

Profamily SPV S.r.l.

Investors Report

Securitisation of Performing Consumer Loans originated by ProFamily S.p.A.

Euro 860.000.000 Series A Asset Backed Fixed Rate Notes due December 2040

Euro 100.932.000 Series J Asset Backed Fixed Rate Notes due December 2040

Contacts

Luca Marchetti / Daniela Calvi
E-mail: profamilyspv@finint.com
Tel.: +39 0438 360 794 / 741
Via V.Alfieri, 1 - 31015 Conegliano (TV)



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www.securitisation-services.com

Reference dates

Collection Period	01/10/2021	31/10/2021
Interest Period	20/10/2021	21/11/2021
Payment Date	22/11/2021	

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1. Transaction overview

Principal Parties

Issuer	Profamily SPV S.r.l.
Originator	ProFamily S.p.A.
Servicer	ProFamily S.p.A.
Representative of the Noteholders	Banca Finint S.p.A.
Calculation Agent	Banca Finint S.p.A.
Cash Manager	ProFamily S.p.A.
Administrative Agent	ProFamily S.p.A.
Corporate Servicer	Banca Finint S.p.A.
Account Bank / Paying Agent	The Bank of New York Mellon SA/NV, Milan Branch
Back-Up Servicer Facilitator	Banca Finint S.p.A.
Reporting Entity	ProFamily S.p.A.
Subscriber	ProFamily S.p.A.
Legal Advisor	Allen & Overy LLP

Main definitions

Payment Date	means (i) prior to the delivery of a Trigger Notice or the occurrence of an Issuer Insolvency Event, the 20th (twentieth) calendar day of each month in each year (or, if such day is not a Business Day, the immediately following Business Day), provided that the first Payment Date will fall on 22 March 2021; or (ii) following the delivery of a Trigger Notice or the occurrence of an Issuer Insolvency Event, any such Business Day as determined by the Representative of the Noteholders on which payments are to be made under the Securitisation.
Interest Period	means each period from (and including) a Payment Date to (but excluding) the next immediately following Payment Date, provided that the first Interest Period will commence on (and including) the Issue Date and will end on (but excluding) the Payment Date falling in March 2021.
Business Day	means any day, other than Saturday or Sunday, on which banks are open for general business in Milan, London and Luxembourg and the Trans-European Automated Real time Gross settlement Express Transfer system 2 (TARGET 2) (or any successor thereto) is open for the settlements of payments in Euro.
Cumulative Gross Default Ratio	means the ratio, calculated on each Servicer's Report Date, between (a) the Outstanding Principal, as at the Collection End Date of the Collection Period in which the relevant Receivable has been classified as Defaulted Receivable, of all Receivables which have become Defaulted Receivables from the Effective Date of the Initial Portfolio up to (and including) the Collection End Date immediately preceding such Servicer's Report Date; and (b) the aggregate of (i) the Outstanding Principal, as at the relevant Effective Date, of the Initial Portfolio; and (ii) the Outstanding Principal, as at the relevant Effective Date, of each Subsequent Portfolio assigned to the Issuer up to (and including) the Collection End Date.
Defaulted Receivables	means, with reference to any given date, the Receivables (i) having at least 8 (eight) Unpaid Instalments; or (ii) in respect of which ProFamily has terminated the relevant Loan Agreement or has declared the relevant Loan immediately due and repayable (decadenza dal beneficio del termine) in accordance with the Credit and Collection Policies.
Cash Trapping Condition	means, with reference to any Payment Date prior to the delivery of a Trigger Notice or the occurrence of an Issuer Insolvency Event or the redemption of the Notes in accordance with Condition 6(a) (Final redemption), Condition 6(d) (Early redemption for taxation, legal or regulatory reasons) or Condition 6(e) (Early redemption at the option of the Issuer), the circumstance that the Cumulative Gross Default Ratio, calculated as at the immediately preceding Servicer's Report Date, exceeds 7,5 per cent.



