IFIS NPL 2021-1 SPV S.r.l.

Investors Report

Securitisation of Non Performing Loans sold by Ifis NPL Investing S.p.A.

Euro 158,775,000 Class Ax Asset Backed Floating Rate Notes due January 2051

Euro 206,225,000 Class Ay Asset Backed Floating Rate Notes due July 2051

Euro 74,400,000 Class B Asset Backed Fixed Rate Notes due July 2051

Euro 23,600,000 Class J Asset Backed Fixed Rate and Variable Return Notes due July 2051

Contacts

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Reporting Dates

Collection Period

01/07/2022 31/12/2022

Interest Period

29/07/2022 31/01/2023

Payment Date

31/01/2023

This Investors Report is prepared by Banca Finint 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

Principal Parties

IssuerIFIS NPL 2021-1 SPV S.r.I.SellerIfis NPL Investing S.p.A.ServicerIfis NPL Servicing S.p.A.Back-up ServicerZenith Service S.p.A.

Monitoring Agent
Representative of the Noteholders
Calculation Agent
Banca Finanziaria Internazionale S.p.A.
Banca Finanziaria Internazionale S.p.A.
Banca Finanziaria Internazionale S.p.A.
Corporate Servicer Provider
Banca Finanziaria Internazionale S.p.A.

Account Bank

BNP Paribas SA (former BNP Paribas Securities Services SCA)

Principal Paying Agent

BNP Paribas SA (former BNP Paribas Securities Services SCA)

Cash Manager

BNP Paribas SA (former BNP Paribas Securities Services SCA)

Cap Counterparty JP Morgan AG

Stichting Corporate Services Provider Wilmington Trust SP Services (London) Limited

QuotaholderStichting MindfulQuotaholderBanca Ifis S.p.A.ArrangerDeutsche Bank AGArrangerJP Morgan AG

Issuer's LEI code 8156008F44C68F142745

Main definitions

Payment Date means the last calendar day of January and July in each year, or, if such day is not a Business Day, the immediately succeeding Business Day, unless such

Business Day would fall in the next calendar month in which case payment will be made on the immediately preceding Business Day.

Interest Period means each period from (and including) a Payment Date to (but excluding) the following Payment Date provided that the Initial Interest Period shall start on the

Issue Date (included) an end on the First Payment Date (excluded).

Business Day means, with reference to and for the purposes of any payment obligation provided for under the Transaction Documents, any day on which TARGET2 (or any

successor thereto) is open and, with reference to any other provision specified under the Transaction Documents, any day which is not bank holiday or public

holiday in Milan, London and Frankfurt.

2. Notes and Assets descritpion

The Notes

Issue Date 19 March 2021

| Classes | Class Ax Notes | Class Ay Notes | Class B Notes | Class J Notes |
|---------------------------------------|----------------|----------------|---------------|---------------|
| Principal Amount Outstanding on Issue | 158.775.000 | 206.225.000 | 74.400.000 | 23.600.000 |
| Currency | EUR | EUR | EUR | EUR |
| Issue Date | 19 March 2021 | 19 March 2021 | 19 March 2021 | 19 March 2021 |
| Final Maturity Date | January 2051 | July 2051 | July 2051 | July 2051 |
| Listing | Listed | Listed | Not Listed | Not Listed |
| ISIN code | IT0005439150 | IT0005439176 | IT0005439606 | IT0005439614 |
| Denomination | 100,000 | 100,000 | 100,000 | 100,000 |
| Type of amortisation | Pass-through | Pass-through | Pass-through | Pass-through |
| Indexation | Euribor 6M | Euribor 6M | N.A. | N.A. |
| Spread / Fixed Rate | 2,15% | 2,15% | 6% | 12% |
| Payment frequency | Semi-annual | Semi-annual | Semi-annual | Semi-annual |

The Portfolio

Securitisation of Non Performing Loans sold by Ifis NPL Investing S.p.A.

