

Fanes S.r.l.

Investors Report

5th Securitisation of Performing Mortgage and Non-Mortgage Loans granted to Small and Medium Enterprise debtors, originated by Cassa di Risparmio di Bolzano

*Euro 2,000,000,000 Series 2020-1-A Asset Backed Floating Rate Notes due June 2060
Euro 1,000,000,000 Series 2020-1-J Asset Backed Fixed Rate and Variable Return Notes due June 2060*

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Reporting Dates

| | | |
|-------------------|------------|------------|
| Collection Period | 01/09/2020 | 30/11/2020 |
| Interest Period | 28/09/2020 | 28/12/2020 |
| Payment Date | 28/12/2020 | |

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

This Investors Report is prepared by Banca Finint S.p.A (former Securitisation Services S.p.A.)* in accordance with the criteria described in the Transaction Documents. Certain information included in this report is provided by the Parties. Please be advised that Banca Finint S.p.A will have no liability for the completeness or accuracy of such information.



1. Transaction overview

Issuer: Fanes S.r.l.
 Originator/Servicer: Cassa di Risparmio di Bolzano S.p.A
 Arrangers: Banca Finint S.p.A (former FISG s.r.l.)*

The Notes :

| Classes | Series 2020-1-A Notes | Series 2020-1-J Notes |
|---------------------------|-----------------------|--------------------------------------|
| Original notional amounts | 2.000.000.000 | 1.000.000.000 |
| Currency | Euro | Euro |
| Issue Date | 12 June 2020 | 12 June 2020 |
| Final Maturity Date | 27 June 2060 | 27 June 2060 |
| Listing | Borsa Italiana | Not listed |
| ISIN code | IT0005412363 | IT0005412371 |
| Common code | | |
| Clearing | Monte Titoli | Monte Titoli |
| Denomination | 100.000,00 | 1.000,00 |
| Type of amortisation | Pass-through | Pass-through |
| Indexation | 3M EURIBOR | N/A |
| Spread / Fixed Rate | 0.80% per annum | 1.00% per annum plus variable return |

Underlying Assets for the Notes SME Mortgage Loans and Non-Mortgage Loans ; the Issuer purchased a Portfolio equal to Euro 739.294.999,82 on 15 May 2020

Payment Date Means 27 March, 27 June, 27 September and 27 December, in each year (or, if such day is not a Business Day, the immediately following Business Day)

Interest Period Means each period from (and including) a Payment Date to (but excluding) the nextfollowing Payment Date

Interest calculation Actual / 360

Principal Parties

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 Cassa di Risparmio di Bolzano S.p.A.
 Corporate Servicer Banca Finint S.p.A (former Securitisation Services S.p.A.)*
 Account Bank and Paying Agent BNP Paribas Securities Services, Milan branch
 Reporting Entity Cassa di Risparmio di Bolzano S.p.A.
 Risk Retention Method Vertical slice - Option (a) of Article 6 (3) of Sec Regulation
 Risk Retention Holder Cassa di Risparmio di Bolzano S.p.A.

The Originator confirms that, as at the date of this report, it continues to maintain the material net economic interest in the securitisation as disclosed in the Prospectus, in accordance with option 3a of Article 405 of Regulation (EU) 575/2013 (the CRR) and Article 6 of the Regulation No. 2402/2017 (the Securitisation Regulation).



2. Series 2020-1-A Notes

| Interest Period | | | Before payments | | Accrued | | | Payments | | After payments | | | |
|-----------------|------------|------------|-----------------------|-----------------|--------------------|------------------|------|------------------|---------------|----------------|-----------------------|-----------------|-------------|
| | | | Outstanding Principal | Unpaid Interest | Further Instalment | Rate of Interest | Days | Accrued Interest | Principal | Interest | Outstanding Principal | Unpaid Interest | Pool factor |
| 12/06/2020 | 28/09/2020 | 28/09/2020 | 479.300.000,00 | - | - | 0,473% | 108 | 680.126,70 | 22.984.999,57 | 680.126,70 | 456.315.000,43 | - | 0,22815750 |
| 28/09/2020 | 28/12/2020 | 28/12/2020 | 456.315.000,43 | - | - | 0,307% | 91 | 354.113,12 | 19.746.236,55 | 354.113,12 | 436.568.763,88 | - | 0,21828438 |
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4. Collections and Recoveries

