Alba 12 SPV S.r.l.

Investors Report

Securitisation of lease contract originated by Alba Leasing S.p.A.

Euro 474,700,000.00 Class A1 Asset-Backed Floating Rate Notes due October 2041 (ISIN code IT0005466112)

Euro 225,200,000.00 Class A2 Asset-Backed Floating Rate Notes due October 2041 (ISIN code IT0005466120)

Euro 238,400,000.00 Class B Asset-Backed Floating Rate Notes due October 2041 (ISIN code IT0005466138)

Euro 175,100,000.00 Class J Asset-Backed Floating Rate Notes due October 2041 (ISIN code IT0005466146)

Contacts

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www.securitisation-services.com

Reporting Dates

Collection Period

01/01/2022 31/03/2022

Interest Period

27/01/2022 27/04/2022

Payment Date

27/04/2022

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

Issuer Alba 12 SPV S.r.I.

Originator Alba Leasing S.p.A.

Servicer Alba Leasing S.p.A.

Representative of the Noteholders Banca Finint S.p.A.

Cash Manager Alba Leasing S.p.A.

Calculation Agent Banca Finint S.p.A.

Corporate Services Provider Banca Finint S.p.A.

Account Bank BNP Paribas Securities Services, Milan Branch Paying Agent BNP Paribas Securities Services, Milan Branch

Listing Agent BNP Paribas Securities Services, Luxembourg Branch

Back-Up Servicer Banca Finint S.p.A.

Main definitions

Payment Date means the First Payment Date and thereafter the 27th day of each of January, April, July and

October of each year or, if such day is not a Business Day, the immediately following Business

Day.

Interest Period means (a) the Initial Interest Period, and (b) each period from (and including) a Payment Date to

(but excluding) the next following Payment Date.

Business Day means, (A) with reference to and for the purposes of any payment obligation, indexation and fixing

provided for under the Transaction Documents, a TARGET Day and, (B) with reference to any other provision specified under the Transaction Documents, any TARGET Day on which banks

are generally open for business in Milan, Luxembourg, Dublin and London.

2. Notes and Assets descritpion

The Notes

Issue Date: 16 November 2021

Classes	Class A1 Notes	Class A2 Notes	Class B Notes	Class J Notes
Principal Amount Outstanding on Issue	474.700.000	225.200.000	238.400.000	175.100.000
Currency	EUR	EUR	EUR	EUR
Issue Date	16 November 2021	16 November 2021	16 November 2021	16 November 2021
Final Maturity Date	27 October 2041	27 October 2041	27 October 2041	27 October 2041
Listing	Ireland	Ireland	Ireland	Ireland
ISIN code	IT0005466112	IT0005466120	IT0005466138	IT0005466146
Common code	241006930	241006000	241007189	241007260
Denomination	100.000	100.000	100.000	100.000
Type of amortisation	Amortizing	Amortizing	Amortizing	Amortizing
Indexation	Euribor 3M	Euribor 3M	Euribor 3M	Euribor 3M
Spread / Fixed Rate	0,700%	0,800%	1,100%	2,000%
Payment frequency	Quarterly	Quarterly	Quarterly	Quarterly

The Portfolio

The Portfolio comprises Receivables deriving from Lease Contracts of the following assets:

Pool 1 vehicles, motor-vehicles, cars, light lorries, commercial vehicles, industrial vehicles or other motorised vehicles excluding aircrafts

Pool 2 Instrumental assets (e.g. machineries, equipment and/or plants)

Pool 3 Real estate assets

Pool 4 Ships, vessels, airplanes or trains

Portfolio: Euro 1.106.008.847,45 Transfer Date: 14 October 2021

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 (1)(d) of Article 405 of the Regulation (EU) 575/2013.

