

### Securitisation of Commercial Mortgage Loans

Euro 224,297,000 Class A Commercial Mortgage Backed Floating Rate Notes due 2032

Euro 100,000 Class X Commercial Mortgage Backed Note due 2032

Euro 29,542,000 Class B Commercial Mortgage Backed Floating Rate Notes due 2032

Euro 37,693,000 Class C Commercial Mortgage Backed Floating Rate Notes due 2032

Euro 32,496,000 Class D Commercial Mortgage Backed Floating Rate Notes due 2032

Euro 17,626,000 Class E Commercial Mortgage Backed Floating Rate Notes due 2032

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**BANCA FININT** SECURITISATION SERVICES



[www.securitisation-services.com](http://www.securitisation-services.com)

#### Recipients

Issuer	Taurus 2018-1 S.r.l.
Representative of the Noteholders	Banca Finint S.p.A. (former Securitisation Services S.p.A.)*
Servicer	Banca Finint S.p.A. (former Securitisation Services S.p.A.)*
Delegate Servicer	CBRE Loan Servicing Limited
Rating Agencies	Fitch Ratings Inc DBRS Ratings Limited
Loan Seller	Bank of America Merrill Lynch International Limited
Issuer Account Bank	The Bank of New York Mellon SA/NV - Milan Branch
Paying and Determination Agent	The Bank of New York Mellon SA/NV - Milan Branch

#### Reporting Dates

Collection Period	15/11/2022	15/02/2023
Note Interest Period	18/11/2022	20/02/2023
Note Payment Date	20/02/2023	

*This report is freely available in our web site: [www.securitisation-services.com](http://www.securitisation-services.com)*

\* 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)

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This Investors Report is prepared by Banca Finanziaria Internazionale 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.

## 1. Assets and Notes Description

### 1.1 Assets

Transfer Date 

04 May 2018
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Initial Portfolio: 

€ 341.654.000,00
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	Outstanding Loan Balance	Final Loan Repayment Date
Camelot Loan	€ 199.256.800,00	15/02/2023 *
Logo Loan	€ 32.904.000,00	15/05/2023 *
Bel Air Loan	€ 104.500.000,00	17/02/2025 **

### 1.2 Notes

Classes	Class A Notes	Class X Note	Class B Notes	Class C Notes	Class D Notes	Class E Notes
Issue Date	16 May 2018	16 May 2018	16 May 2018	16 May 2018	16 May 2018	16 May 2018
ISIN Code	IT0005332488	IT0005332538	IT0005332496	IT0005332504	IT0005332512	IT0005332520
Common Code	182082694	N/A	182082678	182082660	182082554	182082449
Initial Principal Amount	224.297.000,00	100.000,00	29.542.000,00	37.693.000,00	32.496.000,00	17.626.000,00
Currency	EUR	EUR	EUR	EUR	EUR	EUR
Listing	The Irish Stock Exchange plc - GEM	The Irish Stock Exchange plc - GEM	The Irish Stock Exchange plc - GEM	The Irish Stock Exchange plc - GEM	The Irish Stock Exchange plc - GEM	The Irish Stock Exchange plc - GEM
Final Note Maturity Date	18/05/2032	18/05/2032	18/05/2032	18/05/2032	18/05/2032	18/05/2032
Type of Redemption	Pari passu and pro rata	Mandatory	Pari passu and pro rata	Pari passu and pro rata	Pari passu and pro rata	Pari passu and pro rata
Reference Rate	Euribor ***	N/A	Euribor ***	Euribor ***	Euribor ***	Euribor ***
Relevant Margin	1,00%	N/A	1,25%	2,10%	3,35%	4,50%
Notes Payment Date frequency	Quarterly	Quarterly	Quarterly	Quarterly	Quarterly	Quarterly

The Original Lender, confirms that, as at the date of this report, it continues to hold a net economic interest in the securitisation, as disclosed in the Prospectus, in the form of a *pari passu* interest of not less than 5 per cent. of the nominal value of the Securitised Loans in accordance with Article 5(1)(a) of Regulation (EU) No. 625/2014.

\* if the Third Loan Extension Option will be exercised

\*\* if the Bel Air Fourth Loan Extension Option will be exercised

\*\*\* Subject to a floor of zero

## 2. Transaction Description

### 2.1 Relevant dates & main features

**Note Payment Date definition:** 18 February, 18 May, 18 August and 18 November in each year or, in each case, if any such day is not a Business Day, the Note Payment Date will instead be on the next Business Day in the same calendar month (if there is one) or the preceding Business Day (if there is not)

**Note Interest Period definition:** each of the successive interest periods by reference to which interest on the Notes is payable. The first Note Interest Period will commence on (and include) the Issue Date and end on (but exclude) the Note Payment Date falling in August 2018. Each successive Note Interest Period will commence on (and include) the next (or first) Note Payment Date and end on (but exclude) the following Note Payment Date (each, a Note Interest Period). If a Note Interest Period would otherwise end on a day which is not a Business Day, that Note Interest Period will instead end on the next Business Day in that calendar month (if there is one) or the preceding Business Day (if there is not).

**First Note Payment Date:** the first Note Payment Date in respect of the Notes will fall on or about 18 August 2018 (following application of the Business Day convention, such Note Payment Date will fall on 20 August 2018).

### 2.2 Counterparties

Issuer	Taurus 2018-1 S.r.l.
Loan Seller	Bank of America Merrill Lynch International Limited
Arranger	Bank of America Merrill Lynch
Lead Manager	Bank of America Merrill Lynch
Servicer	Banca Finint S.p.A. (former Securitisation Services S.p.A.)
Delegate Servicer	CBRE Loan Services Limited
Calculation Agent	Banca Finint S.p.A. (former Securitisation Services S.p.A.)
Issuer Account Bank	The Bank of New York Mellon SA/NV - Milan Branch
Paying and Determination Agent	The Bank of New York Mellon SA/NV - Milan Branch
Representative of the Noteholders	Banca Finint S.p.A. (former Securitisation Services S.p.A.)
Corporate Servicer	Banca Finint S.p.A. (former Securitisation Services S.p.A.)
Stichting Corporate Servicer Provider	Wilmington Trust SP Services (London) Limited
Information Agent	The Bank of New York Mellon - London Branch
Liquidity Facility Provider	Bank of America Merrill Lynch International Limited - Milan Branch
Security Agent	CBRE Loan Services Limited
Loan Facility Agent	CBRE Loan Services Limited
Listing Agent	Walkers Listing Services Limited
Stock Exchange	The Irish Stock Exchange plc - GEM
Clearing system	Monte Titoli
Rating Agencies	Fitch Ratings Inc DBRS Ratings Limited

2.1 Class A Notes

Note Interest Period	Note Payment Date	Before payments					Amounts accrued					Payments					After payments								
		Principal Amount Outstanding	Deferred Interest	Deferred Exit Payment Amount	Deferred EURIBOR Excess Amount	Deferred Pro Rata Default Interest Amount	Interest Rate	Interest Accrual Period (days)	Interest Payment Amount	Exit Payment Amount	EURIBOR Excess Amount	Pro Rata Default Interest Amount	Principal Payment Amount	Interest Payment Amount	Bel Air Extension Fee Proceeds	Exit Payment Amount	EURIBOR Excess Amount	Pro Rata Default Interest Amount	Principal Amount Outstanding	Deferred Interest	Deferred Exit Payment Amount	Deferred EURIBOR Excess Amount	Default Pro Rata Default Interest Amount	Pool Factor	Note Allocation Factor
16/05/2018	20/08/2018	20/08/2018	224.297.000,00	-	-	-	-	1,00%	96	596.630,02	-	-	-	-	-	-	-	224.297.000,00	-	-	-	-	-	1,00000000	0,65650336
20/08/2018	19/11/2018	19/11/2018	224.297.000,00	-	-	-	-	1,00%	91	565.228,44	-	-	-	-	-	-	-	224.297.000,00	-	-	-	-	-	1,00000000	0,65650336
19/11/2018	18/02/2019	18/02/2019	224.297.000,00	-	-	-	-	1,00%	91	565.228,44	-	-	-	-	-	-	-	224.297.000,00	-	-	-	-	-	1,00000000	0,65650336
18/02/2019	20/05/2019	20/05/2019	224.297.000,00	-	-	-	-	1,00%	91	565.228,44	-	-	-	-	-	-	-	221.020.020,83	-	-	-	-	-	0,98539000	0,65650336
20/05/2019	19/08/2019	19/08/2019	221.020.020,83	-	-	-	-	1,00%	91	558.499,53	-	-	-	-	-	-	-	221.020.020,83	-	-	-	-	-	0,98539000	0,65650336
19/08/2019	18/11/2019	18/11/2019	221.020.020,83	-	-	-	-	1,00%	91	558.499,53	-	-	-	-	-	-	-	221.020.020,83	-	-	-	-	-	0,98539000	0,65650336
18/11/2019	18/02/2020	18/02/2020	221.020.020,83	-	-	-	-	1,00%	92	562.985,47	-	-	-	-	-	-	-	221.020.020,83	-	-	-	-	-	0,98539000	0,65650336
18/02/2020	18/05/2020	18/05/2020	221.020.020,83	-	-	-	-	1,00%	90	551.770,62	-	-	-	-	-	-	-	221.020.020,83	-	-	-	-	-	0,98539000	0,65650336
18/05/2020	18/08/2020	18/08/2020	221.020.020,83	-	-	-	-	1,00%	92	562.985,47	-	-	-	-	-	-	-	199.882.271,55	-	-	-	-	-	0,89115000	0,63349171
18/08/2020	18/11/2020	18/11/2020	199.882.271,55	-	-	-	-	1,00%	92	509.154,19	-	-	-	-	-	-	-	195.133.904,06	-	-	-	-	-	0,86998000	0,62789181
18/11/2020	18/02/2021	18/02/2021	195.133.904,06	-	-	-	-	1,00%	92	497.939,34	-	-	-	-	-	-	-	195.133.904,06	-	-	-	-	-	0,86998000	0,62789181
18/02/2021	18/05/2021	18/05/2021	195.133.904,06	-	-	-	-	1,00%	89	482.238,55	-	-	-	-	-	-	-	190.766.841,47	-	-	-	-	-	0,85051000	0,62258838
18/05/2021	18/08/2021	18/08/2021	190.766.841,47	-	-	-	-	1,00%	92	486.724,49	-	-	-	-	-	-	-	190.766.841,47	-	-	-	-	-	0,85051000	0,62258838
18/08/2021	18/11/2021	18/11/2021	190.766.841,47	-	-	-	-	1,00%	92	486.724,49	-	-	-	-	-	-	-	121.717.010,02	-	-	-	-	-	0,54266000	0,55637851
18/11/2021	18/02/2022	18/02/2022	121.717.010,02	-	-	-	-	1,00%	92	309.529,86	-	-	-	-	-	-	-	121.717.010,02	-	-	-	-	-	0,54266000	0,55637851
18/02/2022	18/05/2022	18/05/2022	121.717.010,02	-	-	-	-	1,00%	89	300.557,98	-	-	-	-	-	-	-	121.717.010,02	-	-	-	-	-	0,54266000	0,55637851
18/05/2022	18/08/2022	18/08/2022	121.717.010,02	-	-	-	-	1,00%	92	309.529,86	-	-	-	-	-	-	-	49.163.659,43	-	-	-	-	-	0,21919000	0,66381256
18/08/2022	18/11/2022	18/11/2022	49.163.659,43	-	-	-	-	1,34%	92	168.222,75	-	-	-	-	-	-	-	49.163.659,43	-	-	-	-	-	0,21919000	0,66381256
18/11/2022	20/02/2023	20/02/2023	49.163.659,43	-	-	-	-	2,80%	94	358.875,20	-	-	-	-	-	-	-	4.898.646,48	358.875,20	442.568,43	-	-	-	0,19735000	0,68560685