| Collection Period | | Mortgage Loans | | | | | | | | | |
|-------------------|------------|----------------|--------------|--------------|--------------|-----------|-------|-------------------------------------|--|---|----------------------------------|
| | | Instalments | | Late charges | Prepayments | | Other | Recoveries on Defaulted Receivables | Payments under the Transfer and the Servicing Agreements | Payments under the Warranty and Indemnity Agreement | Total Collections and Recoveries |
| | | Principal | Interest | | Principal | Interest | | | | | |
| 01/05/2020 | 31/08/2020 | 8.059.059,79 | 3.077.676,59 | 406,12 | 4.939.023,86 | 17.770,64 | - | - | - | - | 16.093.937,00 |
| 01/09/2020 | 30/11/2020 | 4.407.329,63 | 1.908.845,93 | 197,92 | 5.706.973,52 | 7.428,67 | - | - | - | - | 12.030.775,67 |
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| Collection Period | | Non-Mortgage Loans | | | | | | | | | |
|-------------------|------------|--------------------|--------------|--------------|--------------|----------|-------|-------------------------------------|--|---|----------------------------------|
| | | Instalments | | Late charges | Prepayments | | Other | Recoveries on Defaulted Receivables | Payments under the Transfer and the Servicing Agreements | Payments under the Warranty and Indemnity Agreement | Total Collections and Recoveries |
| | | Principal | Interest | | Principal | Interest | | | | | |
| 01/05/2020 | 31/08/2020 | 8.494.451,40 | 1.641.982,44 | 162,91 | 1.497.425,16 | 5.285,26 | - | - | - | - | 11.639.307,17 |
| 01/09/2020 | 30/11/2020 | 5.923.020,24 | 1.117.130,33 | 52,85 | 3.590.872,02 | 9.139,58 | - | - | - | - | 10.640.215,02 |
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5. Issuer Available Funds

| Collection Period | | Collections and Recoveries | Any other amount received from any party to the Transaction Documents | Amounts standing to the credit of the Accounts | Interest paid on the amounts standing to the credit of the Accounts | Proceeds from the Eligible Investments | Amounts received from any sale of all or part of the Portfolio | Notes Further Instalments | The Issuer Available Funds relating to the immediately preceding Payment Date | Any other amount received by the Issuer from any other party to the Transaction Documents | Cash Reserve Integration to be paid by the Originator | Issuer Available Funds |
|-------------------|------------|----------------------------|---|--|---|--|--|---------------------------|---|---|---|------------------------|
| 01/05/2020 | 31/08/2020 | 27.733.244,17 | 139.496,89 | 9.558.000,18 | - | (12.471,85) | - | - | - | - | - | 37.418.269,39 |
| 01/09/2020 | 30/11/2020 | 22.670.990,69 | 262.187,25 | 9.586.000,00 | - | (24.514,04) | - | - | - | - | - | 32.494.663,90 |
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6.1 Pre-Enforcement Priority of Payments