2.1 Class A1 Notes

			Before p	ayments		Acc	crued		Paym	ents		After payments	
Interes	t Period	Payment Date	Outstanding Principal	Unpaid Interest	Interest Rate	Euribor 3M*	Accrual Period (days)	Interest Accrued	Class A1 Principal Payment	Interest	Outstanding Principal	Unpaid Interest	Pool factor
16/11/2021	27/01/2022	27/01/2022	474.700.000,00	-	0,137%	-0,563%	72	130.067,80	21.514.386,76	130.067,80	453.185.613,24	-	0,95467793
27/01/2022	27/04/2022	27/04/2022	453.185.613,24	-	0,152%	-0,548%	90	172.210,53	61.488.658,94	172.210,53	391.696.954,30	-	0,82514631

^{*} except in respect of the Initial Interest Period, where an interpolated interest rate based on interest rates for one month and three months deposits in Euro will be substituted for EURIBOR

^{**} means, with reference to each Payment Date, prior to the delivery of a Trigger Notice, an amount equal to the lower of (a) the Target Amortisation Amount on such Payment Date, (b) the amount available after application of the Issuer Available Funds, on such Payment Date, to all items ranking in priority to the payment of principal on the Class A1 Notes in accordance with the Pre-Enforcement Priority of Payments, and (c) the Principal Amount Outstanding of the Class A1 Notes on such Payment Date (prior to any payment Date in accordance with the Pre-Enforcement Priority of Payments).

2.2 Class A2 Notes

		Before p	ayments		Acc	crued		Paym	ients		After payments	
t Period	Payment Date	Outstanding Principal	Unpaid Interest	Interest Rate	Euribor 3M*	Accrual Period (days)	Interest Accrued	Class A2 Principal Payment **	Interest	Outstanding Principal	Unpaid Interest	Pool factor
27/01/2022	27/01/2022	225.200.000,00	-	0,237%	-0,563%	72	106.744,80	-	106.744,80	225.200.000,00	-	1,00000000
27/04/2022	27/04/2022	225.200.000,00	-	0,252%	-0,548%	90	141.876,00	-	141.876,00	225.200.000,00	-	1,00000000
	27/01/2022	27/01/2022 27/01/2022	Period Payment Date Outstanding Principal 27/01/2022 27/01/2022 225.200.000,00	Principal Unpaid Interest 27/01/2022 27/01/2022 225.200.000,00 -	Period Payment Date Outstanding Principal Unpaid Interest Interest Rate 27/01/2022 27/01/2022 225.200.000,00 - 0,237%	Period Payment Date Outstanding Principal Unpaid Interest Interest Rate Euribor 3M* 27/01/2022 27/01/2022 225.200.000,00 - 0,237% -0,563%	Period Payment Date Outstanding Principal Unpaid Interest Interest Rate Euribor 3M* Accrual Period (days) 27/01/2022 27/01/2022 225.200.000,00 - 0,237% -0,563% 72	Period Payment Date Outstanding Principal Unpaid Interest Interest Rate Euribor 3M* Accrual Period (days) Interest Accrued 27/01/2022 27/01/2022 225.200.000,00 - 0,237% -0,563% 72 106.744,80	Period Payment Date Outstanding Principal Unpaid Interest Interest Rate Euribor 3M* Accrual Period (days) Interest Accrual Principal Payment Class A2 Principal Payment 27/01/2022 27/01/2022 225.200.000,00 - 0,237% -0,563% 72 106.744,80 -	Period Payment Date Outstanding Principal Unpaid Interest Interest Rate Euribor 3M* Accrual Period (days) Interest Accrued Class A2 Principal Payment ** Interest Payment ** 27/01/2022 27/01/2022 225.200.000,00 - 0,237% -0,563% 72 106.744,80 - 106.744,80	Period Payment Date Outstanding Principal Unpaid Interest Interest Rate Euribor 3M* Accrual Period (days) Interest Accrued Class A2 Principal Payment ** Interest Payment ** Outstanding Principal 27/01/2022 27/01/2022 225.200.000,00 - 0,237% -0,563% 72 106.744,80 - 106.744,80 225.200.000,00	Period Payment Date Outstanding Principal Unpaid Interest Interest Rate Euribor 3M* Accrual Period (days) Interest Accrued Class A2 Principal Payment Interest Outstanding Principal Unpaid Interest 27/01/2022 27/01/2022 225.200.000,00 - 0,237% -0,563% 72 106.744,80 - 106.744,80 225.200.000,00 -