2.2 Class X Note

Note Interest Period	Note Payment Date	Before payments		Amounts accrued	Class X Diversion Ledger				Payments			After payments		
		Principal Amount Outstanding	Deferred Exit Payment Amount	Exit Payment Amount	Class X Diversion Ledger before the current Note Payment Date	Class X Diversion Amounts (current Note Payment Date)	Class X Released Diversion Amounts (current Note Payment Date)	Class X Diversion Ledger after the current Note Payment Date	Principal Payment Amount	Class X Amount	Exit Payment Amount	Principal Amount Outstanding	Deferred Exit Payment Amount	Pool Factor
16/05/2018 20/08/2018	20/08/2018	100.000,00	-	-	-	-	-	-	70.000,00	1.010.546,09	-	30.000,00	-	0,30000000
20/08/2018 19/11/2018	19/11/2018	30.000,00	-	-	-	-	-	-	-	1.204.715,12	-	30.000,00	-	0,30000000
19/11/2018 18/02/2019	18/02/2019	30.000,00	-	-	-	-	-	-	-	1.123.948,69	-	30.000,00	-	0,30000000
18/02/2019 20/05/2019	20/05/2019	30.000,00	-	-	-	-	-	-	-	965.087,19	-	30.000,00	-	0,30000000
20/05/2019 19/08/2019	19/08/2019	30.000,00	-	-	-	-	-	-	-	1.159.295,07	-	30.000,00	-	0,30000000
19/08/2019 18/11/2019	18/11/2019	30.000,00	-	-	-	-	-	-	-	1.100.675,51	-	30.000,00	-	0,30000000
18/11/2019 18/02/2020	18/02/2020	30.000,00	-	-	-	-	-	-	-	1.089.470,49	-	30.000,00	-	0,30000000
18/02/2020 18/05/2020	18/05/2020	30.000,00	-	-	-	1.031.989,79	-	1.031.989,79	25.000,00	-	-	5.000,00	-	0,05000000
18/05/2020 18/08/2020	18/08/2020	5.000,00	-	-	1.031.989,79	1.051.266,75	-	2.083.256,53	-	-	-	5.000,00	-	0,05000000
18/08/2020 18/11/2020	18/11/2020	5.000,00	-	-	2.083.256,53	1.019.230,89	-	3.102.487,42	-	-	-	5.000,00	-	0,05000000
18/11/2020 18/02/2021	18/02/2021	5.000,00	-	-	3.102.487,42	1.014.373,48	-	4.116.860,89	-	-	-	5.000,00	-	0,05000000
18/02/2021 18/05/2021	18/05/2021	5.000,00	-	-	4.116.860,89	933.193,03	-	5.050.053,92	-	-	-	5.000,00	-	0,05000000
18/05/2021 18/08/2021	18/08/2021	5.000,00	-	-	5.050.053,92	-	5.050.053,92	-	-	6.007.209,12	-	5.000,00	-	0,05000000
18/08/2021 18/11/2021	18/11/2021	5.000,00	-	-	-	-	-	-	-	1.018.579,83	-	5.000,00	-	0,05000000
18/11/2021 18/02/2022	18/02/2022	5.000,00	-	-	-	-	-	-	-	617.544,32	-	5.000,00	-	0,05000000
18/02/2022 18/05/2022	18/05/2022	5.000,00	-	-	-	-	-	-	-	618.205,78	-	5.000,00	-	0,05000000
18/05/2022 18/08/2022	18/08/2022	5.000,00	-	-	-	-	-	-	-	626.313,95	-	5.000,00	-	0,05000000
18/08/2022 18/11/2022	18/11/2022	5.000,00	-	-	-	-	-	-	-	114.703,90	-	5.000,00	-	0,05000000
18/11/2022 20/02/2023	20/02/2023	5.000,00	-	-	-	-	-	-	-	178.392,48	-	5.000,00	-	0,05000000

2.3 Class B Notes

Note Interest Period	Note Payment Date	Before payments					Amounts accrued						Payments					After payments									
		Principal Amount Outstanding	Deferred Interest	Deferred Exit Payment Amount	Deferred EURIBOR Excess Amount	Deferred Pro Rata Default Interest Amount	Interest Rate	Interest Accrual Period (days)	Interest Payment Amount	Exit Payment Amount	EURIBOR Excess Amount	Pro Rata Default Interest Amount	Principal Payment Amount	Interest Payment Amount	Bel Air Extension Fee Proceeds	Exit Payment Amount	EURIBOR Excess Amount	Pro Rata Default Interest Amount	Principal Amount Outstanding	Deferred Interest	Deferred Exit Payment Amount	Deferred EURIBOR Excess Amount	Default Pro Rata Default Interest Amount	Pool Factor	Note Allocation Factor		
16/05/2018	20/08/2018	20/08/2018	29.542.000,00	-	-	-	-	1,25%	96	98.374,86	-	-	-	-	-	-	-	29.542.000,00	-	-	-	-	-	1,00000000	0,08646760		
20/08/2018	19/11/2018	19/11/2018	29.542.000,00	-	-	-	-	1,25%	91	93.057,30	-	-	-	-	-	-	-	29.542.000,00	-	-	-	-	-	1,00000000	0,08646760		
19/11/2018	18/02/2019	18/02/2019	29.542.000,00	-	-	-	-	1,25%	91	93.057,30	-	-	-	-	-	-	-	29.542.000,00	-	-	-	-	-	1,00000000	0,08646760		
18/02/2019	20/05/2019	20/05/2019	29.542.000,00	-	-	-	-	1,25%	91	93.057,30	-	-	-	431.608,62	93.057,30	-	-	-	29.110.391,38	-	-	-	-	-	0,98539000	0,08646760	
20/05/2019	19/08/2019	19/08/2019	29.110.391,38	-	-	-	-	1,25%	91	91.875,62	-	-	-	-	91.875,62	-	-	-	29.110.391,38	-	-	-	-	-	0,98539000	0,08646760	
19/08/2019	18/11/2019	18/11/2019	29.110.391,38	-	-	-	-	1,25%	91	91.875,62	-	-	-	-	91.875,62	-	-	-	29.110.391,38	-	-	-	-	-	0,98539000	0,08646760	
18/11/2019	18/02/2020	18/02/2020	29.110.391,38	-	-	-	-	1,25%	92	92.761,88	-	-	-	-	92.761,88	-	-	-	29.110.391,38	-	-	-	-	-	0,98539000	0,08646760	
18/02/2020	18/05/2020	18/05/2020	29.110.391,38	-	-	-	-	1,25%	90	90.693,94	-	-	-	-	90.693,94	-	-	-	29.110.391,38	-	-	-	-	-	0,98539000	0,08646760	
18/05/2020	18/08/2020	18/08/2020	29.110.391,38	-	-	-	-	1,25%	92	92.761,88	-	-	-	-	92.761,88	-	-	-	29.110.391,38	-	-	-	-	-	0,98539000	0,09226027	
18/08/2020	18/11/2020	18/11/2020	29.110.391,38	-	-	-	-	1,25%	92	92.761,88	-	-	-	-	92.761,88	-	-	-	29.110.391,38	-	-	-	-	-	0,98539000	0,09366992	
18/11/2020	18/02/2021	18/02/2021	29.110.391,38	-	-	-	-	1,25%	92	92.761,88	-	-	-	-	92.761,88	-	-	-	29.110.391,38	-	-	-	-	-	0,98539000	0,09366992	
18/02/2021	18/05/2021	18/05/2021	29.110.391,38	-	-	-	-	1,25%	89	89.807,68	-	-	-	-	89.807,68	-	-	-	29.110.391,38	-	-	-	-	-	0,98539000	0,09500493	
18/05/2021	18/08/2021	18/08/2021	29.110.391,38	-	-	-	-	1,25%	92	92.761,88	-	-	-	-	92.761,88	-	-	-	29.110.391,38	-	-	-	-	-	0,98539000	0,09500493	
18/08/2021	18/11/2021	18/11/2021	29.110.391,38	-	-	-	-	1,25%	92	92.761,88	-	-	-	4.680.339,06	92.761,88	-	-	-	24.430.052,32	-	-	-	-	-	0,82696000	0,11167179	
18/11/2021	18/02/2022	18/02/2022	24.430.052,32	-	-	-	-	1,25%	92	77.990,88	-	-	-	-	77.990,88	-	-	-	24.430.052,32	-	-	-	-	-	0,82696000	0,11167179	
18/02/2022	18/05/2022	18/05/2022	24.430.052,32	-	-	-	-	1,25%	89	75.332,10	-	-	-	-	75.332,10	-	-	-	24.430.052,32	-	-	-	-	-	0,82696000	0,11167179	
18/05/2022	18/08/2022	18/08/2022	24.430.052,32	-	-	-	-	1,25%	92	77.990,88	-	-	-	14.524.324,30	77.990,88	-	-	-	9.905.728,02	-	-	-	-	-	0,33531000	0,13374811	
18/08/2022	18/11/2022	18/11/2022	9.905.728,02	-	-	-	-	1,59%	92	40.177,12	-	-	-	-	40.177,12	-	-	-	9.905.728,02	-	-	-	-	-	0,33531000	0,13374811	
18/11/2022	20/02/2023	20/02/2023	9.905.728,02	-	-	-	-	3,05%	94	78.877,14	-	-	-	986.998,22	78.877,14	89.170,84	-	-	-	8.918.729,80	-	-	-	-	-	0,30190000	0,13813940