| Payment Date | Expenses, Retention Amount and Agent Fees | Series 2020-1-A Interest Payment Amount | Required Cash Reserve Amount | Cash Reserve Increase Amount | Cash Reserve Integration Ledger | on Ramp-Up Period, Purchase Price of the Further Portfolio | Series 2020-1-A Notes Repayment Amount | Adjustment Purchase Price | Any other amount due and payable under any Transaction Document | Series 2020-1-J Notes Interest Payment Amount | Series 2020-1-J Notes Repayment Amount | Series 2020-1-J Notes Premium | Residual balance |
|--------------|---|---|------------------------------|------------------------------|---------------------------------|--|--|---------------------------|---|---|--|-------------------------------|------------------|
| 28/09/2020 | 195.048,83 | 680.126,70 | 9.586.000,00 | - | - | - | 22.984.999,57 | - | - | 808.749,00 | - | 3.163.345,29 | - |
| 28/12/2020 | 147.733,70 | 354.113,12 | 9.126.300,01 | - | - | - | 19.746.236,55 | - | - | 681.445,92 | - | 2.438.834,60 | - |
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6.2 Post-Enforcement Priority of Payments

- NOT APPLICABLE -

| Payment Date | Expenses, Retention Amount and Agent Fees | Series 2020-1-A Interest Payment Amount | Series 2020-1-A Notes Repayment Amount | Adjustment Purchase Price | Any other amount due and payable under any Transaction Document | Series 2020-1-J Notes Interest Payment Amount | Series 2020-1-J Notes Repayment Amount | Series 2020-1-J Notes Premium | Residual balance |
|--------------|---|---|--|---------------------------|---|---|--|-------------------------------|------------------|
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8.1 Portfolio performance - Mortgage Loan

| Collection Period | | Mortgage Loan | | | | | | | | | |
|-------------------|------------|-------------------|-------------------|------------------|-----------------------|-----------------------------|--------------------------------|-----------------------|--------------------------------|---------------------|--------------------|
| | | Delinquent Claims | Delinquency ratio | Defaulted Claims | Gross default ratio % | Cumulative defaulted Claims | Cumulative gross default ratio | Cumulative Recoveries | Cumulative net default ratio % | Prepaid Receivables | Prepayment ratio % |
| 01/05/2020 | 31/08/2020 | - | 0,00% | - | 0,00% | - | 0,00% | - | 0,00% | 4.939.023,86 | 1,00% |
| 01/09/2020 | 30/11/2020 | 515.355,40 | 0,11% | - | 0,00% | - | 0,00% | - | 0,00% | 5.105.235,14 | 1,05% |
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8.2 Portfolio performance - Non Mortgage Loan

| Collection Period | | Non-Mortgage Loan | | | | | | | | | |
|-------------------|------------|-------------------|-------------------|------------------|-----------------------|-----------------------------|--------------------------------|-----------------------|--------------------------------|---------------------|--------------------|
| | | Delinquent Claims | Delinquency ratio | Defaulted Claims | Gross default ratio % | Cumulative defaulted Claims | Cumulative gross default ratio | Cumulative Recoveries | Cumulative net default ratio % | Prepaid Receivables | Prepayment ratio % |
| 01/05/2020 | 31/08/2020 | 26.149,79 | 0,01% | - | 0,00% | - | 0,00% | - | 0,00% | 1.497.425,16 | 0,65% |
| 01/09/2020 | 30/11/2020 | - | 0,00% | - | 0,00% | - | 0,00% | - | 0,00% | 3.590.872,02 | 1,62% |
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10.1 Portfolio description

| Quarterly Collection Period | | Total Portfolio | | | | | | | Outstanding Principal Total Portfolio | | | | | | | |
|-----------------------------|------------|---------------------------|----------------------------------|----------------------|--|---------------------------------|---------------------------|---|---------------------------------------|----------------------|-----------------------|-----------------------|------------------------|-------------------------|-------------------------|--------------------------|
| | | 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 Outstanding Principal (g)=(d)+(e)+(f) | with no arrears | 1-29 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 |
| 01/05/2020 | 31/08/2020 | 715.135.600,82 | 77.352,44 | 1.099.047,17 | 716.312.000,43 | 20.486,59 | - | 716.332.487,02 | 711.637.202,48 | 3.474.233,99 | 24.164,35 | - | - | - | - | - |
| 01/09/2020 | 30/11/2020 | 695.520.972,14 | 64.264,41 | 1.440.227,32 | 697.025.463,87 | 6.643,88 | - | 697.032.107,75 | 694.693.657,09 | 1.816.451,38 | 515.355,40 | - | - | - | - | - |
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10.2 Portfolio Description

