MAGNOLIA BTV S.r.l.

Investors Report

Euro 142.900.000 Class A Asset Backed Floating Rate Notes due July 2045
Euro 47.520.000 Class J Asset Backed Variable Return Notes due July 2045

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Contacts

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SECURITISATION SERVICES
BANCA FININT

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Reporting Dates

Quarterly Collection Period	01/10/2020	31/12/2020
Interest Period	28/10/2020	28/01/2021
Payment Date	28/01/2021	

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 (former Securitisation Services S.p.A.)* will have no liability for the completeness or accuracy of such information.

Principal Parties

Issuer	Magnolia BTV S.r.l.
Originator/Servicer	Banco delle Tre Venezie S.p.A.
Back-up Servicer Facilitator	Banca Finint S.p.A (former Securitisation Services S.p.A.)*
Representative of the Noteholders	Banca Finint S.p.A (former Securitisation Services S.p.A.)*
Computation Agent	Banca Finint S.p.A (former Securitisation Services S.p.A.)*
Cash Manager	Banco delle Tre Venezie S.p.A.
Corporate Servicer	Banca Finint S.p.A (former Securitisation Services S.p.A.)*
Account Bank and Paying Agent	BNP Paribas Securitisation Services, Milan
Arranger	Banca Finint S.p.A (former FISG S.r.l.)**
Reporting Entity	Banco delle Tre Venezie S.p.A.
Reporting Entity Contact Person	Marco Casotto
Reporting Entity Contact Telephone	+ 39 049 82 08 407
Reporting Entity Contact Emails	marco.casotto@bancodelletrevenezie.it
Risk Retention Method	First loss tranche - Option (d) of Article 405 of CRR
Risk Retention Holder	Banco delle Tre Venezie S.p.A.
Underlying Exposure Type	Small and Medium Enterprise Loans (SMEL)
Risk Transfer Method	True Sale (Y)
Risk Weight Approach	Standardised Approach (STND)
Excess Spread Trapping Mechanism	N
Current Overcollateralisation	100%
Annualised Constant Prepayment Rate	13,6600%
Annualised Constant Default Rate	0,0000%

Issuer's LEI code 815600ECCAFAF48F379

Main definitions

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

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

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

1.1. Transaction overview

The Notes

Issue Date: 31 July 2019

Classes	Class A	Class J
Notional amount	142.900.000	47.520.000
Currency	Euro	Euro
Final Maturity Date	July 2045	July 2045
Listing	ExtraMOT PRO	
ISIN code	IT0005380974	IT0005380982
Payment frequency	Quarterly	Quarterly
Indexation	Euribor 3M	
Cap	3,00%	
Spread	0.5%	

The Portfolio

Underlying assets for the Notes:	Receivables arising out of mortgage loan and unsecured loan agreements entered into between Banco delle Tre Venezie S.p.A. and certain obligors which are individual debtors
Initial Portfolio:	187.547.634,51 Euro
Transfer Date:	16 July 2019

The Originator confirms that, as at the date of this report, it continues to hold the net economic interest in the securitisation as disclosed in the Prospectus, in accordance with in accordance with option (3)(d) of article 6 of the Securitisation Regulation.

2. Class A Notes

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

3. Class J Notes

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

4. Collections and recoveries

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

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

5. Issuer Available Funds

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

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

6.1. Pre-Enforcement Priority of Payments

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

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

6.2. Post-Enforcement Priority of Payments

NOT APPLICABLE

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

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

7. Cash Reserve Amount

Payment Date	Cash Reserve Amount as at the Issue Date	Principal Amount Outstanding of the Senior Notes	(i) 2% of the Principal Amount Outstanding of the Senior Notes	(ii) Required Cash Reserve Amount: max((i);[775.000,00])	(iii) Cash Reserve Amount credited into the Cash Reserve Account	Shortfall ((iii)-(ii))
28/10/2019	2.842.000,00	142.900.000,00	2.858.000,00	2.858.000,00	2.858.000,00	-
28/01/2020	2.842.000,00	132.081.826,95	2.641.636,54	2.641.636,54	2.641.636,54	-
28/04/2020	2.842.000,00	118.349.637,10	2.366.992,74	2.366.992,74	2.366.992,74	-
28/07/2020	2.842.000,00	109.145.933,96	2.182.918,68	2.182.918,68	2.182.918,68	-
28/10/2020	2.842.000,00	104.601.699,67	2.092.033,99	2.092.033,99	2.092.033,99	-
28/01/2021	2.842.000,00	92.385.507,34	1.847.710,15	1.847.710,15	1.847.710,15	-

8. Triggers

	Threshold Level	*Actual Value*	*Status*	*Cure period*
Acceleration Event	10,00%	3,87%	NOT OCCURED	N.A.