2.4 Class C Notes

Note Interest Period	Note Payment Date	Before payments					Amounts accrued					Payments					After payments									
		Principal Amount Outstanding	Deferred Interest	Deferred Exit Payment Amount	Deferred EURIBOR Excess Amount	Deferred Pro Rata Default Interest Amount	Interest Rate	Interest Accrual Period (days)	Interest Payment Amount	Exit Payment Amount	EURIBOR Excess Amount	Pro Rata Default Interest Amount	Principal Payment Amount	Interest Payment Amount	Bel Air Extension Fee Proceeds	Exit Payment Amount	EURIBOR Excess Amount	Pro Rata Default Interest Amount	Principal Amount Outstanding	Deferred Interest	Deferred Exit Payment Amount	Deferred EURIBOR Excess Amount	Default Pro Rata Default Interest Amount	Pool Factor	Note Allocation Factor	
16/05/2018	20/08/2018	20/08/2018	37.693.000,00	-	-	-	-	2,10%	96	211.080,80	-	-	-	-	-	-	-	-	37.693.000,00	-	-	-	-	-	1,00000000	0,11032507
20/08/2018	19/11/2018	19/11/2018	37.693.000,00	-	-	-	-	2,10%	91	199.772,90	-	-	-	-	-	-	-	-	37.693.000,00	-	-	-	-	-	1,00000000	0,11032507
19/11/2018	18/02/2019	18/02/2019	37.693.000,00	-	-	-	-	2,10%	91	199.772,90	-	-	-	-	-	-	-	-	37.693.000,00	-	-	-	-	-	1,00000000	0,11032507
18/02/2019	20/05/2019	20/05/2019	37.693.000,00	-	-	-	-	2,10%	91	199.772,90	-	-	-	-	-	-	-	-	37.693.000,00	-	-	-	-	-	1,00000000	0,11032507
20/05/2019	19/08/2019	19/08/2019	37.142.305,27	-	-	-	-	2,10%	91	197.134,39	-	-	-	-	-	-	-	-	37.142.305,27	-	-	-	-	-	0,98539000	0,11032507
19/08/2019	18/11/2019	18/11/2019	37.142.305,27	-	-	-	-	2,10%	91	197.134,39	-	-	-	-	-	-	-	-	37.142.305,27	-	-	-	-	-	0,98539000	0,11032507
18/11/2019	18/02/2020	18/02/2020	37.142.305,27	-	-	-	-	2,10%	92	199.019,04	-	-	-	-	-	-	-	-	37.142.305,27	-	-	-	-	-	0,98539000	0,11032507
18/02/2020	18/05/2020	18/05/2020	37.142.305,27	-	-	-	-	2,10%	90	194.872,81	-	-	-	-	-	-	-	-	37.142.305,27	-	-	-	-	-	0,98539000	0,11032507
18/05/2020	18/08/2020	18/08/2020	37.142.305,27	-	-	-	-	2,10%	92	199.019,04	-	-	-	-	-	-	-	-	37.142.305,27	-	-	-	-	-	0,98539000	0,11771600
18/08/2020	18/11/2020	18/11/2020	37.142.305,27	-	-	-	-	2,10%	92	199.019,04	-	-	-	-	-	-	-	-	37.142.305,27	-	-	-	-	-	0,98539000	0,11951459
18/11/2020	18/02/2021	18/02/2021	37.142.305,27	-	-	-	-	2,10%	92	199.019,04	-	-	-	-	-	-	-	-	37.142.305,27	-	-	-	-	-	0,98539000	0,11951459
18/02/2021	18/05/2021	18/05/2021	37.142.305,27	-	-	-	-	2,10%	89	192.611,23	-	-	-	-	-	-	-	-	37.142.305,27	-	-	-	-	-	0,98539000	0,12121796
18/05/2021	18/08/2021	18/08/2021	37.142.305,27	-	-	-	-	2,10%	92	199.019,04	-	-	-	-	-	-	-	-	37.142.305,27	-	-	-	-	-	0,98539000	0,12121796
18/08/2021	18/11/2021	18/11/2021	37.142.305,27	-	-	-	-	2,10%	92	199.019,04	-	-	-	-	-	-	-	-	37.142.305,27	-	-	-	-	-	0,98539000	0,12121796
18/11/2021	18/02/2022	18/02/2022	31.170.603,28	-	-	-	-	2,10%	92	166.979,99	-	-	-	-	-	-	-	-	31.170.603,28	-	-	-	-	-	0,82696000	0,14248340
18/02/2022	18/05/2022	18/05/2022	31.170.603,28	-	-	-	-	2,10%	89	161.702,97	-	-	-	-	-	-	-	-	31.170.603,28	-	-	-	-	-	0,82696000	0,14248340
18/05/2022	18/08/2022	18/08/2022	31.170.603,28	-	-	-	-	2,10%	92	166.979,99	-	-	-	-	-	-	-	-	31.170.603,28	-	-	-	-	-	0,82696000	0,14248340
18/08/2022	18/11/2022	18/11/2022	12.638.839,83	-	-	-	-	2,44%	92	78.401,44	-	-	-	-	-	-	-	-	12.638.839,83	-	-	-	-	-	0,33531000	0,17065086
18/11/2022	20/02/2023	20/02/2023	12.638.839,83	-	-	-	-	3,90%	94	128.533,13	-	-	-	-	-	-	-	-	12.638.839,83	-	-	-	-	-	0,30190000	0,17625375
																			1.259.323,13	128.533,13	113.774,16					







3. Issuer Available Funds

Note Payment Date	(A) Revenue Receipts							(B) Principal Receipts				TOTAL Σ [(a) - (d)]
	All amounts of whatever nature received by or on behalf of the Issuer in respect of the Securitised Loans, whether by way of: (i) interest (including overdue interest) (ii) fees (including Prepayment Fees and Bel Air Extension Fee Proceeds) (iii) commissions, costs and indemnities (including Break Costs), including amounts allocated to the same in respect of any distributions made on any enforcement of the Loans and the relevant Loan Security	Amounts determined to represent the same and received by or on behalf of the Issuer on any sale of a Securitised Loan undertaken at the instigation of the Delegate Servicer (or at the direction of the relevant Noteholders pursuant to a Note Maturity Plan) as an alternative to directing enforcement of the Loan Security	The amount of any other income, payment or distribution (including, without limitation, interest income in respect of any cash deposits held in a bank account of the Issuer and any amounts received from the Loan Facility Agent representing amounts to be used to repay Property Protection Drawings which have been received from the Obligors) received during such period by the Issuer, to the extent that the Issuer is not required to pass on such income, payment or distribution to a specified party under the terms of any Issuer Transaction Documents	All Expenses Drawings and Interest Drawings which are received by the Issuer and credited to the Issuer Payments Account before 4.00 p.m. (London time) on a Specified Note Payment Date	Any indemnity payment (or from the repurchase of the Securitised Loan) received by or on behalf of the Issuer from the Loan Seller pursuant to the Loan Sale Agreement (excluding, in each case, the principal element thereof);	Any excess Principal Receipts where the Principal Amount Outstanding of each Class of Notes (other than the Class X Note) is zero	All amounts standing to the credit of the Issuer Reserve Ledger on the Issuer Payments Account, excluding (in each case) Principal Receipts (other than in the case of paragraph (f) above) and Tax Credits, Property Protection Drawings (only at the election of the issuer) any Liquidity Repayment Amounts and amounts standing to the credit of the Class X Diversion Ledger (other than to the extent such amounts represent Class X Released Interest Diversion Amounts).	All amounts of principal received by or on behalf of the Issuer in respect of any repayment or prepayment of each of the Securitised Loans whether as a result of a voluntary or mandatory repayment or prepayment, including amounts allocated to the same in respect of any distributions made on any enforcement of the Loans and the relevant Loan Security	Amounts determined to represent the same and received by or on behalf of the Issuer in respect of any sale of a Securitised Loan undertaken at the instigation of the Delegate Servicer (or at the direction of the relevant Noteholders pursuant to a Note Maturity Plan) as an alternative to directing enforcement of the Loan Security	The principal element of any indemnity payment (or from the repurchase of a Securitised Loan) received by or on behalf of the Issuer from the Loan Seller pursuant to the Loan Sale Agreement	Any other receipts of a principal nature	
	a)	b)	c)	d)	e)	f)	g)	a)	b)	c)	d)	
20/08/2018	2.570.735,71	-	-	-	-	-	-	-	-	-	-	2.570.735,71
19/11/2018	2.598.378,03	-	-	-	-	-	25.000,00	-	-	-	-	2.623.378,03
18/02/2019	2.515.451,07	-	-	-	-	-	25.000,00	-	-	-	-	2.540.451,07
20/05/2019	2.432.524,11	-	-	-	-	-	25.000,00	4.993.200,00	-	-	-	7.450.724,11
19/08/2019	2.556.435,15	-	-	-	-	-	25.000,00	-	-	-	-	2.581.435,15
18/11/2019	2.475.692,71	-	-	-	-	-	25.000,00	-	-	-	-	2.500.692,71
18/02/2020	2.475.692,71	-	-	-	-	-	25.000,00	-	-	-	-	2.500.692,71
18/05/2020	2.475.692,71	-	-	-	-	-	25.000,00	-	-	-	-	2.500.692,71
18/08/2020	2.493.631,85	-	-	-	-	-	25.000,00	21.139.400,00	-	-	-	23.658.031,85
18/11/2020	2.370.156,48	-	-	-	-	-	25.000,00	4.750.000,00	-	-	-	7.145.156,48
18/02/2021	2.337.493,63	-	-	-	-	-	25.000,00	-	-	-	-	2.362.493,63
18/05/2021	2.261.271,01	-	-	-	-	-	25.000,00	4.369.256,51	-	-	-	6.655.527,52
18/08/2021	2.309.578,93	-	-	-	-	-	5.075.053,92	-	-	-	-	7.384.632,85
18/11/2021	2.383.954,55	-	-	-	-	-	25.000,00	87.643.940,98	-	-	-	90.052.895,52
18/02/2022	1.637.680,41	-	-	-	-	-	25.000,00	-	-	-	-	1.662.680,41
18/05/2022	1.584.277,79	-	-	-	-	-	25.000,00	-	-	-	-	1.609.277,79
18/08/2022	1.674.276,25	-	-	-	-	-	25.000,00	144.706.859,03	-	-	-	146.406.135,28
18/11/2022	537.258,95	-	-	-	-	-	25.000,00	-	-	-	-	562.258,95
20/02/2023	1.458.309,21	-	-	-	-	-	25.000,00	9.500.000,00	-	-	-	10.983.309,21