Outstanding Principal of mortgage loans by Residual Life

| | Indetermined | 0-1 Months | 2-3 Months | 4-6 Months | 7-12 Months | 1-5 Years | Over 5 Years | Total |
|--------------|---------------------|------------------|---------------------|---------------------|----------------------|-----------------------|-----------------------|-----------------------|
| Performing | 1.131.250,35 | 35.209,37 | 6.587.081,94 | 8.733.387,20 | 31.237.802,97 | 212.330.355,50 | 219.326.396,74 | 479.381.484,07 |
| Delinquent | 39.563,68 | - | - | 45.241,47 | 45.459,42 | 344.478,25 | 40.612,58 | 515.355,40 |
| Defaulted | - | - | - | - | - | - | - | - |
| Total | 1.170.814,03 | 35.209,37 | 6.587.081,94 | 8.778.628,67 | 31.283.262,39 | 212.674.833,75 | 219.367.009,32 | 479.896.839,47 |

Outstanding Principal of non-mortgage loans by Residual Life

| | Indetermined | 0-1 Months | 2-3 Months | 4-6 Months | 7-12 Months | 1-5 Years | Over 5 Years | Total |
|--------------|-------------------|------------------|---------------------|---------------------|----------------------|-----------------------|----------------------|-----------------------|
| Performing | 333.677,70 | 37.995,75 | 6.916.117,34 | 7.559.873,28 | 27.889.540,39 | 135.805.765,39 | 38.585.654,55 | 217.128.624,40 |
| Delinquent | - | - | - | - | - | - | - | - |
| Defaulted | - | - | - | - | - | - | - | - |
| Total | 333.677,70 | 37.995,75 | 6.916.117,34 | 7.559.873,28 | 27.889.540,39 | 135.805.765,39 | 38.585.654,55 | 217.128.624,40 |

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

| | Mortgage Loans | % | Non-Mortgage Loans | % | Total Portfolio | % |
|--|-----------------------|----------------|-----------------------|----------------|-----------------------|----------------|
| Accommodation and food service activities | 184.768.454,03 | 38,50% | 37.077.318,29 | 17,08% | 221.845.772,32 | 31,83% |
| Administrative and support service activities | - | 0,00% | - | 0,00% | - | 0,00% |
| Mineral extraction industry | 79.820.272,42 | 16,63% | 20.173.666,74 | 9,29% | 99.993.939,16 | 14,35% |
| Agriculture, forestry and fishing | 3.153.305,06 | 0,66% | 2.903.874,43 | 1,34% | 6.057.179,49 | 0,87% |
| Arts, entertainment and recreation | 22.584.679,07 | 4,71% | 15.020.222,46 | 6,92% | 37.604.901,53 | 5,40% |
| Construction | 496.473,42 | 0,10% | 85.341,37 | 0,04% | 581.814,79 | 0,08% |
| Education | 7.289.699,26 | 1,52% | 8.720.571,93 | 4,02% | 16.010.271,19 | 2,30% |
| Electricity, gas, steam and air conditioning supply | 942.390,27 | 0,20% | 3.254.891,45 | 1,50% | 4.197.281,72 | 0,60% |
| Financial and insurance activities | 1.138.032,67 | 0,24% | 1.909.973,83 | 0,88% | 3.048.006,50 | 0,44% |
| Human health and social work activities | 1.496.113,00 | 0,31% | 2.977.519,38 | 1,37% | 4.473.632,38 | 0,64% |
| Information and communication | 29.117.578,26 | 6,07% | 45.770.035,16 | 21,08% | 74.887.613,42 | 10,74% |
| Manufacturing | - | 0,00% | 606.964,44 | 0,28% | 606.964,44 | 0,09% |
| Other service activities | 4.572.761,28 | 0,95% | 3.225.181,86 | 1,49% | 7.797.943,14 | 1,12% |
| Professional, scientific and technical activities | 12.423.322,68 | 2,59% | 8.286.345,47 | 3,82% | 20.709.668,15 | 2,97% |
| Real estate activities | 88.522.508,34 | 18,45% | 9.430.796,96 | 4,34% | 97.953.305,30 | 14,05% |
| Transportation and storage | 550.022,55 | 0,11% | 4.039.869,47 | 1,86% | 4.589.892,02 | 0,66% |
| Water supply; sewerage, waste management and remediation activities | 5.006.670,45 | 1,04% | 16.080.054,61 | 7,41% | 21.086.725,06 | 3,03% |
| Wholesale and retail trade; repair of motor vehicles and motorcycles | 2.871.316,24 | 0,60% | 1.120.584,87 | 0,52% | 3.991.901,11 | 0,57% |
| Rental, Travel Agencies and Business Support Services | 35.143.240,47 | 7,32% | 36.445.411,68 | 16,79% | 71.588.652,15 | 10,27% |
| Other | - | 0,00% | - | 0,00% | - | 0,00% |
| Total | 479.896.839,47 | 100,00% | 217.128.624,40 | 100,00% | 697.025.463,87 | 100,00% |