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

Calculation frequency: 90

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

9. Portfolio description

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

9.1.Description of the Portfolio

E1. Breakdown of the Total Portfolio by arrear buckets

	Outstanding Principal	%
Mortgages with no arrears	122.854.356,48	95,54%
Arrears 1-29 Days	5.458.778,76	4,24%
Arrears 30-59 Days	-	0,00%
Arrears 60-89 Days	-	0,00%
Arrears 90-119 Days	71.835,13	0,06%
Arrears 120-149 Days	-	0,00%
Arrears 150-179 Days	-	0,00%
Arrears 180+ Days	208.282,89	0,16%

E2. Breakdown of the Total Portfolio by residual life

	Indetermined	0-1 Months	2-3 Months	4-6 Months	7-12 Months	1-5 Years	Over 5 Years	Total
Performing Receivables	-	462.128,53	3.540.960,96	6.413.324,26	11.261.838,38	69.558.393,12	34.749.524,07	125.986.169,32
Delinquent Receivables	-	2.662,86	5.354,04	8.102,38	16.464,88	31.107,63	-	63.691,79
Defaulted Receivables (as per transaction definiiton)	-	5.740,46	11.545,57	17.481,25	35.556,90	39.475,58	-	109.799,76
Total	-	470.531,85	3.557.860,57	6.438.907,89	11.313.860,16	69.628.976,33	34.749.524,07	126.159.660,87

E3. Breakdown of the Mortagage Portfolio by residual life

	Indetermined	0-1 Months	2-3 Months	4-6 Months	7-12 Months	1-5 Years	Over 5 Years	Total
Performing Receivables	-	217.019,83	1.703.321,20	3.546.431,05	6.185.582,77	53.082.101,11	33.468.636,41	98.203.092,37
Delinquent Receivables	-	-	-	-	-	-	-	-
Defaulted Receivables (as per transaction definiiton)	-	-	-	-	-	-	-	-
Total	-	217.019,83	1.703.321,20	3.546.431,05	6.185.582,77	53.082.101,11	33.468.636,41	98.203.092,37

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

	Indetermined	0-1 Months	2-3 Months	4-6 Months	7-12 Months	1-5 Years	Over 5 Years	Total
Performing Receivables	-	245.108,70	1.837.639,76	2.866.893,21	5.076.255,61	16.476.292,01	1.280.887,66	27.783.076,95
Delinquent Receivables	-	2.662,86	5.354,04	8.102,38	16.464,88	31.107,63	-	63.691,79
Defaulted Receivables (as per transaction definiiton)	-	5.740,46	11.545,57	17.481,25	35.556,90	39.475,58	-	109.799,76
Total	-	253.512,02	1.854.539,37	2.892.476,84	5.128.277,39	16.546.875,22	1.280.887,66	27.956.568,50

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

	Mortgage Collateral Ptf Outst. Principal	%	Non-Mortgage Collateral Ptf Outst. Principal	%	Total Collateral Ptf Outst. Principal	%
Euribor 1M media mese prec.	-	0,00%	-	0,00%	-	0,00%
Euribor 3M media mese prec.	87.924.338,25	100,00%	25.352.514,34	100,00%	113.276.852,59	100,00%
Euribor 6M media mese prec.	-	0,00%	-	0,00%	-	0,00%
Total	87.924.338,25	100,00%	25.352.514,34	100,00%	113.276.852,59	100,00%

E6. Breakdown of the Collateral Portfolio by type of rate

	Mortgage Collateral Ptf Outst. Principal	%	Non-Mortgage Collateral Ptf Outst. Principal	%	Total Collateral Ptf Outst. Principal	%
Floating Rate Loans	87.924.338,25	87,51%	25.352.514,34	90,84%	113.276.852,59	88,23%
Floating Capped Rate Loans	-	0,00%	-	0,00%	-	0,00%
Fixed Rate Loans	12.550.436,02	12,49%	2.557.681,76	9,16%	15.108.117,78	11,77%
Total	100.474.774,27	100,00%	27.910.196,10	100,00%	128.384.970,37	100,00%