Initial Portfolio GBV: 1,323,142,104.50 Transfer Date: 01 March 2021

The Seller agreed to retain on the Issue Date and maintain on an ongoing basis a material net economic interest of at least 5% of the nominal value of each of the Class Ax Notes, the Class Ay Notes, the Class B Notes and the Class J Notes in accordance with paragraph (a) of Article 6(3) of the EU Securitisation Regulation.

2.1 Class Ax Notes

| | | _ | Before p | ayments | | Accrued | | Paym | nents | | After payments | |
|------------|------------|-----------------|--------------------------|-----------------|------------------|---------|------------------|---------------|--------------|--------------------------|-----------------|-------------|
| Interes | t Period | Payment Date | Outstanding Principal | Unpaid Interest | Rate of Interest | Days | Accrued Interest | Principal | Interest | Outstanding Principal | Unpaid Interest | Pool factor |
| 19/03/2021 | 30/07/2021 | 30/07/2021 | 158.775.000,00 | - | 1,617% | 133 | 948.508,62 | 36.423.500,69 | 948.508,62 | 122.351.499,31 | - | 0,77059675 |
| 30/07/2021 | 31/01/2022 | 31/01/2022 | 122.351.499,31 | - | 1,626% | 185 | 1.022.348,74 | 17.763.752,22 | 1.022.348,74 | 104.587.747,09 | - | 0,65871672 |
| 31/01/2022 | 29/07/2022 | 29/07/2022 | 104.587.747,09 | - | 1,632% | 179 | 848.694,71 | 15.073.968,82 | 848.694,71 | 89.513.778,27 | - | 0,56377754 |
| 29/07/2022 | 31/01/2023 | 31/01/2023 | 89.513.778,27 | - | 2,781% | 186 | 1.286.178,72 | 13.755.071,08 | 1.286.178,72 | 75.758.707,19 | - | 0,47714506 |
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2.2 Class Ay Notes

| | | _ | Before p | ayments | | Accrued | | Paym | nents | | After payments | |
|------------|------------|-----------------|--------------------------|-----------------|------------------|---------|------------------|---------------|--------------|--------------------------|-----------------|-------------|
| Interes | t Period | Payment Date | Outstanding Principal | Unpaid Interest | Rate of Interest | Days | Accrued Interest | Principal | Interest | Outstanding Principal | Unpaid Interest | Pool factor |
| 19/03/2021 | 30/07/2021 | 30/07/2021 | 206.225.000,00 | - | 1,617% | 133 | 1.231.970,96 | 47.308.684,81 | 1.231.970,96 | 158.916.315,19 | - | 0,77059675 |
| 30/07/2021 | 31/01/2022 | 31/01/2022 | 158.916.315,19 | - | 1,626% | 185 | 1.327.878,24 | 23.072.459,79 | 1.327.878,24 | 135.843.855,40 | - | 0,65871672 |
| 31/01/2022 | 29/07/2022 | 29/07/2022 | 135.843.855,40 | - | 1,632% | 179 | 1.102.327,61 | 19.578.833,06 | 1.102.327,61 | 116.265.022,34 | - | 0,56377754 |
| 29/07/2022 | 31/01/2023 | 31/01/2023 | 116.265.022,34 | - | 2,781% | 186 | 1.670.553,97 | 17.865.781,97 | 1.670.553,97 | 98.399.240,37 | - | 0,47714506 |
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2.3 Class B Notes