2. Notes and Assets description

The Notes

Issue Date 24 February 2021

Classes	Class A Notes	Class J Notes
Principal Amount Outstanding on Issue	860.000.000	100.932.000
Currency	EUR	EUR
Issue Date	24 February 2021	24 February 2021
Final Maturity Date	December 2040	December 2040
Listing	Italy	Not listed
ISIN code	IT0005434979	IT0005434987
Common code	Not Applicable	Not Applicable
Denomination	1.000	1.000
Type of amortisation	Pass-through	Pass-through
Indexation	Fixed Rated	Fixed Rated
Spread / Fixed Rate	1,00%	5,00%
Payment frequency	Monthly	Monthly

The Portfolio

The Receivables comprised in the Initial Portfolio and in any Subsequent Portfolio arise out of Loan Agreements entered into, pursuant to articles 121 and following of the Consolidated Banking Act, between the Originator and the Assigned Debtors and classified by the Originator as performing (in bonis) as at the relevant Effective Date.

Initial Portfolio: 958.497.998,87

Transfer Date: 16 December 2020

The Originator confirms that, as at the date of this report, it continues to hold the net economic interest in the securitisation as disclosed in the Prospectus, in accordance with option (d) of Article 405 of CRR, Part II, Chapter 6, Section IV of the Bank of Italy's Circular No. 285 dated 17 December 2013 (as amended and supplemented from time to time) and article 51 of the AIFMR.



2.1 Class A Notes

Interest Period			Payment Date	Before payments		Accrued Interest			Payments		After payments		
				Outstanding Principal	Unpaid Interest	Fixed Rate	Days	Interest	Principal	Interest	Outstanding Principal	Unpaid Interest	Pool factor
24/02/2021	21/03/2021	22/03/2021	860.000.000,00	-	1,00%	26	621.110,00	-	621.110,00	860.000.000,00	-	1,00000000	
22/03/2021	19/04/2021	20/04/2021	860.000.000,00	-	1,00%	29	692.780,00	-	692.780,00	860.000.000,00	-	1,00000000	
20/04/2021	19/05/2021	20/05/2021	860.000.000,00	-	1,00%	30	716.670,00	-	716.670,00	860.000.000,00	-	1,00000000	
20/05/2021	20/06/2021	21/06/2021	860.000.000,00	-	1,00%	32	764.440,00	-	764.440,00	860.000.000,00	-	1,00000000	
21/06/2021	19/07/2021	20/07/2021	860.000.000,00	-	1,00%	29	692.780,00	32.887.595,40	692.780,00	827.112.404,60	-	0,96175861	
20/07/2021	19/08/2021	20/08/2021	827.112.404,60	-	1,00%	31	712.240,00	29.763.335,80	712.240,00	797.349.068,80	-	0,92715008	
20/08/2021	19/09/2021	20/09/2021	797.349.068,80	-	1,00%	31	686.610,00	29.104.077,00	686.610,00	768.244.991,80	-	0,89330813	
20/09/2021	19/10/2021	20/10/2021	768.244.991,80	-	1,00%	30	640.200,00	30.092.621,20	640.200,00	738.152.370,60	-	0,85831671	
20/10/2021	21/11/2021	22/11/2021	738.152.370,60	-	1,00%	33	676.640,00	30.561.261,00	676.640,00	707.591.109,60	-	0,82278036	



2.2 Class J Notes

Interest Period			Before payments		Accrued Interest			Payments		After payments		
			Outstanding Principal	Unpaid Interest	Fixed Rate	Days	Interest	Principal	Interest	Outstanding Principal	Unpaid Interest	Pool factor
24/02/2021	21/03/2021	22/03/2021	100.932.000,00	-	5,00%	26	364.480,00	-	364.480,00	100.932.000,00	-	1,00000000
22/03/2021	19/04/2021	20/04/2021	100.932.000,00	-	5,00%	29	406.530,00	-	406.530,00	100.932.000,00	-	1,00000000
20/04/2021	19/05/2021	20/05/2021	100.932.000,00	-	5,00%	30	420.550,00	-	420.550,00	100.932.000,00	-	1,00000000
20/05/2021	20/06/2021	21/06/2021	100.932.000,00	-	5,00%	32	448.590,00	-	448.590,00	100.932.000,00	-	1,00000000
21/06/2021	19/07/2021	20/07/2021	100.932.000,00	-	5,00%	29	406.530,00	-	406.530,00	100.932.000,00	-	1,00000000
20/07/2021	19/08/2021	20/08/2021	100.932.000,00	-	5,00%	31	434.570,00	-	434.570,00	100.932.000,00	-	1,00000000
20/08/2021	19/09/2021	20/09/2021	100.932.000,00	-	5,00%	31	434.570,00	-	434.570,00	100.932.000,00	-	1,00000000
20/09/2021	19/10/2021	20/10/2021	100.932.000,00	-	5,00%	30	420.550,00	-	420.550,00	100.932.000,00	-	1,00000000
20/10/2021	21/11/2021	22/11/2021	100.932.000,00	-	5,00%	33	462.610,00	-	462.610,00	100.932.000,00	-	1,00000000