4.1 Pre-Enforcement Revenue Priority of Payments (2 of 2)

Note Payment Date	Liquidity Subordinated Amounts	Class A Notes Pro Rata Default Interest Amount (including Deferred PDIA)	Class B Notes Pro Rata Default Interest Amount (including Deferred PDIA)	Class C Notes Pro Rata Default Interest Amount (including Deferred PDIA)	Class D Notes Pro Rata Default Interest Amount (including Deferred PDIA)	Class E Notes Pro Rata Default Interest Amount (including Deferred PDIA)	Issuer Reserve Amount	Class X Expenses Amount	Amounts due to the Lead Manager and/or the Arranger under the Subscription Agreement	Following the occurrence of a Class X Trigger Event, where no Class X Diversion Trigger Event is continuing on such Note Payment Date, the Subordinated Class X Amount (including any Deferred Interest related to Subordinated Class X Amounts) and any Class X Released Diversion Amount	Following the occurrence of a Class X Trigger Event, where a Class X Diversion Trigger Event is continuing on such Note Payment Date, to credit the Class X Diversion Ledger in an amount equal to the Subordinated Class X Amount	Deferred Purchase Price	The surplus, if any, to the Issuer or other persons entitled thereto in accordance with the Issuer Transaction Documents	TOTAL
	u)	v) i)	v) ii)	v) iii)	v) iv)	v) v)	w)	x)	y)	z) i)	z) ii)	aa)	bb)	Σ [(a) - (bb)]
20/08/2018	-	-	-	-	-	-	25.000,00	0,00	-	-	-	-	-	2.570.735,71
19/11/2018	-	-	-	-	-	-	25.000,00	-	-	-	-	-	-	2.623.378,03
18/02/2019	-	-	-	-	-	-	25.000,00	0,00	-	-	-	-	-	2.540.451,07
20/05/2019	-	-	-	-	-	-	25.000,00	0,00	-	-	-	-	-	2.457.524,11
19/08/2019	-	-	-	-	-	-	25.000,00	-	-	-	-	-	-	2.581.435,15
18/11/2019	-	-	-	-	-	-	25.000,00	-	-	-	-	-	-	2.500.692,71
18/02/2020	-	-	-	-	-	-	25.000,00	-	-	-	-	-	-	2.500.692,71
18/05/2020	-	-	-	-	-	-	25.000,00	25.000,00	-	-	1.031.989,79	-	-	2.500.692,71
18/08/2020	-	-	-	-	-	-	25.000,00	-	-	-	1.051.266,75	-	-	2.518.631,85
18/11/2020	-	-	-	-	-	-	25.000,00	-	-	-	1.019.230,89	-	-	2.395.156,48
18/02/2021	-	-	-	-	-	-	25.000,00	-	-	-	1.014.373,48	-	-	2.362.493,63
18/05/2021	-	-	-	-	-	-	25.000,00	-	-	-	933.193,03	-	-	2.286.271,01
18/08/2021	-	-	-	-	-	-	25.000,00	-	-	-	-	-	-	7.384.632,85
18/11/2021	-	-	-	-	-	-	25.000,00	-	-	-	-	-	-	2.408.954,55
18/02/2022	-	-	-	-	-	-	25.000,00	-	-	-	-	-	-	1.662.680,41
18/05/2022	-	-	-	-	-	-	25.000,00	-	-	-	-	-	-	1.609.277,79
18/08/2022	-	-	-	-	-	-	25.000,00	-	-	-	-	-	-	1.699.276,25
18/11/2022	-	-	-	-	-	-	25.000,00	-	-	-	-	-	-	562.258,95
20/02/2023	-	-	-	-	-	-	25.000,00	-	-	-	-	0,00	-	1.483.309,21

## 4.2 Pre-Enforcement Principal Allocation Rules and Class X Note mandatory redemption

Note Payment Date	Class A Notes Principal Payment Amount	Class B Notes Principal Payment Amount	Class C Notes Principal Payment Amount	Class D Notes Principal Payment Amount	Class E Notes Principal Payment Amount	Class X Note mandatory redemption	TOTAL
	a)	b)	c)	d)	e)	f)	$\Sigma [(a) - (f)]$
20/08/2018	-	-	-	-	-	70.000,00	70.000,00
19/11/2018	-	-	-	-	-	-	-
18/02/2019	-	-	-	-	-	-	-
20/05/2019	3.276.979,17	431.608,62	550.694,73	474.766,56	257.515,86	-	4.991.564,94
19/08/2019	-	-	-	-	-	-	-
18/11/2019	-	-	-	-	-	-	-
18/02/2020	-	-	-	-	-	-	-
18/05/2020	-	-	-	-	-	25.000,00	25.000,00
18/08/2020	21.137.749,28	-	-	-	-	-	21.137.749,28
18/11/2020	4.748.367,49	-	-	-	-	-	4.748.367,49
18/02/2021	-	-	-	-	-	-	-
18/05/2021	4.367.062,59	-	-	-	-	-	4.367.062,59
18/08/2021	-	-	-	-	-	-	-
18/11/2021	69.049.831,45	4.680.339,06	5.971.701,99	5.148.341,28	2.792.487,18	-	87.642.700,96
18/02/2022	-	-	-	-	-	-	-
18/05/2022	-	-	-	-	-	-	-
18/08/2022	72.553.350,59	14.524.324,30	18.531.763,45	24.518.556,96	14.575.996,96	-	144.703.992,26
18/11/2022	-	-	-	-	-	-	-
20/02/2023	4.898.646,48	986.998,22	1.259.323,13	2.354.335,20	-	-	9.499.303,03

4.3 Pre-Enforcement Loan Failure Priority of Payments (1 of 2)

Applicable only after a Loan Failure Event

Note Payment Date	Expenses and Agents Fees	All amounts due to the Liquidity Facility Provider under the Liquidity Facility Agreement (other than Liquidity Subordinated Amounts)	Class A Notes Interest Payment Amount (including Deferred Interest)	Class A Notes Exit Payment Amount (including any Deferred Exit Payment Amounts)	Class X Note Exit Payment Amount (including any Deferred Exit Payment Amounts)	Class B Notes Interest Payment Amount (including Deferred Interest)	Class B Notes Exit Payment Amounts (including any Deferred Exit Payment Amounts)	Class C Notes Interest Payment Amount (including Deferred Interest)	Class C Notes Exit Payment Amounts (including any Deferred Exit Payment Amounts)	Class D Notes Interest Payment Amount (including Deferred Interest)	Class D Notes Exit Payment Amounts (including any Deferred Exit Payment Amounts)	Class E Notes Interest Payment Amount (including Deferred Interest)	Class E Notes Exit Payment Amounts (including any Deferred Exit Payment Amounts)	Class A Notes Principal Payment Amount	Class B Notes Principal Payment Amount	Class C Notes Principal Payment Amount	Class D Notes Principal Payment Amount	Class E Notes Principal Payment Amount	Class A Notes Euribor Excess Amount (including any Deferred EURIBOR Excess Amounts)
	Σ [(a) - (c)]	d)	e)	f) i)	f) ii)	g)	h)	i)	j)	k)	l)	m)	n)	o)	p)	q)	r)	s)	t)





4.4 Post-Note Enforcement Priority of Payments (1 of 2)

*Applicable only after a Note Enforcement Notice*

Note Payment Date	Expenses and Agents Fees	All amounts due to the Liquidity Facility Provider under the Liquidity Facility Agreement (other than Liquidity Subordinated Amounts)	Class A Notes Interest Payment Amount and Class A Notes Principal Payment Amount	All unpaid Exit Payment Amounts (including any Deferred Exit Payment Amounts) in respect of the Class A Notes and the Class X Note	Class B Notes Interest Payment Amount and Class B Notes Principal Payment Amount	All unpaid Exit Payment Amounts (including any Deferred Exit Payment Amounts) in respect of the Class B Notes	Class C Notes Interest Payment Amount and Class C Notes Principal Payment Amount	All unpaid Exit Payment Amounts (including any Deferred Exit Payment Amounts) in respect of the Class C Notes	Class D Notes Interest Payment Amount and Class D Notes Principal Payment Amount	All unpaid Exit Payment Amounts (including any Deferred Exit Payment Amounts) in respect of the Class D Notes	Class E Notes Interest Payment Amount and Class E Notes Principal Payment Amount	All unpaid Exit Payment Amounts (including any Deferred Exit Payment Amounts) in respect of the Class E Notes	EURIBOR Excess Amounts (including any Deferred EURIBOR Excess Amounts) due or overdue on the Class A Notes	EURIBOR Excess Amounts (including any Deferred EURIBOR Excess Amounts) due or overdue on the Class B Notes
	$\Sigma [(a) - (c)]$	d)	e)	f)	g)	h)	i)	j)	k)	l)	m)	n)	o)	p)