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

	Mortgage Collateral Ptf Outst. Principal	%	Non-Mortgage Collateral Ptf Outst. Principal	%	Total Collateral Ptf Outst. Principal	%
0,01 - 25.000,00 Euro	32.627,59	0,03%	433.937,82	1,55%	466.565,41	0,36%
25.000,01 - 75.000,00 Euro	384.543,38	0,38%	2.073.568,75	7,43%	2.458.112,13	1,91%
75.000,01 - 250.000,00 Euro	9.074.879,24	9,03%	11.265.903,25	40,36%	20.340.782,49	15,84%
over 250.000,00 Euro	90.982.724,06	90,55%	14.136.786,28	50,65%	105.119.510,34	81,88%
Total	100.474.774,27	99,99%	27.910.196,10	99,99%	128.384.970,37	100,0%

E8. Client's Concentration

	Mortgage Collateral Ptf Outst. Principal	%	Non-Mortgage Collateral Ptf Outst. Principal	%	Total Collateral Ptf Outst. Principal	%
First Client	4.002.200,00	3,98%	1.788.279,31	6,41%	5.790.479,31	4,51%
First Ten Clients	24.183.696,58	24,07%	7.869.751,99	28,20%	32.053.448,57	24,97%
First Twenty Clients	38.999.209,82	38,81%	11.228.797,01	40,23%	50.228.006,83	39,12%

E9. Breakdown of the Collateral Portfolio by geographical area

	Mortgage Collateral Ptf Outst. Principal	%	Non-Mortgage Collateral Ptf Outst. Principal	%	Total Collateral Ptf Outst. Principal	%
Northen Italy	100.025.176,88	99,55%	27.556.126,29	98,73%	127.581.303,17	99,37%
Central Italy	449.597,39	0,45%	354.069,81	1,27%	803.667,20	0,63%
Southern Italy	-	0,00%	-	0,00%	-	0,00%
Total	100.474.774,27	100,00%	27.910.196,10	100,00%	128.384.970,37	100,00%

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

	Mortgage Collateral Ptf Outst. Principal	%	Non-Mortgage Collateral Ptf Outst. Principal	%	Total Collateral Ptf Outst. Principal	%
Accommodation and food service activities	1.861.509,90	1,85%	714.748,25	2,56%	2.576.258,15	2,01%
Administrative and support service activities	-	0,00%	-	0,00%	-	0,00%
Mineral extraction industry	-	0,00%	-	0,00%	-	0,00%
Agriculture, forestry and fishing	17.686.290,10	17,60%	281.423,98	1,01%	17.967.714,08	14,00%
Arts, entertainment and recreation	-	0,00%	199.414,95	0,71%	199.414,95	0,16%
Construction	8.889.423,02	8,85%	3.785.001,11	13,56%	12.674.424,13	9,87%
Education	-	0,00%	68.589,61	0,25%	68.589,61	0,05%
Electricity, gas, steam and air conditioning supply	1.452.044,08	1,45%	1.048.610,87	3,76%	2.500.654,95	1,95%
Financial and insurance activities	3.462.038,97	3,45%	348.572,39	1,25%	3.810.611,36	2,97%
Human health and social work activities	247.163,21	0,25%	-	0,00%	247.163,21	0,19%
Information and communication	1.989.882,37	1,98%	1.061.785,40	3,80%	3.051.667,77	2,38%
Manufacturing	18.158.253,26	18,07%	10.095.631,95	36,17%	28.253.885,21	22,01%
Other service activities	126.188,54	0,13%	-	0,00%	126.188,54	0,10%
Professional, scientific and technical activities	4.647.072,78	4,63%	657.687,38	2,36%	5.304.760,16	4,13%
Real estate activities	28.636.675,96	28,50%	1.775.692,74	6,36%	30.412.368,70	23,69%
Transportation and storage	1.803.799,34	1,80%	537.057,23	1,92%	2.340.856,57	1,82%
Water supply; sewerage, waste management and remediation activities	-	0,00%	1.134.196,32	4,06%	1.134.196,32	0,88%
Wholesale and retail trade; repair of motor vehicles and motorcycles	7.414.479,47	7,38%	4.188.492,57	15,01%	11.602.972,04	9,04%
Rental, Travel Agencies and Business Support Services	1.534.268,64	1,53%	197.466,61	0,71%	1.731.735,25	1,35%
Other	2.565.684,63	2,55%	1.815.824,74	6,51%	4.381.509,37	3,41%
Total	100.474.774,27	100,00%	27.910.196,10	100,00%	128.384.970,37	100,0%