3. Collections and Recoveries

Collection Period		Scheduled		Unscheduled		Other	Payments due by Originator to the SPV	Recoveries	Adjustments	Collections and Recoveries
		Principal	Interest	Principal	Interest					
10/10/2020	28/02/2021	143.451.524,58	23.132.702,66	2.386.767,36	8.151,85	-	-	-	-	168.979.146,45
01/03/2021	31/03/2021	32.873.632,94	4.759.154,48	683.134,64	2.255,10	373.800,08	-	-	-	38.691.977,24
01/04/2021	30/04/2021	31.766.713,07	4.753.728,52	556.139,04	1.776,30	386.342,99	-	-	-	37.464.699,92
01/05/2021	31/05/2021	31.522.150,13	4.768.356,71	709.254,68	1.805,91	384.635,97	-	-	-	37.386.203,40
01/06/2021	30/06/2021	31.376.999,33	4.794.408,99	737.513,60	2.401,19	409.121,52	-	-	-	37.320.444,63
01/07/2021	31/07/2021	28.919.323,23	4.632.967,54	573.823,44	1.431,98	364.683,95	-	-	-	34.492.230,14
01/08/2021	31/08/2021	28.215.027,90	4.475.579,65	588.276,72	1.783,64	385.828,52	-	-	-	33.666.496,43
01/09/2021	30/09/2021	29.202.615,43	4.350.366,51	482.944,50	1.405,02	383.050,34	-	-	-	34.420.381,80
01/10/2021	31/10/2021	29.482.563,54	4.185.981,14	690.914,33	1.844,88	389.031,80	-	-	-	34.750.335,69



4. Issuer Available Funds

Payment Date	Collections and Recoveries	Any amount received by the Issuer in relation to the Aggregate Portfolio	All amounts received from any Eligible Investments	Any interest accrued and credited on the Accounts	All amounts standing to the credit of the Cash Reserve Account	Any amount credited to the Collection Account	Any amount credited to the Collection Account on the immediately preceding Payment Date	On the final Payment Date, the balance of the Expenses Account	Proceeds deriving from the disposal (if any) of the Aggregate Portfolio	Issuer Available Funds relating to the immediately preceding Payment Date	Amount received by the Issuer from any Transaction Party	Issuer Available Funds
22/03/2021	157.934.227,24	-	-	-	8.600.000,00	-	-	-	2.394.919,21	-	-	168.929.146,45
20/04/2021	38.006.587,50	-	-	-	8.600.000,00	944.196,33	-	-	685.389,74	-	-	48.236.173,57
20/05/2021	36.906.784,58	-	-	-	8.600.000,00	469.832,03	-	-	557.915,34	-	-	46.534.531,95
21/06/2021	36.675.142,81	-	-	-	8.600.000,00	116.121,17	-	-	711.060,59	-	-	46.102.324,57
20/07/2021	36.580.529,84	-	-	-	8.600.000,00	334.812,78	-	-	739.914,79	-	-	46.255.257,41
20/08/2021	33.916.974,72	-	-	-	8.600.000,00	-	-	-	575.255,42	-	8,46	43.092.238,60
20/09/2021	33.076.436,07	-	-	-	8.271.124,05	-	-	-	590.060,36	-	5,31	41.937.625,79
20/10/2021	33.936.032,28	-	-	-	7.973.490,69	-	-	-	484.349,52	-	6,68	42.393.879,17
22/11/2021	34.057.576,48	-	-	-	7.682.449,92	-	-	-	692.759,21	-	8,34	42.432.793,95