10.3 Portfolio Description

| Collection Period | | Outstanding Principal by Interest Rate | | Outstanding Principal by range | | | | Debtors concentration | | | | OLTV & CLTV | |
|-------------------|------------|--|----------------|--------------------------------|--------------------|---------------------|----------------|-----------------------|--------------------|-------------------|----------------------|-------------|--------|
| | | Floating rate | Fixed rate | 0,01 - 25.000 | 25.000,01 - 75.000 | 75.000,01 - 250.000 | over 250.000 | First Client | First five Clients | First ten Clients | First twenty Clients | WAOLTV | WACLTV |
| 01/05/2020 | 31/08/2020 | 598.881.294,68 | 117.430.705,75 | 6.275.902,87 | 39.154.489,76 | 156.541.146,82 | 514.340.460,98 | 7.966.862,54 | 30.561.683,44 | 53.884.510,12 | 87.388.983,48 | 51,41% | 33,81% |
| 01/09/2020 | 30/11/2020 | 582.929.604,87 | 114.095.859,00 | 5.997.337,03 | 37.737.830,24 | 155.025.720,07 | 498.264.576,53 | 7.670.263,22 | 30.339.824,13 | 53.134.586,12 | 86.300.609,57 | 51,41% | 23,37% |
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11. Renegotiations, *Accolli*, *Surroghe*, Accordi Transattivi, Indennizzi

| Collection Period | | Renegotiations | | | | "Accordi Transattivi" (Outstanding Balance) - Not higher than four | "Accordi Transattivi" (Outstanding Balance) - higher than four | Assumptions (Outstanding Balance) | Subrogations (Outstanding Balance) | Indemnities (Amount) |
|-------------------|------------|--|---|--|--|---|---|--------------------------------------|---------------------------------------|-------------------------|
| | | Renegotiation of the fixed rate of interest (Outstanding Balance) | Renegotiation of spread for indexed rate of interest (Outstanding Balance) | Renegotiation of the recurrence of payments (Outstanding Balance) | Renegotiation of the plan of depreciation (Outstanding Balance) | | | | | |
| 01/05/2020 | 31/08/2020 | 6.578.335,58 | 4.339.175,69 | 250.640,48 | 4.994.186,89 | - | - | 2.706.905,18 | - | 139.496,89 |
| 01/09/2020 | 30/11/2020 | 7.197.840,38 | 8.431.114,15 | 245.787,25 | 5.813.265,24 | - | - | 2.602.566,87 | - | 262.187,25 |
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12. Collateralisation