^{*} except in respect of the Initial Interest Period, where an interpolated interest rate based on interest rates for one month and three months deposits in Euro will be substituted for EURIBOR

^{**}means, with reference to each Payment Date, prior to the delivery of a Trigger Notice, an amount equal to the lower of (a) the Target Amortisation Amount on such Payment Date less the Class A1 Principal Payment, (b) the amount available after application of the Issuer Available Funds, on such Payment Date, to all items ranking in priority to the payment of principal on the Class A2 Notes in accordance with the Pre-Enforcement Priority of Payments, and (c) the Principal Amount Outstanding of the Class A2 Notes on such Payment Date (prior to any payment being made on such Payment Date in accordance with the Pre-Enforcement Priority of Payments).

2.3 Class B Notes

			Before p	ayments		Acc	crued		Paym	nents		After payments	
Interes	st Period	Payment Date	Outstanding Principal	Unpaid Interest	Interest Rate	Euribor 3M*	Accrual Period (days)	Interest Accrued	Class B Principal Payment **	Interest	Outstanding Principal	Unpaid Interest	Pool factor
16/11/2021	27/01/2022	27/01/2022	238.400.000,00	-	0,537%	-0,563%	72	256.041,60	-	256.041,60	238.400.000,00	-	1,00000000
27/01/2022	27/04/2022	27/04/2022	238.400.000,00	-	0,552%	-0,548%	90	328.992,00	-	328.992,00	238.400.000,00	-	1,00000000
													•

^{*} except in respect of the Initial Interest Period, where an interpolated interest rate based on interest rates for one month and three months deposits in Euro will be substituted for EURIBOR

^{**} means, with reference to each Payment Date, prior to the delivery of a Trigger Notice, an amount equal to the lower of (a) the Target Amortisation Amount on such Payment Date less the Class A Principal Payment, (b) the amount available after application of the Issuer Available Funds, on such Payment Date, to all items ranking in priority to the payment of principal on the Class B Notes in accordance with the Pre-Enforcement Priority of Payment, and (c) the Principal Amount Outstanding of the Class B Notes on such Payment Date in accordance with the Pre-Enforcement Priority of Payments.

2.4 Class J Notes

			Before p	ayments		Acc	crued		Paym	nents		After payments	
Interes	st Period	Payment Date	Outstanding Principal	Unpaid Interest	Interest Rate	Euribor 3M*	Accrual Period (days)	Interest Accrued	Class J Principal Payment **	Interest	Outstanding Principal	Unpaid Interest	Pool factor
16/11/2021	27/01/2022	27/01/2022	175.100.000,00	-	1,437%	-0,563%	72	503.237,40	-	-	175.100.000,00	503.237,40	1,00000000
27/01/2022	27/04/2022	27/04/2022	175.100.000,00	503.237,40	1,452%	-0,548%	90	635.613,00	-	1.138.850,40	175.100.000,00	-	1,00000000

^{*} except in respect of the Initial Interest Period, where an interpolated interest rate based on interest rates for one month and three months deposits in Euro will be substituted for EURIBOR

^{**} means, with reference to each Payment Date, prior to the delivery of a Trigger Notice, an amount equal to the lower of (a) the Target Amortisation Amount on such Payment Date less the Class A Principal Payment, the Class B Principal Payment and the Class C Principal Payment, (b) the amount available after application of the Issuer Available Funds, on such Payment Date, to all items ranking in priority to the payment being made on such Payments, and (c) the Principal Amount Outstanding of the Class J Notes on such Payment Date (prior to any payment being made on such Payment Date in accordance with the Pre-Enforcement Priority of Payments).