| | | _ | Before p | ayments | | Accrued | | Payn | nents | | After payments | |
|------------|------------|-----------------|--------------------------|-----------------|------------------|---------|------------------|-----------|--------------|--------------------------|-----------------|-------------|
| Interes | t Period | Payment Date | Outstanding Principal | Unpaid Interest | Rate of Interest | Days | Accrued Interest | Principal | Interest | Outstanding Principal | Unpaid Interest | Pool factor |
| 19/03/2021 | 30/07/2021 | 30/07/2021 | 74.400.000,00 | - | 6,000% | 133 | 1.649.200,00 | - | 1.649.200,00 | 74.400.000,00 | - | 1,00000000 |
| 30/07/2021 | 31/01/2022 | 31/01/2022 | 74.400.000,00 | - | 6,000% | 185 | 2.294.000,00 | - | - | 74.400.000,00 | 2.294.000,00 | 1,00000000 |
| 31/01/2022 | 29/07/2022 | 29/07/2022 | 74.400.000,00 | 2.294.000,00 | 6,000% | 179 | 2.219.600,00 | - | - | 74.400.000,00 | 4.513.600,00 | 1,00000000 |
| 29/07/2022 | 31/01/2023 | 31/01/2023 | 74.400.000,00 | 4.513.600,00 | 6,000% | 186 | 2.306.400,00 | - | - | 74.400.000,00 | 6.820.000,00 | 1,00000000 |
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| 2.4 Class J Notes |
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| | | _ | Before p | ayments | | Accrued | | | Payments | | | After payments | |
|------------|------------|-----------------|--------------------------|-----------------|------------------|---------|------------------|-----------|----------|-----------------|--------------------------|-----------------|-------------|
| Interes | t Period | Payment Date | Outstanding Principal | Unpaid Interest | Rate of Interest | Days | Accrued Interest | Principal | Interest | Variable Return | Outstanding Principal | Unpaid Interest | Pool factor |
| 19/03/2021 | 30/07/2021 | 30/07/2021 | 23.600.000,00 | - | 12,000% | 133 | 1.046.266,67 | - | - | - | 23.600.000,00 | 1.046.266,67 | 1,00000000 |
| 30/07/2021 | 31/01/2022 | 31/01/2022 | 23.600.000,00 | 1.046.266,67 | 12,000% | 185 | 1.455.333,33 | - | - | - | 23.600.000,00 | 2.501.600,00 | 1,00000000 |
| 31/01/2022 | 29/07/2022 | 29/07/2022 | 23.600.000,00 | 2.501.600,00 | 12,000% | 179 | 1.408.133,33 | - | - | - | 23.600.000,00 | 3.909.733,33 | 1,00000000 |
| 29/07/2022 | 31/01/2023 | 31/01/2023 | 23.600.000,00 | 3.909.733,33 | 12,000% | 186 | 1.463.200,00 | - | - | - | 23.600.000,00 | 5.372.933,33 | 1,00000000 |
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3.1 Net Cash Flow Inception to Date Semiannual collection **Gross Collections** 13.337.621,76 **Transaction Proceeds** 3.469.487,51 32.213.730,39 191.513.909,74 **Judicial Proceeds** Loan sale Reoco Proceeds Indemnity / Giveback 7.968,97 12.426,47 Other 204.863.957,97 **Total Gross Collections** 35.691.186,87 **Recovery Expenses** 370.768,24 Legal Expenses 775.800,09 **Court Costs** 451.016,48 1.546.541,36 Reoco Costs Other 125.118,53 908.605,50 **Total Recovery Expenses** 946.903,25 3.230.946,96 7.403,04 **Further Aggregate Expenses** 241.646,60 Master Servicing Fees 46.007,77 Special Servicing Fees (i)+(ii) 1.756.550,49 1.618.527,17 of which Total Performance Fees 138.023,32 of which Base Fee (If Due) 1.802.558,26 **Semiannual Servicer Fees** Net collections (net of the fees and costs) (d) = [(a)-(b)-(c)]32.941.725,36 % Limit for the Subordination Event % 91,49% 100% **Cumulative Collection Ratio**

A Subordination Event occurs if on any Payment Date any of the following events occurs (each a "Subordination Event"):

105,47%

Occurred

PV Cumulative Profitability Ratio

Subordination Event

100%

⁽i) the PV Cumulative Profitability Ratio as indicated in the Semi-Annual Servicing Report immediately preceding such Calculation Date is lower than 100%:

⁽ii) the amount paid by the Issuer as interest on the Senior Notes is lower than the relevant Interest Amount;

⁽iii) the Cumulative Collection Ratio as indicated in the Semi-Annual Servicing Report immediately preceding such Calculation Date is lower than 100%.