E11. Collateral Portfolio summary

	Mortgage Collateral Ptf Outst. Principal	Non-Mortgage Collateral Ptf Outst. Principal	Total Collateral Ptf Outst. Principal
Number of Loans	179	196	375
Outstanding Principal	100.474.774,27	27.910.196,10	128.384.970,37
Floating Rate WA Spread	3,41	3,48	3,42
Floating Rate WA Rate	3,41	3,47	3,42
Fixed Rate WA Rate	4,44	3,45	4,27
Total Collatral Portt WA Rate	3,54	3,46	3,52
WA Original life (years)	9,74	5,04	8,72
WA Seasoning (years)	2,35	1,29	2,12
WA Residual life (years)	7,01	3,42	6,23

E12. Annualised Constant Prepayment Rate 13,6600%

E13. Annualised Constant Default Rate 0,0000%

10. Notes collateralisation

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

11. Portfolio performance

Quarterly Collection Period End Date	Total Portfolio				
	Delinquency Ratio	Gross Default Ratio	Cumulative Gross Default Ratio	Cumulative Net Default Ratio	Prepayments ratio
30/09/2019	2,687%	0,00%	0,00%	0,00%	0,953%
31/12/2019	2,090%	0,29%	0,26%	0,26%	2,000%
31/03/2020	3,980%	0,80%	0,93%	0,93%	0,680%
30/06/2020	1,300%	2,45%	2,90%	2,76%	1,010%
30/09/2020	0,150%	1,28%	3,87%	2,87%	5,110%
31/12/2020	0,060%	0,00%	3,87%	1,30%	4,260%

12. Renegotiations

D1. Evolution of *Accordi Transattivi*

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

D2. Evolution of *Accolli*

Opening balance	1.923.598,00		
Outstanding Principal of *Accolli* agreed during the Quarterly Collection Period	-	%	Limit
Closing balance	1.923.598,00	1,03%	5%

D3. Evolution of the interest rate renegotiations

	Fixed to Floating Rate	Lowering of Fixed Rate	Floating to Fixed Rate	Lowering of Spread	Limit 15%
Opening balance	-	290.312,48	-	3.929.757,28	2,25%
Outstanding Principal of interest rate renegotiations agreed during the Quarterly Collection Period	-	-	-	202.390,38	0,11%
Closing balance	-	290.312,48	-	4.132.147,66	2,36%

D4. Evolution of reschedulings

Opening balance	7.631.460,51		
Outstanding Principal of reschedulings agreed during the Quarterly Collection Period	60.776,70	%	Limit
Closing balance	7.692.237,21	4,10%	15%

D5. Evolution of suspensions of payments

		Limit 5%	Cumulative amounts	Limit 10%
Opening balance	1.411.126,29	1,03%	3.996.856,21	2,13%
Outstanding Principal of suspensions of payments agreed during the Quarterly Collection Period	60.776,70		60.776,70	0,03%
Outstanding Principal of loans in respect of which the relevant debtors have started to repay	(910.645,38)	-0,62%	-	-
Closing balance	561.257,61	0,41%	4.057.632,91	2,16%

D6. Evolution of individual Receivables repurchased

	During such calendar year	Limit 5% (year)	Cumulative amounts	Limit 10%
Opening balance	2.871.413,99	1,53%	2.871.413,99	1,53%
Outstanding Principal of individual Receivables repurchased during the Quarterly Collection Period	2.944.296,38	1,57%	2.944.296,38	1,57%
Closing balance	5.815.710,37	3,10%	5.815.710,37	3,10%

D.7 Restructured Loans (D.1 + D3 + D4 + D5)

12.675.954,96

D8. Covid-19 Suspensions

	Amount suspended during the Collection Period		***Total amount suspended at the end of the collection period***	
Type of Suspension	N. of Loans	Outstanding Principal	N. of Loans	Outstanding Principal
Only Capital Instalments	1	159.173	24	7.135.655
Only Interest Instalments	0	0	0	0
Capital and Interest Instalments	24	6.331.552	221	83.810.955

	Amount suspended during the Collection Period		***Total amount suspended at the end of the collection period***	
Period of Suspension	N. of Loans	Outstanding Principal	N. of Loans	Outstanding Principal
From 1 to 6 moths	25	6.490.724	245	90.946.610
From 7 to 12 months	0	0	0	0
From 13 to 18 months	0	0	0	0

13. Account-level information section

	Account Identifier (Iban)	Account Type	Account Balance	Amortising Account
(i)	IT05K0347901600000802307200	Collection Account (OTHR)	8.980.121,74	N
(ii)	IT56M0347901600000802307202	Cash Reserve Account (CARE)	2.092.033,99	Y
(iii)	IT79L0347901600000802307201	Payments Account (OTHR)	4,66	N
(iv)	IT35R0103061622000001847375	Expenses Account (OTHR)	25.507,21	N