4.5 Post-Note Enforcement Priority of Payments (2 of 2)

Applicable only after a Note Enforcement Notice

Note Payment Date	EURIBOR Excess Amounts (including any Deferred EURIBOR Excess Amounts) due or overdue on the Class C Notes	EURIBOR Excess Amounts (including any Deferred EURIBOR Excess Amounts) due or overdue on the Class D Notes	EURIBOR Excess Amounts (including any Deferred EURIBOR Excess Amounts) due or overdue on the Class E Notes	Liquidity Subordinated Amounts	Class A Notes Pro Rata Default Interest Amount	Class B Notes Pro Rata Default Interest Amount	Class C Notes Pro Rata Default Interest Amount	Class D Notes Pro Rata Default Interest Amount	Class E Notes Pro Rata Default Interest Amount	Amounts due to the Lead Manager and/or the Arranger under the Subscription Agreement	An amount up to the applicable Subordinated Class X Amount (including any Deferred Interest related to Subordinated Class X Amounts)	Deferred Purchase Price	The surplus, if any, to the Issuer or other persons entitled thereto	TOTAL
	q)	r)	s)	t)	u) i)	u) ii)	u) iii)	u) iv)	u) v)	v)	w)	x)	y)	$\Sigma [(q) - (y)]$

## 5. Liquidity Facility

Note Payment Date	Liquidity Drawing (Y/N)	If YES		Total Liquidity Drawings	Total Liquidity Repayments	Liquidity Commitment remaining undrawn
		Date	Amount			
20/08/2018	N			-	-	17.000.000,00
19/11/2018	N			-	-	17.000.000,00
18/02/2019	N			-	-	17.000.000,00
20/05/2019	N			-	-	16.751.630,00
19/08/2019	N			-	-	16.751.630,00
18/11/2019	N			-	-	16.751.630,00
18/02/2020	N			-	-	16.751.630,00
18/05/2020	N			-	-	16.751.630,00
18/08/2020	N			-	-	15.336.001,44
18/11/2020	N			-	-	15.017.995,75
18/02/2021	N			-	-	15.017.995,75
18/05/2021	N			-	-	14.725.526,65
18/08/2021	N			-	-	14.725.526,65
18/11/2021	N			-	-	9.787.700,31
18/02/2022	N			-	-	9.787.700,31
18/05/2022	N			-	-	9.787.700,31
18/08/2022	N			-	-	3.955.970,46
18/11/2022	N			-	-	3.955.970,46
20/02/2023	N			-	-	3.561.799,51

## 6. Trigger Event

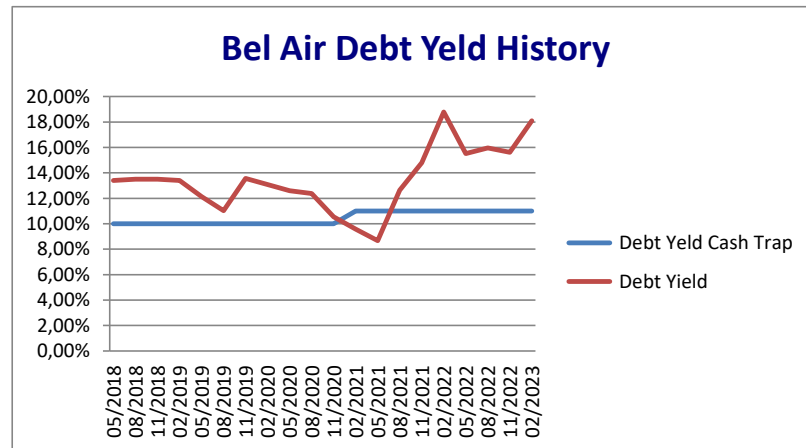
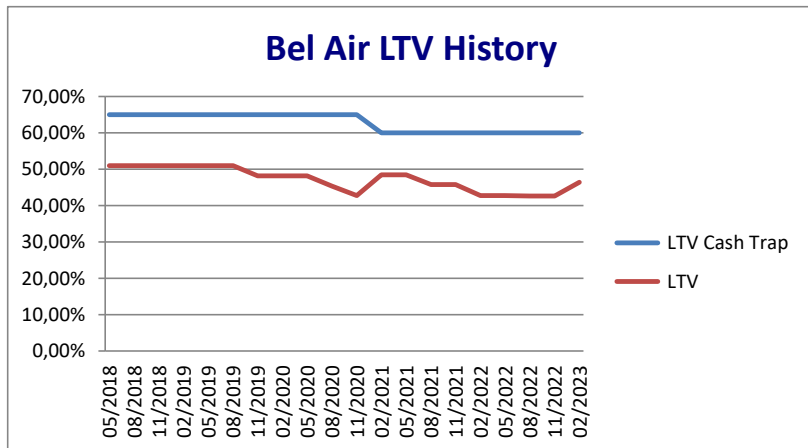
Note Payment Date	Class X Trigger Event	Class X Diversion Trigger Event
20/08/2018	N	N
19/11/2018	N	N
18/02/2019	N	N
20/05/2019	N	N
19/08/2019	N	N
18/11/2019	N	N
18/02/2020	N	N
18/05/2020	Y	Y
18/08/2020	Y	Y
18/11/2020	Y	Y
18/02/2021	Y	Y
18/05/2021	Y	Y
18/08/2021	N	N
18/11/2021	N	N
18/02/2022	N	N
18/05/2022	N	N
18/08/2022	N	N
18/11/2022	N	N
20/02/2023	N	N

## 7.1 Portfolio Information

Date	Portfolio Loan Balance	Securitised Loan Balance	% of Pool	WA Debt Yield	WA LTV	WA Remaining Term (years)
16/08/2018	359.636.403,00	341.654.000,00	100,00%	N/A	65,68%	1,91
15/11/2018	359.636.403,00	341.654.000,00	100,00%	N/A	65,68%	1,66
15/02/2019	359.636.403,00	341.654.000,00	100,00%	N/A	58,63%	1,41
16/08/2019	354.380.403,00	336.660.800,00	100,00%	N/A	64,47%	0,91
15/11/2019	354.380.403,00	336.660.800,00	100,00%	N/A	59,40%	0,59
17/02/2020	354.380.403,00	336.660.800,00	100,00%	N/A	59,40%	0,93
15/05/2020	354.380.403,00	336.660.800,00	100,00%	N/A	59,40%	0,78
17/08/2020	332.128.403,00	315.521.400,00	100,00%	N/A	59,31%	0,53
16/11/2020	327.128.403,00	310.771.400,00	100,00%	N/A	58,67%	0,28
15/02/2021	327.128.403,00	310.771.400,00	100,00%	N/A	54,98%	0,92
17/05/2021	322.529.185,62	306.402.143,49	100,00%	N/A	54,98%	0,78
16/08/2021	322.529.185,62	306.402.143,49	100,00%	N/A	54,57%	0,53
15/11/2021	230.271.792,12	218.758.202,52	100,00%	N/A	53,04%	0,25
15/02/2022	230.271.792,12	218.758.202,52	100,00%	N/A	52,02%	1,00
16/05/2022	230.271.792,12	218.758.202,52	100,00%	N/A	51,61%	0,75
16/08/2022	77.948.782,62	74.051.343,49	100,00%	N/A	42,63%	0,50
15/11/2022	77.948.782,62	74.051.343,49	100,00%	N/A	42,63%	0,25
15/02/2023	67.948.782,62	64.551.343,49	100,00%	18,09%	46,38%	1,00

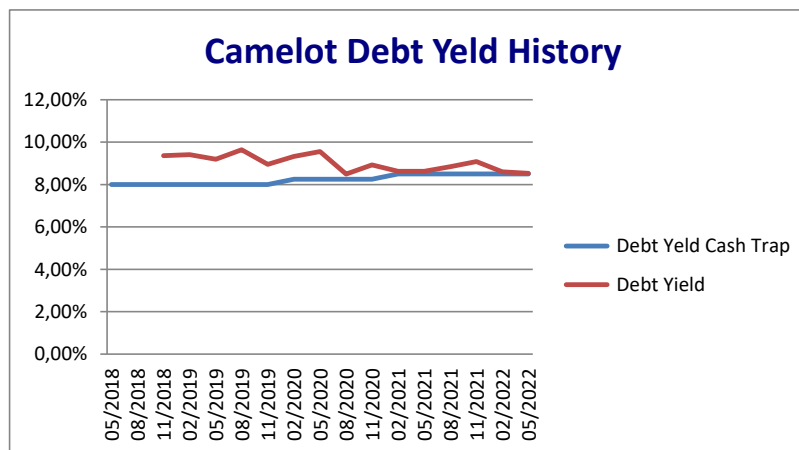
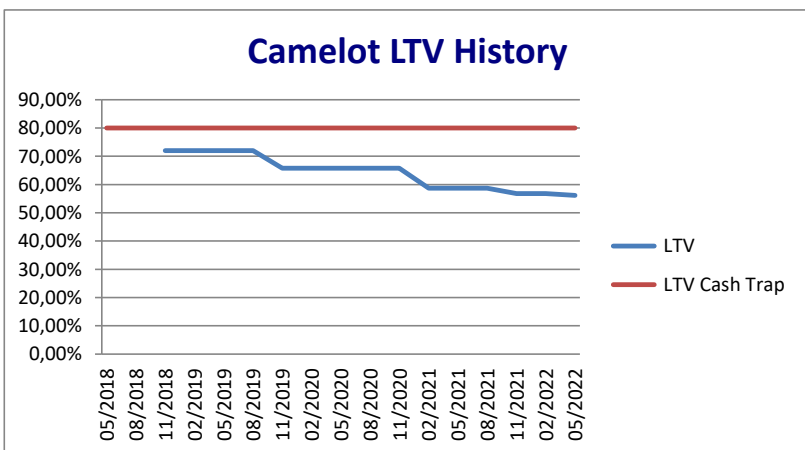
7.2 Loan Information - Bel Air Loan