5.1 Pre-Enforcement Priority of Payments

Payment Date	Expenses, Retention Amount and Agent Fees	Interest on Class A Notes	Cash Reserve Required Amount	During the Revolving Period		Class A Principal Payment	To credit the remaining Issuer Available Funds to the Collection Account*	Any amount due and payable by the Issuer under the Transaction Documents	Interest due and payable on the Class J Notes	Class J Principal Payment on the Class J Notes	To pay any surplus as Deferred Purchase Price to the Originator	Residual balance of the Payment Account
				Advanced Purchase Price of the Subsequent Portfolio	Collateral Integration Amount							
22/03/2021	343.890,44	621.110,00	8.600.000,00	147.327.337,52	944.196,33	-	-	-	364.480,00	-	10.728.132,16	-
20/04/2021	142.224,95	692.780,00	8.600.000,00	34.085.773,27	469.832,03	-	-	-	406.530,00	-	3.839.033,32	-
20/05/2021	95.995,33	716.670,00	8.600.000,00	33.087.360,42	116.121,17	-	-	-	420.550,00	-	3.497.835,03	-
21/06/2021	106.505,46	764.440,00	8.600.000,00	32.580.051,10	334.812,78	-	-	-	448.590,00	-	3.267.925,23	-
20/07/2021	100.553,65	692.780,00	8.600.000,00	-	-	32.887.595,40	-	-	406.530,00	-	3.567.789,90	8,46
20/08/2021	89.605,33	712.240,00	8.271.124,05	-	-	29.763.335,80	-	-	434.570,00	-	3.821.358,12	5,31
20/09/2021	85.600,80	686.610,00	7.973.490,69	-	-	29.104.077,00	-	-	434.570,00	-	3.653.270,63	6,68
20/10/2021	88.235,78	640.200,00	7.682.449,92	-	-	30.092.621,20	-	-	420.550,00	-	3.469.813,94	8,34
22/11/2021	89.410,39	676.640,00	7.381.523,71	-	-	30.561.261,00	-	-	462.610,00	-	3.261.348,69	0,17

*If the Cash Trapping Condition is met



6. Cash Reserve Amount

Payment Date	Cash Reserve Initial Amount	Cash Reserve Required Amount*	(A) During the Revolving Period	(B) During the Amortisation Period (Max (i); (ii))	
				(i) 1% * Principal Amount Outstanding of the Class A Notes on such Payment Date	(ii) 20% * Cash Reserve Initial Amount
22/03/2021	8.600.000,00	8.600.000,00	8.600.000,00	N.A.	N.A.
20/04/2021	8.600.000,00	8.600.000,00	8.600.000,00	N.A.	N.A.
20/05/2021	8.600.000,00	8.600.000,00	8.600.000,00	N.A.	N.A.
21/06/2021	8.600.000,00	8.600.000,00	8.600.000,00	N.A.	N.A.
20/07/2021	8.600.000,00	8.600.000,00	N.A.	8.600.000,00	1.720.000,00
20/08/2021	8.600.000,00	8.271.124,05	N.A.	8.271.124,05	1.720.000,00
20/09/2021	8.600.000,00	7.973.490,69	N.A.	7.973.490,69	1.720.000,00
20/10/2021	8.600.000,00	7.682.449,92	N.A.	7.682.449,92	1.720.000,00
22/11/2021	8.600.000,00	7.381.523,71	N.A.	7.381.523,71	1.720.000,00

*Provided that on the Cash Reserve Release Date and on any Payment Date thereafter (if any), such amount will be equal to 0 (zero)



7. Target Collateral Amount

Payment Date	Principal Amount Outstanding of the Notes (a)	Outstanding Principal of all Receivables* comprised in the Aggregate Portfolio (b)	Target Collateral Amount (c)=(a)-(b)	Advanced Purchase Price for the Subsequent Portfolio purchased by the Issuer (d)	Collateral Integration Amount (e)=(c)-(d)
22/03/2021	960.932.000,00	812.660.466,15	148.271.533,85	147.327.337,52	944.196,33
20/04/2021	960.932.000,00	926.376.394,70	34.555.605,30	34.085.773,27	469.832,03
20/05/2021	960.932.000,00	927.728.518,41	33.203.481,59	33.087.360,42	116.121,17
21/06/2021	960.932.000,00	928.017.136,12	32.914.863,88	32.580.051,10	334.812,78