3.2 Net Cash Flow

| Collection Period | | 30/06/2021 | 31/12/2021 | 30/06/2022 | 31/12/2022 |
|---|---------------------|---------------|---------------|---------------|---------------|
| Total Gross Collections | (a) | 88.580.174,31 | 42.504.383,02 | 38.088.213,77 | 35.691.186,87 |
| Total Recovery Expenses | (b) | 293.836,57 | 643.436,91 | 1.346.770,23 | 946.903,25 |
| Further Aggregate Expenses | | 219.301,14 | - | 14.943,72 | 7.403,04 |
| Master Servicing Fees | 1 — | 41.257,29 | 49.435,07 | 47.633,00 | 46.007,77 |
| Special Servicing Fees | (i)+(ii) | 1.706.598,17 | 2.084.014,41 | 1.856.088,79 | 1.756.550,49 |
| Semiannual Servicer Fees | (c) | 1.747.855,47 | 2.133.449,48 | 1.903.721,79 | 1.802.558,27 |
| Net collections (net of the fees and costs) | (d) = [(a)-(b)-(c)] | 86.538.482,28 | 39.727.496,63 | 34.837.721,75 | 32.941.725,35 |
| Cumulative Collection Ratio | | 101% | 96% | 93% | 91% |
| PV Cumulative Profitability Ratio | | 113% | 111% | 107% | 105% |

4. Issuer Available Funds

| Payment Date | Total Collections | Amounts due and payable under the Cap Agreement | Other amounts credited into the Collection Account | Interest accrued on the amounts standing to the credit of each of the Accounts | Proceeds from the Eligible Investments | Amounts received pursuant to the Warranty and Indemnity Agreement | Amounts standing to the credit of the Payment Account | Amounts standing to the credit of the Cash Reserve Account | Proceeds from the Portfolio and Servicing Disposal Available Proceeds | Any Cap Collateral Account Surplus | All the amounts paid by the ReoCo | Available Necessary Means | Any amounts received from any party to the Transaction Documents | Amount transferred from the Expenses Account and balance of the Recovery Expenses Reserve Account | any amount deriving from the Liquidity Facility (if any) or the proceeds of any limited recourse loan | Issuer Available Funds |
|-----------------|-------------------|--|---|---|---|--|--|---|--|---|--|---------------------------------|--|--|--|---------------------------|
| 30/07/2021 | 86.584.706,45 | - | - | - | - | - | 1.183.952,50 | 18.250.000,00 | - | - | - | - | - | - | - | 106.018.658,95 |
| 31/01/2022 | 42.014.048,60 | - | 2.056,29 | - | - | - | - | 16.425.000,00 | - | - | - | - | - | - | - | 58.441.104,89 |
| 29/07/2022 | 36.926.574,41 | - | - | - | - | - | - | 12.657.051,65 | - | - | - | - | - | - | - | 49.583.626,06 |
| 31/01/2023 | 34.709.183,66 | 195.164,89 | - | 87.992,24 | - | - | - | 10.819.422,11 | - | - | - | - | - | - | - | 45.811.762,90 |
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5. Pre-Acceleration Order of Priority