Date	Whole Loan Balance	Securitized Loan Balance	% of Pool	Debt Yield	Debt Yield Cash Trap	LTV	LTV Cash Trap	Maturity	Remaining Term (Years)
16/05/2018	110.000.000,00	104.500.000,00	30,59%	13,40%	10,00%	50,97%	65,00%	16/02/2021	2,76
16/08/2018	110.000.000,00	104.500.000,00	30,59%	13,50%	10,00%	50,97%	65,00%	16/02/2021	2,51
15/11/2018	110.000.000,00	104.500.000,00	30,59%	13,50%	10,00%	50,97%	65,00%	16/02/2021	2,26
15/02/2019	110.000.000,00	104.500.000,00	30,59%	13,40%	10,00%	50,97%	65,00%	16/02/2021	2,01
15/05/2019	110.000.000,00	104.500.000,00	31,04%	12,14%	10,00%	50,97%	65,00%	16/02/2021	1,76
16/08/2019	110.000.000,00	104.500.000,00	31,04%	11,03%	10,00%	50,97%	65,00%	16/02/2021	1,51
15/11/2019	110.000.000,00	104.500.000,00	31,04%	13,56%	10,00%	48,20%	65,00%	16/02/2021	1,26
17/02/2020	110.000.000,00	104.500.000,00	31,04%	13,08%	10,00%	48,20%	65,00%	16/02/2021	1,00
15/05/2020	110.000.000,00	104.500.000,00	31,04%	12,60%	10,00%	48,20%	65,00%	16/02/2021	0,76
17/08/2020	87.748.000,00	83.360.600,00	26,42%	12,37%	10,00%	45,35%	65,00%	16/02/2021	0,50
16/11/2020	82.748.000,00	78.610.600,00	25,30%	10,54%	10,00%	42,77%	65,00%	16/02/2021	0,25
15/02/2021	82.748.000,00	78.610.600,00	25,30%	9,57%	11,00%	48,45%	60,00%	15/02/2022	1,00
17/05/2021	78.148.782,62	74.241.343,49	24,23%	8,67%	11,00%	48,45%	60,00%	15/02/2022	0,75
16/08/2021	78.148.782,62	74.241.343,49	24,23%	12,63%	11,00%	45,75%	60,00%	15/02/2022	0,50
15/11/2021	78.148.782,62	74.241.343,49	29,50%	14,79%	11,00%	45,75%	60,00%	15/02/2022	0,25
15/02/2022	78.148.782,62	74.241.343,49	33,94%	18,78%	11,00%	42,74%	60,00%	15/02/2023	1,00
16/05/2022	78.148.782,62	74.241.343,49	33,94%	15,52%	11,00%	42,74%	60,00%	15/02/2023	0,75
16/08/2022	77.948.782,62	74.051.343,49	100,00%	15,95%	11,00%	42,63%	60,00%	15/02/2023	0,50
15/11/2022	77.948.782,62	74.051.343,49	100,00%	15,62%	11,00%	42,63%	60,00%	15/02/2023	0,25
15/02/2023	67.948.782,62	64.551.343,49	100,00%	18,09%	11,00%	46,38%	60,00%	15/02/2024	1,00



### 7.3 Loan Information - Camelot Loan

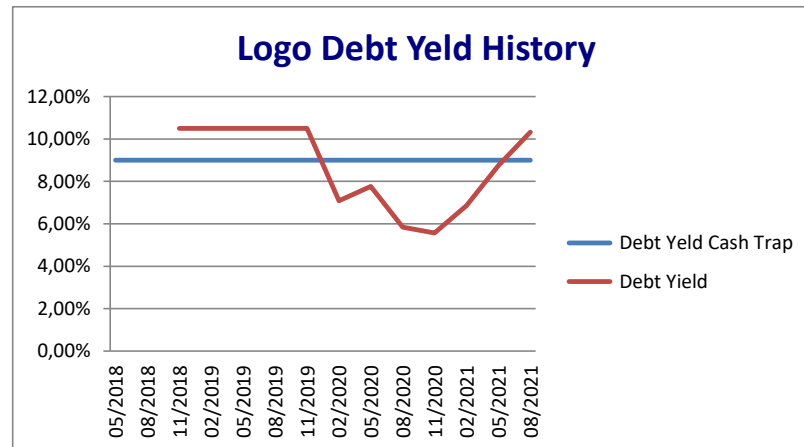
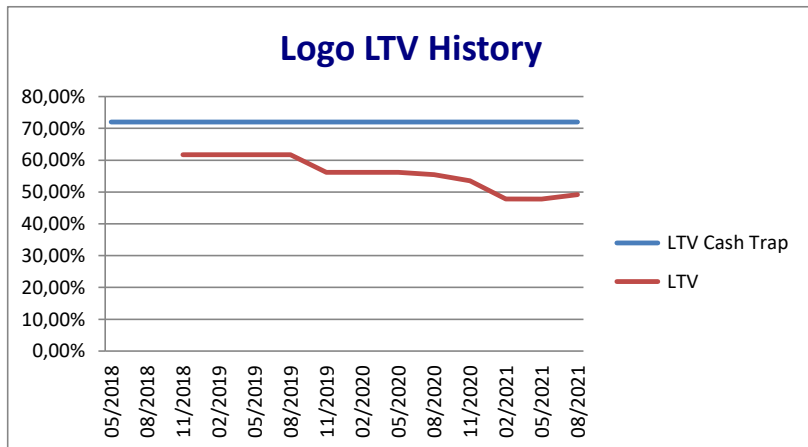
Date	Whole Loan Balance	Securitised Loan Balance	% of Pool	Debt Yield	Debt Yield Cash Trap	LTV	LTV Cash Trap	Maturity	Remaining Term (Years)
16/05/2018	215.000.000,00	204.250.000,00	59,78%	Not Tested	8,00%	Not Tested	80,00%	17/02/2020	1,76
16/08/2018	215.000.000,00	204.250.000,00	59,78%	Not Tested	8,00%	Not Tested	80,00%	17/02/2020	1,51
15/11/2018	215.000.000,00	204.250.000,00	59,78%	9,36%	8,00%	Not Tested	80,00%	17/02/2020	1,26
15/02/2019	215.000.000,00	204.250.000,00	59,78%	9,41%	8,00%	72,00%	80,00%	17/02/2020	1,01
15/05/2019	209.744.000,00	199.256.800,00	59,19%	9,19%	8,00%	72,00%	80,00%	17/02/2020	0,76
16/08/2019	209.744.000,00	199.256.800,00	59,19%	9,64%	8,00%	72,00%	80,00%	17/02/2020	0,51
15/11/2019	209.744.000,00	199.256.800,00	59,19%	8,95%	8,00%	65,80%	80,00%	17/02/2020	0,26
17/02/2020	209.744.000,00	199.256.800,00	59,19%	9,33%	8,25%	65,80%	80,00%	16/02/2021	1,00
15/05/2020	209.744.000,00	199.256.800,00	59,19%	9,55%	8,25%	65,80%	80,00%	16/02/2021	0,76
17/08/2020	209.744.000,00	199.256.800,00	63,15%	8,49%	8,25%	65,79%	80,00%	16/02/2021	0,50
16/11/2020	209.744.000,00	199.256.800,00	64,12%	8,93%	8,25%	65,79%	80,00%	16/02/2021	0,25
15/02/2021	209.744.000,00	199.256.800,00	64,12%	8,63%	8,50%	58,74%	80,00%	15/02/2022	1,00
17/05/2021	209.744.000,00	199.256.800,00	65,03%	8,62%	8,50%	58,74%	80,00%	15/02/2022	0,75
16/08/2021	209.744.000,00	199.256.800,00	65,03%	8,84%	8,50%	58,74%	80,00%	15/02/2022	0,50
15/11/2021	152.123.009,50	144.516.859,03	57,42%	9,08%	8,50%	56,79%	80,00%	15/02/2022	0,25
15/02/2022	152.123.009,50	144.516.859,03	66,06%	8,60%	8,50%	56,79%	80,00%	15/02/2023	1,00
16/05/2022	152.123.009,50	144.516.859,03	66,06%	8,53%	8,50%	56,16%	80,00%	15/02/2023	0,75
16/08/2022	-	-	0,00%	n/a	n/a	n/a	n/a	n/a	n/a
15/11/2022	-	-	0,00%	n/a	n/a	n/a	n/a	n/a	n/a
15/02/2023	-	-	0,00%	n/a	n/a	n/a	n/a	n/a	n/a



Performance Commentary: The Camelot loan repaid in full on 2nd August 2022. Please refer to RNS Notice published on 29th July 2022.