| Collection Period | | Principal Amount Outstanding | | | Collateralisation | | | Collateralisation Condition [(c) ≥ 95%*(f)] |
|-------------------|------------|------------------------------|---------------------------|-------------------|---|-------------------------|-------------------|---|
| | | Series 2020-1-A Notes (a) | Series 2018-1-J Notes (b) | Notes (c)=(a)+(b) | Outstanding Principal of the Collateral Portfolio (d) | Cash Reserve Amount (e) | Total (f)=(d)+(e) | |
| 01/05/2020 | 31/08/2020 | 456.315.000,43 | 269.583.000,00 | 725.898.000,43 | 716.312.000,43 | 9.586.000,00 | 725.898.000,43 | Satisfied |
| 01/09/2020 | 30/11/2020 | 436.568.763,88 | 269.583.000,00 | 706.151.763,88 | 697.025.463,87 | 9.126.300,01 | 706.151.763,88 | Satisfied |
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13. Suspension Amounts

Evolution of the Suspension Amounts during the Quarterly Collection Period (the Covid 19 Suspensions are not included)

| | Mortgage Loans | Non-Mortgage Loans | Total Portfolio |
|---|----------------|--------------------|-----------------|
| Suspension Amount at the beginning of the Quarterly Collection Period | - | - | - |
| Amount Suspended during the Quarterly Collection Period | - | - | - |
| Outstanding Principal of Loans in respect of which the relevant Debtors have started to repay the Instalments | - | - | - |
| Suspension Amount at the end of the Quarterly Collection Period | - | - | - |

Covid 19 Suspensions

| Type of Suspension | Balance beginning of Quarterly Collection Period | | Suspended during the Collection Period | | Balance at the end of Quarterly Collection Period | |
|----------------------------------|--|---------------------|--|---------------------|---|---------------------|
| | N. of Loans | Outstanding Balance | N. of Loans | Outstanding Balance | N. of Loans | Outstanding Balance |
| Only Capital Instalments | 117 | 20.962.531,23 | 16 | 4.920.567,34 | 520 | 150.311.043,01 |
| Capital and Interest Instalments | 1.247 | 324.892.859,89 | 39 | 13.098.091,94 | 1.187 | 321.592.677,20 |

| Period of Suspension | Balance beginning of Quarterly Collection Period | | Suspended during the Collection Period | | Balance at the end of Quarterly Collection Period | |
|----------------------|--|---------------------|--|---------------------|---|---------------------|
| | N. of Loans | Outstanding Balance | N. of Loans | Outstanding Balance | N. of Loans | Outstanding Balance |
| From 1 to 6 months | 117 | 20.962.531,23 | 37 | 9.005.606,01 | 50 | 12.550.318,87 |
| From 7 to 12 months | 1.685 | 455.894.008,00 | 14 | 6.032.218,53 | 1.649 | 454.615.824,02 |
| From 13 to 24 months | 4 | 1.756.742,58 | 4 | 2.980.834,74 | 8 | 4.737.577,32 |



14. Triggers & Purchase Termination Event

| Collection Period | | Collateralisation Condition | Delinquency Ratio Condition | Cash Reserve condition | Servicer Termination Events | Cumulative Gross Default Ratio |
|-------------------|------------|-----------------------------|-----------------------------|------------------------|-----------------------------|--------------------------------|
| 01/05/2020 | 31/08/2020 | Satisfied | Satisfied | Satisfied | Not Occurred | Satisfied |
| 01/09/2020 | 30/11/2020 | Satisfied | Satisfied | Satisfied | Not Occurred | Satisfied |
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15. Account-level information section

| | Account Identifier (Iban) | Account Type | Account Balance |
|-------|-----------------------------|----------------------|-----------------|
| (i) | IT54Z0347901600000802368702 | Collection Account | - |
| (ii) | IT77Y0347901600000802368701 | Cash Reserve Account | 9.126.300,01 |
| (iii) | IT03X0347901600000802368700 | Payments Account | - |
| (iv) | IT77C0604561620000005001569 | Expense Account | 20.000,00 |