| Payment Date | Expenses, Retention Amount and Agent Fees | Recovery Expenses Reserve Amount | Interest on the Class Ax Notes and the Class Ay Notes | Target Cash Reserve Amount | Interest due and payable on the Class B Notes | Outstanding of the Class Ax and the Class Ay Notes Notes in full | passu and pro rata, interest due and payable on | Principal Amount Outstanding on the Class B Notes and the Special Servicer Mezzanine Performance Fees | repayment on the Liquidity Facility (if | Any amounts due pursuant to the Notes Subscription Agreement | The Available Necessary Means and any amount due to the ReoCo | Interest due and payable on the Class J Notes | Principal Amount Outstanding of the Class J Notes | Any residual amount as Class J Notes Variable Return |
|-----------------|---|--|--|-------------------------------|---|---|---|---|--|--|--|---|---|---|
| 30/07/2021 | 1.889.107,49 | 142.686,38 | 2.180.479,58 | 16.425.000,00 | 1.649.200,00 | 83.732.185,50 | - | - | - | - | - | - | - | - |
| 31/01/2022 | 2.470.842,35 | 126.771,90 | 2.350.226,98 | 12.657.051,65 | - | 40.836.212,01 | 1 | - | - | - | - | 1 | - | - |
| 29/07/2022 | 2.080.580,35 | 79.799,40 | 1.951.022,32 | 10.819.422,11 | - | 34.652.801,88 | - | - | - | - | - | 1 | - | - |
| 31/01/2023 | 1.851.223,67 | 122.907,46 | 2.956.732,69 | 9.260.046,03 | - | 31.620.853,05 | - | - | - | - | - | - | - | - |
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6. Reserves

| Payment | 4,5% of the Principal Amount | | Target Cash Rese o 0 (zero) on the ea | rve Amount will be arlier of: | Target Cash | Cash Reserve Amount credited into the Cash | Observicell | Recovery Expenses | Balance of the Recovery Expenses | Recovery Expenses | Recovery Expenses Reserve Amount |
|------------|---------------------------------|--|--|-----------------------------------|----------------|---|-------------|---|--|---|---|
| Date | Outstanding of Class A Notes | Date on which the Class A Notes can be redeemed in full | ii) the Final Maturity Date | iii) the Final Redemption Date | Reserve Amount | Reserve Account at the current Payment Date | Shortfall | Reserve Amount On each Payment Date | Reserve Account as at the current Payment Date | Reserve Amount due on such Payment Date | to be credited on such Payment Date |
| 30/07/2021 | 16.425.000,00 | N.A. | N.A. | N.A. | 16.425.000,00 | 16.425.000,00 | - | 250.000,00 | 107.313,62 | 142.686,38 | 142.686,38 |
| 31/01/2022 | 12.657.051,65 | N.A. | N.A. | N.A. | 12.657.051,65 | 12.657.051,65 | - | 250.000,00 | 123.228,10 | 126.771,90 | 126.771,90 |
| 29/07/2022 | 10.819.422,11 | N.A. | N.A. | N.A. | 10.819.422,11 | 10.819.422,11 | - | 250.000,00 | 170.200,60 | 79.799,40 | 79.799,40 |
| 31/01/2023 | 9.260.046,03 | N.A. | N.A. | N.A. | 9.260.046,03 | 9.260.046,03 | - | 250.000,00 | 127.092,54 | 122.907,46 | 122.907,46 |
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7. CAP Swap

CAP Payments

Floating Amount to be received by the SPV

288.350.000,00

(a)*(b)

(i)-(ii)

a) Cap Notional Amount

200.000.000,00

b.1) Subject to a minimum of 0%, the positive difference (if any):