7.4 Loan Information - Logo Loan

Date	Whole Loan Balance	Securitised Loan Balance	% of Pool	Debt Yield	Debt Yield Cash Trap	LTV	LTV Cash Trap	Maturity	Remaining Term (Years)
16/05/2018	34.636.403,00	32.904.000,00	9,63%	Not Tested	9,00%	Not Tested	72,00%	15/05/2020	2,00
16/08/2018	34.636.403,00	32.904.000,00	9,63%	Not Tested	9,00%	Not Tested	72,00%	15/05/2020	1,75
15/11/2018	34.636.403,00	32.904.000,00	9,63%	Not Tested	9,00%	Not Tested	72,00%	15/05/2020	1,50
15/02/2019	34.636.403,00	32.904.000,00	9,63%	10,50%	9,00%	61,72%	72,00%	15/05/2020	1,25
15/05/2019	34.636.403,00	32.904.000,00	9,77%	10,50%	9,00%	61,72%	72,00%	15/05/2020	1,00
16/08/2019	34.636.403,00	32.904.000,00	9,77%	9,77%	9,00%	61,72%	72,00%	15/05/2020	0,75
15/11/2019	34.636.403,00	32.904.000,00	9,77%	8,88%	9,00%	56,18%	72,00%	15/05/2020	0,50
17/02/2020	34.636.403,00	32.904.000,00	9,77%	7,09%	9,00%	56,18%	72,00%	15/05/2020	0,24
15/05/2020	34.636.403,00	32.904.000,00	9,77%	7,76%	9,00%	56,18%	72,00%	17/05/2021	1,01
17/08/2020	34.636.403,00	32.904.000,00	10,43%	5,84%	9,00%	55,45%	72,00%	17/05/2021	0,75
16/11/2020	34.636.403,00	32.904.000,00	10,59%	5,57%	9,00%	53,56%	72,00%	17/05/2021	0,50
15/02/2021	34.636.403,00	32.904.000,00	10,59%	6,86%	9,00%	47,84%	72,00%	17/05/2021	0,25
17/05/2021	34.636.403,00	32.904.000,00	10,74%	8,75%	9,00%	47,78%	72,00%	16/05/2022	1,00
16/08/2021	34.636.403,00	32.904.000,00	10,74%	10,32%	9,00%	49,20%	72,00%	16/05/2022	0,75
15/11/2021	-	-	0,00%	n/a	n/a	n/a	n/a	n/a	n/a
15/02/2022	-	-	0,00%	n/a	n/a	n/a	n/a	n/a	n/a
16/05/2022	-	-	0,00%	n/a	n/a	n/a	n/a	n/a	n/a
16/08/2022	-	-	0,00%	n/a	n/a	n/a	n/a	n/a	n/a
15/11/2022	-	-	0,00%	n/a	n/a	n/a	n/a	n/a	n/a
15/02/2023	-	-	0,00%	n/a	n/a	n/a	n/a	n/a	n/a



Performance Commentary: The Logo loan repaid in full on 30th September 2021. Please refer to RNS Notice published on 1st October 2021.



## 8. Property Information

### 8.1 Property Information

#### CUT-OFF

Property	ALLOCATED LOAN AMOUNT (ALA)	% OF POOL	MARKET VALUE	GROSS INITIAL YIELD	LTV
Bel Air	110.000.000,00	30,59%	215.800.000,00	n/a	50,97%
Camelot	215.000.000,00	59,78%	291.180.000,00	n/a	73,84%
Logo	34.636.403,00	9,63%	56.120.000,00	n/a	61,72%
<b>Total</b>	<b>359.636.403,00</b>		<b>563.100.000,00</b>		

#### CURRENT

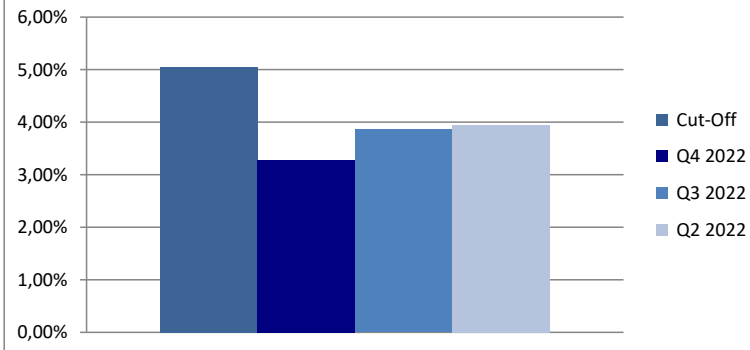
Property	ALLOCATED LOAN AMOUNT (ALA)	% OF POOL	MARKET VALUE	GROSS INITIAL YIELD	LTV
Bel Air	67.948.782,62	100,00%	146.500.000,00	10,11%	46,38%
Camelot	Loan repaid in full on 2nd August 2022				
Logo	Loan repaid in full on 30th September 2021				
<b>Total</b>	<b>67.948.782,62</b>		<b>146.500.000,00</b>		

Bel Air Market Value as at 15 November 2022 (valuation reports dated 10 February 2023), which is a decrease of 19.9% on the previous valuation (€182,840,000). Please refer to RNS Notice published on 16 February 2023.

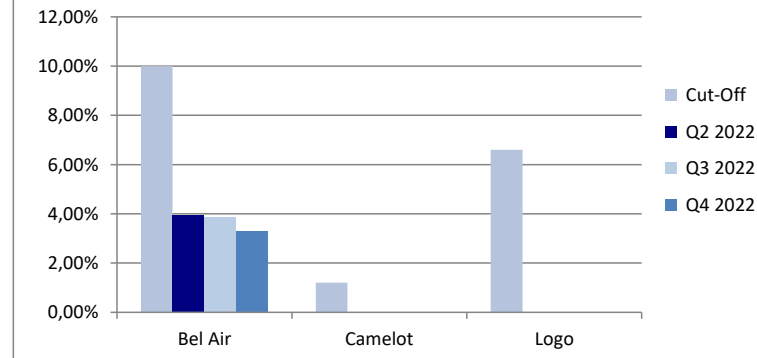
### 8.2 Vacancy Analysis (SQM)

PROPERTY	Cut-Off	Q4 2022	Q3 2022	Q2 2022
Bel Air	10,00%	3,28%	3,86%	3,95%
Camelot	1,20%			
Logo	6,60%			
<b>Total</b>	<b>5,05%</b>	<b>3,28%</b>	<b>3,86%</b>	<b>3,95%</b>

#### Overall Portfolio Vacancy %



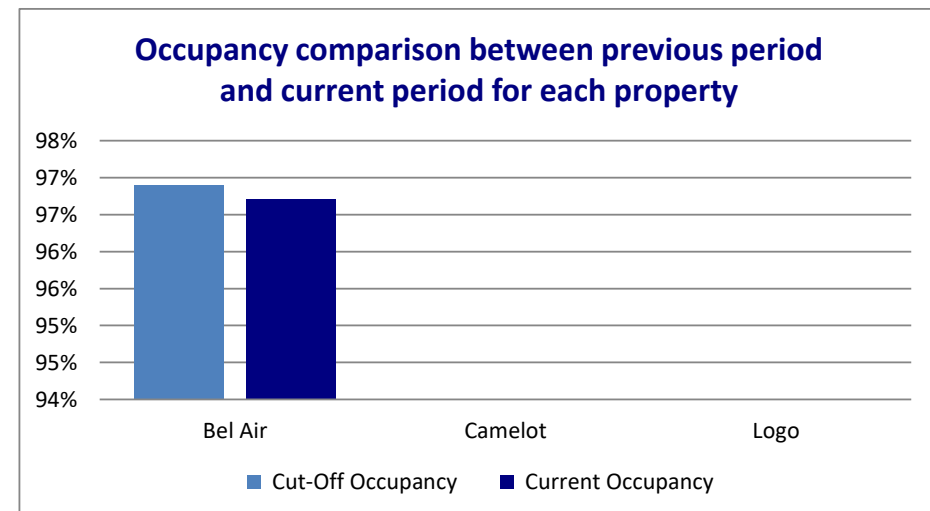
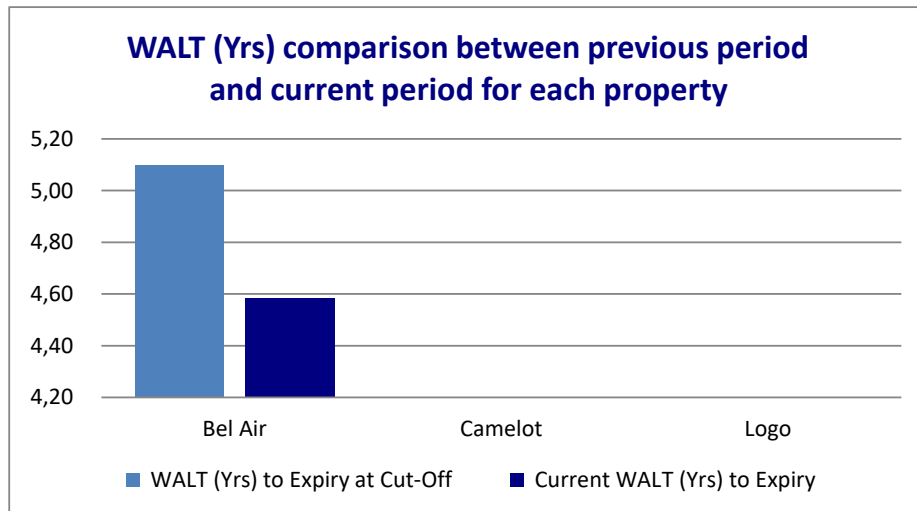
#### Loan Vacancy %



## 9. Concentration

### 9.1 Tenant Concentration TOP 10 by Gross Income for each Property

Property	Current Market Value	WALT (Yrs) to Expiry at Cut-Off	Current WALT (Yrs) to Expiry	Cut-Off Occupancy	Current Occupancy
Bel Air Camelot Logo	€ 146.500.000,00	5,10	4,58	96,90%	96,72%
<b>Total</b>	€ 146.500.000,00				



## 10. Top 10 Tenant Concentration Analysis

### 10.1 Logo

	Tenant	Rent PA
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
	Total Rent PA	
	Top 10 Tenants % of Rent PA	
	WALT (Years)	