3. Collections and Recoveries

		Instalr	ments	Recov	veries	Prepay	ments					
	Settlement riod	Principal	Interest	Principal	Interest	Principal	Interest	Late charges	Other	Receivables Purchase by the Seller	Indemnity	Total Collections
14/10/2021	31/12/2021	19.147.718,90	2.304.278,46	36.450,85	11.582,12	569.451,33	29.661,70	37,06	-	-	-	22.099.180,42
01/01/2022	31/03/2022	58.128.733,97	6.647.294,64	134.974,78	41.334,20	982.250,18	40.311,44	341,31	-	-	-	65.975.240,52
	 											

4. Issuer Available Funds

Payment Date	Collections	Recoveries	All amounts received by the Issuer pursuant to the Transfer Agreement or Servicing Agreement	any interest accrued and credited on the Accounts	any amounts credited into the Debt Service Reserve Account on the immediately preceding PD	Net proceeds deriving from the Eligible Investments	Any amount provisioned into the Payments Account under items (xii) and (xv)	All proceeds from the sale of the Receivables (*)	Any other amount received in respect of the Securitisation	Issuer Available Funds
27/01/2022	22.051.147,45	48.032,97	-	(10,00)	9.383.000,00	-	-	-	25.627,55	31.507.797,97
27/04/2022	65.798.931,54	176.308,98	-	-	9.383.000,00	-	-	-	-	75.358.240,52
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 $^{^*\ \}text{following delivery of a Trigger Notice or upon exercise of the Optional Redemption or Redemption for Taxation}$

5.1 Pre-Enforcement Priority of Payments

Payment Date	Issuer Available Funds	Expenses, Retention Amount and Agent Fees	Interest Amount on Senior Notes	Interest Amount on Class B Notes (*)	Debt Service Reserve Amount	Principal on Class A1 Notes	Principal on Class A2 Notes	Interest Amount on Class B Notes (**)	Principal on Classs B Notes	Any residual amount to the Payments Account (***)	Any amounts to the Joint Arrengers and Class A1, A2 and B underwriters as indemnity and as any other amount	Other Issuer Creditor and any Junior Noteholder	Interest Amount on Junior Notes	Class J Principal Payment up to an amount that makes Principal Amount Outstanding of the Junior Note not lower than Euro 100.000 (****)	All amounts of principal due and payable on Junior Notes (****)	Deferred Purchase Price	Final Balance of the Payments Account
27/01/2022	31.507.797,97	117.557,01	236.812,60	256.041,60	9.383.000,00	21.514.386,76	-	-	-	-	-	-	-	-	-	-	31.507.797,97
27/04/2022	75.358.240,52	203.349,19	314.086,53	328.992,00	9.167.856,13	61.488.658,94	-	-	-	-	-	-	1.138.850,40	-	-	2.716.447,33	75.358.240,52
(*) t- t																	

(*) prior to the occurrence of the Class B Notes Interest Subordination Event (**) on or after the occurrence of the Class B Notes Interest Subordination Event

(***) upon occurrence of the Cash Trapping Condition

(****) upon the redemption in full of the Senior Notes and the Mezzanine Notes

6. Target Amortisation Amount

Payment Date	Principal Amount Outstanding of the Notes at the immediately preceding Payments Report Date (A)	Outstanding Amount of the Collateral Portfolio as at the immediately preceding Quarterly Settlement Date (CP)	Debt Service Reserve Amount with reference to the relevant Payment Date (R)	Target Amortisation Amount (TAA) = A – CP – R
27/01/2022	1.113.400.000,00	1.080.857.069,62	9.383.000,00	23.159.930,38
27/04/2022	1.091.885.613,24	1.021.229.098,17	9.167.856,13	61.488.658,94

7. Debt Service	Reserve Amount					
Payment Date	opening balance	Initial Principal Amount Outstanding as of the Issue Date of the Rated Notes, multiplied by 0.5% (*) (i)	Principal Amount Outstanding as of the immediately preceding Calculation Date of the Rated Notes, multiplied by 1,0% (*) (ii)	Debt Service Reserve Amount max [(i);(ii)]	Shortfall	closing balance
27/01/2022	9.383.000,00	4.691.500,00	9.383.000,00	9.383.000,00	-	9.383.000,00
27/04/2022	9.383.000,00	4.691.500,00	9.167.856,13	9.167.856,13	-	9.167.856,13

^{*} with respect to any Payment Date until, but excluding, the Release Date

Release Date means the earlier of: (i) the Cancellation Date; (ii) the Payment Date on which the Issuer Available Funds to be applied on such date, minus all payments or provisions which have a priority or pari passu ranking with the payment of principal on the Rated Notes in accordance with the Pre-Enforcement Priority of Payments, are sufficient to redeem the Rated Notes in full; and (iii) the Payment Date immediately succeeding the service of a Trigger Notice.