0,631% 0,500%

0,131%

195.164,89

(i) Base Rate

(ii) Cap Rate A

| From (and including) | To (and excluding) | Cap Notional Amount (EUR) | Cap Rate A (%) |
|----------------------|--------------------|---------------------------|----------------|
| 19/03/2021 | 31-Jul-21 | 365,000,000 | 0.20% |
| 31-Jul-21 | 31-Jan-22 | 337,625,000 | 0.20% |
| 31-Jan-22 | 31-Jul-22 | 313,900,000 | 0.50% |
| 31-Jul-22 | 31-Jan-23 | 288,350,000 | 0.50% |
| 31-Jan-23 | 31-Jul-23 | 262,800,000 | 0.75% |
| 31-Jul-23 | 31-Jan-24 | 244,550,000 | 0.75% |
| 31-Jan-24 | 31-Jul-24 | 222,650,000 | 1.00% |
| 31-Jul-24 | 31-Jan-25 | 208,050,000 | 1.00% |
| 31-Jan-25 | 31-Jul-25 | 193,450,000 | 1.25% |
| 31-Jul-25 | 31-Jan-26 | 182,500,000 | 1.25% |
| 31-Jan-26 | 31-Jul-26 | 164,250,000 | 1.50% |
| 31-Jul-26 | 31-Jan-27 | 149,650,000 | 1.50% |
| 31-Jan-27 | 31-Jul-27 | 135,050,000 | 1.75% |
| 31-Jul-27 | 31-Jan-28 | 120,450,000 | 1.75% |
| 31-Jan-28 | 31-Jul-28 | 109,500,000 | 2.00% |
| 31-Jul-28 | 31-Jan-29 | 98,550,000 | 2.00% |
| 31-Jan-29 | 31-Jul-29 | 89,425,000 | 2.25% |
| 31-Jul-29 | 31-Jan-30 | 83,950,000 | 2.25% |
| 31-Jan-30 | 31-Jul-30 | 76,650,000 | 2.50% |
| 31-Jul-30 | 31-Jan-31 | 69,350,000 | 2.50% |
| 31-Jan-31 | 31-Jul-31 | 62,050,000 | 2.75% |
| 31-Jul-31 | 31-Jan-32 | 58,400,000 | 2.75% |
| 31-Jan-32 | 31-Jul-32 | 54,750,000 | 3.00% |
| 31-Jul-32 | 31-Jan-33 | 47,450,000 | 3.00% |
| 31-Jan-33 | 31-Jul-33 | 43,800,000 | 3.00% |
| 31-Jul-33 | 31-Jan-34 | 36,500,000 | 3.00% |
| 31-Jan-34 | 31-Jul-34 | 32,850,000 | 3.00% |
| 31-Jul-34 | 31-Jan-35 | 25,550,000 | 3.00% |
| 31-Jan-35 | 31-Jul-35 | 21,900,000 | 3.00% |
| 31-Jul-35 | 31-Jan-36 | 21,900,000 | 3.00% |
| 31-Jan-36 | 31-Jul-36 | 18,250,000 | 3.00% |
| 31-Jul-36 | 31-Jan-37 | 10,000,000 | 3.00% |
| 31-Jan-37 | 31-Jul-37 | 7 5,000,000 | 3.00% |

8. Debtor Status

| | Semiannual Collections | Inception to Date |
|---|--|--------------------------------|
| hausted Debt Relationship | | |
| Transaction Proceeds | 2.770.445,17 | 11.418.854,83 |
| Judicial Proceeds | 1.772.209,26 | 25.932.534,66 |
| Loan sale | - | |
| Reoco Proceeds | - | |
| Indemnity /Giveback | - | - |
| Other | 7.968,97 | 8.642,95 |
| | | |
| T = 4 = 1 | 4.550.623,40 | 37.360.032,44 |
| Total Exhausted Debt Relationship | 4.000.020,40 | · |
| Exhausted Debt Relationship | | |
| Exhausted Debt Relationship Transaction Proceeds | 699.042,34 | 1.918.766,93 |
| Exhausted Debt Relationship Transaction Proceeds Judicial Proceeds | | 1.918.766,93 |
| Exhausted Debt Relationship Transaction Proceeds Judicial Proceeds Loan sale | 699.042,34 | 1.918.766,93 165.581.375,08 |
| Exhausted Debt Relationship Transaction Proceeds Judicial Proceeds | 699.042,34 | 1.918.766,93 |
| Exhausted Debt Relationship Transaction Proceeds Judicial Proceeds Loan sale | 699.042,34 | 1.918.766,93 |
| Exhausted Debt Relationship Transaction Proceeds Judicial Proceeds Loan sale Reoco Proceeds | 699.042,34 | 1.918.766,93 165.581.375,08 |
| Exhausted Debt Relationship Transaction Proceeds Judicial Proceeds Loan sale Reoco Proceeds Indemnity /Giveback Other | 699.042,34 30.441.521,13 - - - | 1.918.766,93 165.581.375,08 |
| Exhausted Debt Relationship Transaction Proceeds Judicial Proceeds Loan sale Reoco Proceeds Indemnity /Giveback | 699.042,34 | 1.918.766,93 165.581.375,08 |