### 10.2 Bel Air

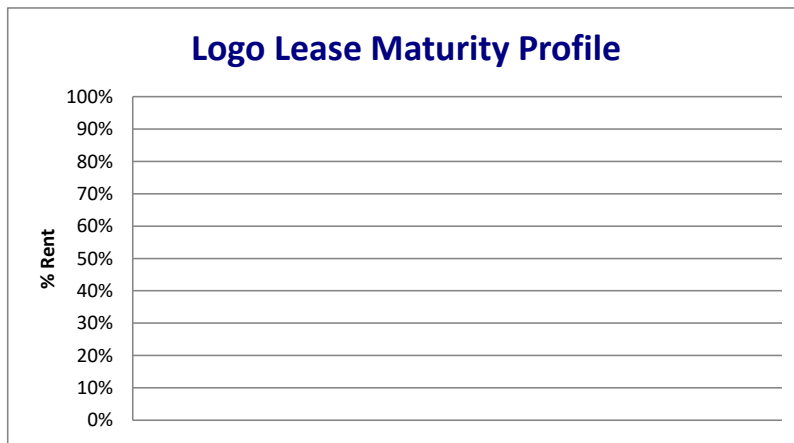
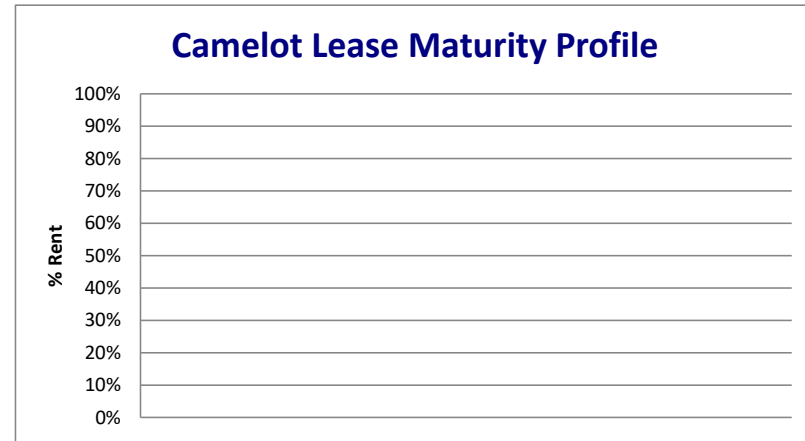
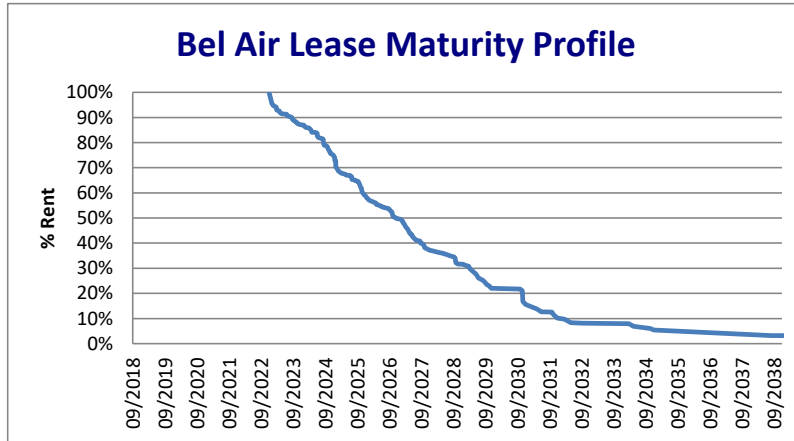
	Tenant	Rent PA
1	CONAD	€ 634.459,44
2	Euronics	€ 614.170,44
3	Piazza Italia	€ 500.681,04
4	Brico	€ 476.987,40
5	OBI	€ 327.381,60
6	Deichmann	€ 298.901,88
7	Cisalfa	€ 279.999,96
8	Calliope	€ 269.198,76
9	TEZENIS	€ 262.967,40
10	Stroili Oro	€ 230.117,64
	Others	€ 10.913.291,28
	Total Rent PA	€ 14.808.156,84
	Top 10 Tenants % of Rent PA	26,30%
	WALT (Yrs)	4,6

### 10.3 Camelot

	Tenant	Rent PA
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
	Total Rent PA	€ -
	Top 10 Tenants % of Rent PA	
	WALT (Yrs)	

## 11. Lease Maturity Profile

### 11.1 Lease Maturity Profile



## 12. Property Commentary - Bel Air Loan

### GENERAL DETAIL

### BEL AIR (Q4 2022)

**ACTIVITY** The loan was extended to 15/02/2024 (First Extension Period) and prepayed by €10m in line with the Extraordinary Resolutions passed on 24th January 2023. Please refer to the Notice of Results issued on 25th January 2023 and the RNS Notice published on 16th February 2023.

### ASSET DETAIL

**Collection Rate:** The average collection rate of invoices (rent, other income, service charge, VAT) for the portfolio for Q4 2022 is:  
Airone 92.7%  
Belvedere 88.4%  
Borgogiososo 93.9%  
Colonne 91.4%  
Scaglia 90.9%

#### AIRONE

**Performance:** In Q4 2022 the SC reported an increase in footfall on quarterly figures +11.0 vs Q4 of 2021 with positive LTM figures +10.2 vs LY). Regarding turnover data, the scheme recorded an increase on quarterly sales (+14.9 vs Q4 of 2021 mainly due to the new tenant Meggetto and the overperformance of Brico, Tezenis OVS and Non Solo Sport. LTM figures remain positive with +13.2 (€16.5m over the last 12 months).  
Occupancy: 86.7%. Q4 of 2022 reported an increase of +3.0% compared to Q4 of 2021 and +4.6% compared to Q3 of 2022 due to the new lease of Meggetto Calzature (U 17- 21-22-23-ST05, 488 SQM).

**Leasing:**

Termination: N/A, Renewal: Takko Fashion (U 12a), New Lease: Meggetto Calzature (U 17-21-22-23-ST05, 488 SQM), Side Letter: N/A

**Financial Performance:**

YTD Gross rental income at Q4 2022 is €1.5M), YTD Net Rental Income at Q4 2022 is €1.2M), YTD Operating Profit at Q4 2022 is €157K

#### BELVEDERE

**Performance:** In Q4 of 2022 the SC reported an increase in terms of footfall on quarterly figures (+8.4% vs Q4 of 2021) with positive LTM figures (+5.6% vs LY). Regarding turnover data, the scheme recorded an increase on quarterly sales (+12.1% vs Q4 2021), mainly due to the overperformance of McDonald's and Foot Locker, the new lease of Tezenis and Bluespirit; LTM figures are positive with +93% (€ 61.9m over the last 12 months). Performance are also affected by the refurbishment of two MSUs (Piazza Italia from 12 Sept - 31 Oct and Cisalfa from 15 Sept-22 Oct) and by the competition of Archimede Shopping center opened in May 2019.  
Occupancy: 99.5%. Q4 of 2022 reported an increase of +1.8% compared to Q4 of 2021 and +0.1% compared to Q3 of 2022.

**Leasing:**

Termination: Primadonna (U24, 160 sqm), Tokuno Shima (U38 88 sqm), BlueSpirit (U11 80 sqm), Renewal: Games Stop (U32 Sorbino (U61), New Lease: Two Way (U60 150 sqm), Blueprint (U24 160 sqm), La Casa De Las Carcasas (U11 80 sqm), Side Letter: N/A

**Financial Performance:**

YTD Gross rental income at Q4 2022 is €5.6M), YTD Net Rental Income at Q4 2022 is €5.3M), YTD Operating Profit at Q4 2022 is €768K

#### BORGOGIOSO

**Performance:** In Q4 of 2022 the SC reported an increase in terms of footfall on quarterly figures (+9.4% vs Q4 of 2021) with positive LTM figures (+7.4% vs LY). Regarding turnover data the scheme recorded an increase on quarterly sales (+13.1% vs Q4 of 2021) mainly due to the new tenant Bluespirit and an increase in sales of Game 7 Athletics, Horizon, Comet and Champions: LTM figures remain positive with +10.0% (€17.6m over the last 12 months).  
Occupancy: 97.5%. Q4 of 2022 reported a decrease of -1.2% compared to Q 4 of 2021 and -1.1% compared to Q3 of 2021 due to the termination of Arcade (U20 99 sqm).

**Leasing:**

Termination: Arcade (U20 99 sqm), Caffè Dienne (U18 69 sqm), Renewal: N/A, New Lease: Moreno (U18 69 sqm), Side Letter: N/A

**Financial Performance:**

YTD Gross rental income at Q4 2022 is €2.2M, YTD Net Rental Income at Q4 2022 is €1.8M, YTD Operating Profit at Q4 2022 is €187K.

#### COLONNE

**Performance:** In Q4 the SC reported an increase in terms of footfall on quarterly figures (+18.0% vs Q4 of 2021 with positive LTM figures (+15.1% vs LY). Regarding turnover data, the scheme recorded an increase on quarterly sales (+19.4%) and LTM figures remain positive with +17.5% (€42.5 m over the last 12 months). The positive turnover performance compared to last year is mainly due to the new tenants JD Sports, Stradivarius and Naima.  
Occupancy: 97.3%. Q4 of 2022 reported an increase of +14.3% compared to Q 4 of 2021, mainly due to the new tenant JD Sport (U8-9 957 sqm) and Stradivarius (U7 596 sqm). There is also an increase of +1.3% compared to Q 3 of 2022 due to the new lease of Naima (U22 167 sqm).

**Leasing:**

Termination: N/A, Renewal: Fiorella Rubino (U59, New Lease: Naima (U22 167 sqm), Side Letter: N/A

**Financial Performance:**

YTD Gross rental income at Q4 2022 is €4.4M, YTD Net Rental Income at Q4 2022 is €3.9M, YTD Operating Profit at Q4 2022 is €554K.

#### SCAGLIA

**Performance:** In Q4 of 2022 the SC reported an increase in terms of footfall on quarterly figures (+5.5% vs Q 4 of 2021) with positive LTM figures (+4.5 vs LY). Regarding turnover data, the scheme recorded an increase on quarterly sales (+8.2 vs Q4 of 2021 )mainly due to the new tenant Talco (U1 +1bis, 152 sqm) and the performance of Conad. Dental Pro and Deichmann; LTM data are positive with +6.5% (€46.0m over the last 12 months).  
Occupancy: 99.7%. Q4 of 2022 reported an increase of +1.3% compared to Q4 of 2021 mainly due to the new tenant Talco (U1 +1bis, 152 sqm). There is also an increase of +0.7% compared to Q3 of 2022.

**Leasing**

Renewals: N/A, Termination: N/A, New Lease: N/A, Side Letter: N/A

**Financial Performance:**

YTD Gross rental income Q4 2022 is €2.5M, YTD Net Rental Income at Q4 2022 is €2.2M, YTD Operating Profit at Q4 2022 is €312K.