lien	275	19.23%	45,070,356.29	13.23%
Other	162	11.33%	36,868,296.88	10.82%
Total	1,430	100.00%	340,712,168.67	100.00%

Original Information			
Number of Loans	% By Number	Amount	% of amount
1,211	69.04%	378,577,382.54	76.40%
340	19.38%	64,442,537.45	13.01%
203	11.57%	52,485,537.07	10.59%
1,754	100.00%	495,505,457.06	100.00%

Distribution by Loan Type	Number of Loans	Current Period				Total
		Outstanding Principal Instalments (A)	Unpaid Principal Instalment (B)	Outstanding Principal (C)=(A)+(B)	Unpaid Interest Instalment (D)	
Mortgage Pool	1,430	340,541,323.38	170,845.29	340,712,168.67	37,379.15	340,749,547.82
Unsecured Pool	1,679	105,222,836.39	173,755.96	105,396,592.35	6,072.42	105,402,664.77
Total Portfolio	3,109	445,764,159.77	344,601.25	446,108,761.02	43,451.57	446,152,212.59

Borrower Concentration		
	Collateral Portfolio	% Concentration
Top 1	9,419,674.20	1.80%
Top 5	34,442,942.89	6.59%
Top 10	51,649,749.09	9.88%
Top 25	84,150,104.96	16.10%



10. Portfolio Rengotiations

	Number of loans (in the period)	Outstanding Principal due (in the period)	Cumulative Outstanding Principal (from the Valuation Date to the end of the period included)	Maximum Level (%) of the Total Outstanding Principal of the portfolio at Valuation Date	Maximum Level (%) of the current Outstanding Principal of the Total Portfolio
Loans currently subject to dilazioni and accordi transattivi, of which:					
Loans in Sofferenza and Incaglio	-	-	-	1,00%	
<i>Deferments / Moratorie</i>	-	-	-		
In Bonis	-	-	-		8,00%
<i>Deferments / Moratorie</i>	12,00	1.946.209,64	30.716.980,37		
<i>Moratorie Covid-19</i>	18,00	2.119.338,77	334.098.671,20		
Total Accordi Transattivi	-	-	-		5,00%
<i>Total</i>	-	-	-		
Loans subject to accollo					
Non liberatorio	7,00	679.970,41	10.861.512,24		
Liberatorio	-	-	125.492,00	2,00%	
Total Accordi Transattivi	-	-	-		
<i>Total Accordi Transattivi (Ipotecari)</i>	-	-	-		
<i>Total Accordi Transattivi (Chirografari)</i>	-	-	-		
Renegotiated loans					
Loans with extension of the amortisation plan	1,00	52.000,00	6.063.025,00	6,00%	
<i>Total</i>	-	-	-		
Loans with reduction of fixed rate	6,00	3.479.130,00	11.519.124,00		
Loans with reduction of spread	19,00	5.435.874,83	40.189.133,37	15,00%	
Fixed rate switched to floating rate	-	-	1.540.216,00		
Floating rate loans switched to fixed rate	2,00	148.972,00	4.677.344,00		
<i>Total</i>	-	-	-		
Change of the Payments Frequency	-	-	-		5,00%
<i>Total loans with six monthly payments frequency</i>	-	-	-		