|). Portfolio breakdown | | | | | | | | |
|---------------------------------|---|---|--|-----------------------------|----------------------------|-------------------------------------|--|--|
| Loan | # Ioans at the Economic Effective Date | # debtors at the Economic Effective Date | Outstanding amount at the Economic Effective Date | # loans as of 31/12/2022 | # debtors as of 31/12/2022 | Outstanding amount as of 31/12/2022 | | |
| Exhausted Debt Relationship | - | - | - | 7.736 | 5.955 | - | | |
| Non Exhausted Debt Relationship | 69.384 | 47.126 | 1.323.142.104,65 | 61.648 | 41.171 | 1.110.138.121,75 | | |
| Secured | 6.062 | 2.831 | 490.320.292,64 | 5.716 | 2.649 | 455.080.800,10 | | |
| OdA | 63.322 | 44.295 | 832.821.812,01 | 55.932 | 38.522 | 655.057.321,65 | | |
| Individual | 66.423 | 2.831 | 490.320.292,64 | 58.856 | 39.917 | 831.820.288,66 | | |
| Corporate | 63.322 | 44.295 | 832.821.812,01 | 2.792 | 1.254 | 278.317.833,09 | | |
| | | | | | | · | | |
| Total Portfolio | 129.745 | 47.126 | 1.323.142.104,65 | 61.648 | 41.171 | 1.110.138.121,75 | | |

| | Outstanding amount at the Economic Effective Date | Outstanding amount at 31/12/2022 | % |
|-----------------------|--|----------------------------------|-------|
| Region | . <u> </u> | | |
| Abruzzo | 38.353.138,87 | 33.752.949,55 | 3,0% |
| Basilicata | 17.432.815,35 | 15.888.985,39 | 1,4% |
| Calabria | 48.464.856,12 | 40.848.109,22 | 3,7% |
| Campania | 146.167.507,59 | 122.671.190,45 | 11,1% |
| Emilia-Romagna | 72.477.542,73 | 56.886.088,40 | 5,1% |
| Friuli-Venezia Giulia | 10.449.693,95 | 7.910.302,68 | 0,7% |
| Lazio | 125.650.895,48 | 107.535.780,54 | 9,7% |
| Liguria | 9.474.688,07 | 8.265.402,97 | 0,7% |
| Lombardia | 195.552.969,07 | 158.774.918,03 | 14,3% |
| Marche | 54.324.305,05 | 47.705.480,05 | 4,3% |
| Molise | 13.698.487,13 | 12.551.924,08 | 1,1% |
| Piemonte | 98.254.851,91 | 78.456.059,37 | 7,1% |
| Puglia | 106.215.369,74 | 95.076.006,37 | 8,6% |
| Sardegna | 26.619.501,35 | 21.500.733,28 | 1,9% |
| Sicilia | 191.560.335,28 | 165.675.720,45 | 14,9% |
| Toscana | 78.931.878,32 | 65.102.438,91 | 5,9% |
| Trentino Alto Adige | 7.533.655,28 | 5.869.619,60 | 0,5% |
| Umbria | 20.117.006,57 | 17.534.649,47 | 1,6% |
| Valle d'Aosta | 945.562,83 | 727.488,32 | 0,1% |
| Veneto | 60.676.869,83 | 47.371.384,52 | 4,3% |
| Estero | 240.174,13 | 32.890,10 | 0,0% |