(Includes remodulations Extra decreto_no Morator	Settlement Period a ex-lege)				 Global Renegotiations ** (Includes remodulations Extra decreto_no Morato 	oria ex-lege)				2 bis) Global Renegotiations - remodulation (Includes remodulations Extra decreto_no Moration)		end or the quarte	ily sectionient peno	
	Pool 1	Pool 2	Pool 3	Pool 4		Pool 1	Pool 2	Pool 3	Pool 4]	Pool 1	Pool 2	Pool 3	Pool 4
Outstanding Principal - amount	-	-	-	-	Outstanding Principal - amount	-	-	-	-	Outstanding Principal - amount	-	-	-	
ontracts - number	-	-	-	-	Contracts - number	-	-	-	-	Contracts - number	-	-	-	
a) % Amount Renegotiated	0,00%				2a) % Amount Renegotiated	0,00%	Limit	Trigger	Ī	2a) % Amount Renegotiated	0,00%			
outstanding Principal of rinegociated contratcs	-				Outstanding Principal of rinegociated contratcs	-	5,00%	-		Outstanding Principal of rinegociated contratcs	-			
nitial Purchase Price of the Portfolio	1.103.991.372,45				Initial Purchase Price of the Portfolio	1.103.991.372,45				Initial Purchase Price of the Portfolios	1.103.991.372,45			
N. of Contracts of the Portfolio	12.568				N. of Contracts of the Portfolio	12.568				N. of Contracts of the Portfolio	12.568			
) Repurchases of the relevant Quarterly Sel	tlement Period				4) Global Repurchases									
no Moratoria ex-lege)					(no Moratoria ex-lege)					_				
	Pool 1	Pool 2	Pool 3	Pool 4		Pool 1	Pool 2	Pool 3	Pool 4					
Outstanding Principal - amount	-	-	-	-	Outstanding Principal - amount	-	-	-	-					
ontracts - number	-	-	-	-	Contracts - number	-	-	-	-					
a) % Amount Repurchased	0.00%	Limit	Trigger		4a) % Amount Repurchased	0,00%	Limit	Trigger	Т					
utstanding Amount of repurchased contrates	- 5,55,5	-			Outstanding Amount of repurchased contrates	-	-							
nitial Purchase Price of the Portfolio	1.103.991.372,45				Initial Purchase Price of the Portfolio	1.103.991.372,45			1					
						1.103.331.372,43								
		Pool 2	Pool 3	Pool 4	6) Global Repurchases Moratoria ex-lege		Pool 2	Pool 3	Pool 4	1				
foratoria ex-lege	tlement Period	Pool 2	Pool 3	Pool 4		Pool 1	Pool 2	Pool 3	Pool 4	-				
foratoria ex-lege utstanding Principal - amount	Pool 1			Pool 4	Moratoria ex-lege	Pool 1								
foratoria ex-lege utstanding Principal - amount ontracts - number	Pool 1	-	-	Pool 4	Moratoria ex-lege Outstanding Principal - amount	Pool 1	-	-	-					
Notatoria ex-lege Outstanding Principal - amount Ontracts - number Ta) % Amount Repurchased	Pool 1	-	-	Pool 4 - -	Moratoria ex-lege Outstanding Principal - amount Contracts - number	Pool 1	-	-	-					
Intratoria ex-lege hutstanding Principal - amount ontracts - number (a) % Amount Repurchased ubstanding Amount of repurchased contracts	Pool 1	-	-	Pool 4 - -	Moratoria ex-lege Outstanding Principal - amount Contracts - number 6a) % Amount Repurchased	Pool 1	- - Limit	-	-					
Moratoria ex-lege outstanding Principal - amount ontracts - number a) % Amount Repurchased utstanding Amount of repurchased contratcs nitial Purchase Price of the Portfolio	Pool 1	-	-	Pool 4	Moratoria ex-lege Outstanding Principal - amount Contracts - number 6a) % Amount Repurchased Outstanding Amount of repurchased contracts	Pool 1	- - Limit	-	-	8 bis) Global Moratoria ex-lege - moratoria	still active at the en	nd of the quarterly	y settlement period	