*Other than the Defaulted Receivables



8. Target Amortisation Amount

Payment Date	Principal Amount Outstanding of the Notes (a)	Outstanding Principal of all Receivables* comprised in the Aggregate Portfolio (b)	Target Amortisation Amount (c)=(a)-(b)
20/07/2021	960.932.000,00	928.044.396,14	32.887.603,86
20/08/2021	928.044.404,60	898.281.063,49	29.763.341,11
20/09/2021	898.281.068,80	869.176.985,12	29.104.083,68
20/10/2021	869.176.991,80	839.084.362,26	30.092.629,54
22/11/2021	839.084.370,60	808.523.109,43	30.561.261,17

**Other than the Defaulted Receivables*



10. Portfolio description

Collection Period		Performing Receivables		Defaulted Receivables Outstanding Principal	Total Portfolio
		Not Delinquent Outstanding Principal	Delinquent Outstanding Principal		
10/10/2020	28/02/2021	812.371.165,17	289.300,98	-	812.660.466,15
01/03/2021	31/03/2021	925.274.686,99	1.101.707,71	63.718,20	926.440.112,90
01/04/2021	30/04/2021	926.515.664,41	1.212.854,00	307.283,28	928.035.801,69
01/05/2021	31/05/2021	926.584.837,86	1.432.298,26	563.564,19	928.580.700,31
01/06/2021	30/06/2021	926.556.496,06	1.487.900,08	916.568,72	928.960.964,86
01/07/2021	31/07/2021	896.614.746,28	1.666.317,21	1.195.344,78	899.476.408,27
01/08/2021	31/08/2021	867.291.633,12	1.885.352,00	1.505.530,28	870.682.515,40
01/09/2021	30/09/2021	837.166.844,07	1.917.518,19	1.934.092,05	841.018.454,31
01/10/2021	31/10/2021	806.415.485,81	2.107.623,62	2.339.735,47	810.862.844,90



11. Subsequent Portfolios

Collection Period		Subsequent Portfolio				Check		Performing portfolio* Outstanding Principal
		Outstanding Principal	Principal portion Purchase Price (A)	Interest portion Purchase Price (B)	Purchase Price (A+B)	Target Collateral Amount	Purchase Price <= Target Collateral Amount	
10/10/2020	28/02/2021	147.002.348,16	147.002.348,16	324.989,36	147.327.337,52	148.271.533,85	OK	959.662.814,31
01/03/2021	31/03/2021	34.004.785,17	34.004.785,17	80.988,10	34.085.773,27	34.555.605,30	OK	960.381.179,87
01/04/2021	30/04/2021	33.002.482,32	33.002.482,32	84.878,10	33.087.360,42	33.203.481,59	OK	960.731.000,73
01/05/2021	31/05/2021	32.500.239,62	32.500.239,62	79.811,48	32.580.051,10	32.914.863,88	OK	960.517.375,74

*After purchase of the Subsequent Portfolio.



12. Transfer Limits Subsequent Portfolios

NOT APPLICABLE

Unpaid instalments

1 unpaid instalment

Outstanding Principal*	%	Threshold	Test
		1,50%	OK

Interest Rate

Weighted average Interest Rate

Rate**	Threshold	Test
	5,00%	OK

Concentration by Debtor

Largest Debtor

20 Largest Debtors

Outstanding Principal**	%	Threshold	Test
		0,015%	OK
		0,20%	OK

Pool Composition

Group 1

Group 2

Group 3

Group 4

Balloon Receivables

Outstanding Principal**	%	Threshold	Test
		10%	OK
		No Threshold	No Threshold
		No Threshold	No Threshold
		55%	OK
		12%	OK

Payment means

Postal Bulletin

Outstanding Principal**	%	Threshold	Test
		10%	OK

Origination channel

Personal loans non BPM, non Profamily

Outstanding Principal**	%	Threshold	Test
		8%	OK

* Applicable only to the Subsequent Portfolio

** Only performing receivables, and after purchase of the Subsequent Portfolio