| 11. Auctions | | | | | |
|----------------------------|--------------------------|--------------|--|--------------|------------|
| Court Geografical Location | Auction fixed base price | Auction sale | Auction sale vs Auction fixed base price | # of Auction | # of Asset |
| North | 7.074.785,04 | 635.722,50 | 6.439.062,54 | 30 | 34 |
| Sold | 562.412,56 | 635.722,50 | (73.309,94) | 13 | 13 |
| Not Sold | 6.512.372,48 | - | 6.512.372,48 | 17 | 21 |
| | | | | | |
| Center | 4.804.985,01 | 825.910,12 | 3.979.074,89 | 46 | 49 |
| Sold | 796.795,60 | 825.910,12 | (29.114,52) | 10 | 10 |
| Not Sold | 4.008.189,41 | - | 4.008.189,41 | 36 | 40 |
| | | | | | |
| South | 2.982.908,66 | 497.552,25 | 2.485.356,41 | 34 | 41 |
| Sold | 579.276,44 | 497.552,25 | 81.724,19 | 9 | 11 |
| Not Sold | 2.403.632,22 | - | 2.403.632,22 | 25 | 30 |
| | | | | | |
| Islands | 2.240.429,20 | 1.089.400,00 | 1.151.029,20 | 23 | 25 |
| Sold | 1.159.711,00 | 1.089.400,00 | 70.311,00 | 4 | 7 |
| Not Sold | 1.080.718,20 | - | 1.080.718,20 | 19 | 18 |
| | | | | | |
| Total | 17.103.107,91 | 3.048.584,87 | 14.054.523,04 | 133 | 149 |
| Sold | 3.098.195,60 | 3.048.584,87 | 49.610,73 | 36 | 41 |
| Not Sold | 14.004.912,31 | - | 14.004.912,31 | 97 | 109 |

12. Scenarios comparison

Initial Portfolio Base Case Scenario

| Gross Collection |
|---|
| Recovery Expenses relating to the Debt Relationship |
| Fees due to the Master and Special Service |
| Net collections (net of the relevant fees and costs |

| Year | 2021 | | 2022 | | 2023 | |
|------|----------------|----------------|----------------|----------------|------|----|
| | H1 | H2 | H1 | H2 | H1 | H2 |
| | 87.917.213,14 | 47.944.302,06 | 46.389.294,57 | 41.677.177,70 | - | - |
| | (1.517.241,52) | (1.068.130,01) | (1.094.892,17) | (1.013.067,82) | - | - |
| | (5.248.382,93) | (3.003.244,43) | (2.953.702,22) | (2.694.960,92) | - | - |
| | 81.151.588,69 | 43.872.927,62 | 42.340.700,17 | 37.969.148,96 | - | - |

Portfolio Base Case Scenario last update

| Gross Collections |
|--|
| Recovery Expenses relating to the Debt Relationships |
| Fees due to the Master and Special Servicer |
| Net collections (net of the relevant fees and costs) |

| Year | 2021 | | 2022 | | 2023 | |
|------|----------------|----------------|----------------|----------------|------|----|
| | H1 | H2 | H1 | H2 | H1 | H2 |
| | 88.580.236,27 | 42.504.383,02 | 41.115.146,21 | 44.870.752,90 | - | - |
| | (293.832,79) | (643.436,92) | (892.587,51) | (1.288.225,36) | - | - |
| | (1.747.855,47) | (2.133.449,47) | (2.567.206,88) | (2.993.708,41) | - | - |
| | 86.538.548,02 | 39.727.496,63 | 37.655.351,82 | 40.588.819,14 | - | _ |

Actual collections

| Net collections (net of the relevant fees and costs |
|---|
| Fees due to the Master and Special Service |
| Recovery Expenses relating to the Debt Relationship |
| Gross Collection |

| Year | 2021 | | 2022 | | 2023 | |
|------|----------------|----------------|----------------|----------------|------|----|
| | H1 | H2 | H1 | H2 | H1 | H2 |
| | 88.580.174,31 | 42.504.383,02 | 38.088.213,77 | 35.691.186,87 | - | - |
| | (293.836,57) | (643.436,91) | (1.346.770,23) | (946.903,25) | - | - |
| | (1.747.855,47) | (2.133.449,49) | (1.903.721,79) | (1.802.558,26) | - | - |
| | 86.538.482,28 | 39.727.496,62 | 34.837.721,76 | 32.941.725,36 | - | - |