Intratoria ex-lege utstanding Principal - amount notineats - number a) % Amount Repurchased utstanding Amount of repurchased contratcs litial Purchase Price of the Portfolio	Pool 1 0,00% 1.103.991.372,45	-	-	-	Moratoria ex-lege Outstanding Principal - amount Contracts - number 6a) % Amount Repurchased Outstanding Amount of repurchased contrates Initial Purchase Price of the Portfolio	Pool 1 - - 0,00% - 1.103.991.372,45	- - Limit 9,00%	Trigger	-	8 bis) Global Moratoria ex-lege - moratoria				Pool
foratoria ex-lege utstanding Principal - amount ontracts - number a) % Amount Repurchased utstanding Amount of repurchased outstanding Amount of repurchased contracts litial Purchase Price of the Portfolio) Moratoria ex-lege of the relevant Quarteri	Pool 1	-	-	Pool 4	Moratoria ex-lege Outstanding Principal - amount Contracts - number 6a) % Amount Repurchased Outstanding Amount of repurchased contrates Initial Purchase Price of the Portfolio	Pool 1	- - Limit	-	-	Outstanding Principal - amount	still active at the en	nd of the quarterly Pool 2	y settlement period	Pool
Moratoria ex-lege Justsanding Principal - amount John Stephen Stephe	Pool 1 0,00% 1.103.991.372,45 y Settlement Period Pool 1	- - Pool 2	Pool 3	-	Moratoria ex-lege Outstanding Principal - amount Contracts - number 6a) % Amount Repurchased Outstanding Amount of repurchased contracts Initial Purchase Price of the Portfolio 8) Global Moratoria ex-lege *	Pool 1 0,00% 1.103.991.372,45	- - Limit 9,00%	Trigger -	Pool 4	1.	Pool 1	Pool 2	Pool 3	Pool
foratoria ex-lege utstanding Principal - amount ontracts - number a) % Amount Repurchased utstanding Amount of repurchased contrates lital Purchase Price of the Portfolio) Moratoria ex-lege of the relevant Quarter utstanding Principal - amount ontracts - number a) % Moratoria Amount	Pool 1 0,00% 1.103.991.372,45 y Settlement Period Pool 1	Pool 2	Pool 3	-	Moratoria ex-lege Outstanding Principal - amount Contracts - number 6a) % Amount Repurchased Outstanding Amount of repurchased contratcs Initial Purchase Price of the Portfolio 8) Global Moratoria ex-lege * Outstanding Principal - amount Contracts - number 8a) % Moratoria Amount	Pool 1 0,00% 1.103.991.372,45	- - Limit 9,00%	Trigger -	Pool 4	Outstanding Principal - amount Contracts - number 8a) % Moratoria Amount	Pool 1	Pool 2	Pool 3	Pool
5) Repurchases of the relevant Quarterly Sel Moratoria ex-lege Dutstanding Principal - amount Contracts - number 3) % Amount Repurchased Dutstandina Amount of repurchased contratcs nitial Purchase Price of the Portfolio P) Moratoria ex-lege of the relevant Quarterly Dutstanding Principal - amount Contracts - number 3) % Moratoria Amount Dutstanding Principal of Moratoria contracts nitial Purchase Price of the Portfolio	Pool 1 0,00% 1.103.991.372,45 y Settlement Period Pool 1	Pool 2	Pool 3	-	Moratoria ex-lege Outstanding Principal - amount Contracts - number 6a) % Amount Repurchased Outstanding Amount of repurchased contrates Initial Purchase Price of the Portfolio 8) Global Moratoria ex-lege * Outstanding Principal - amount Contracts - number	Pool 1 0,00% 1.103.991.372,45	- - Limit 9,00%	Trigger -	Pool 4	Outstanding Principal - amount Contracts - number	Pool 1	Pool 2	Pool 3	Pool 4

* These are all contracts that have been affected by the moratorium since the entry into force of the "Cura Italia" Decree, even if they have no longer signed up to the extensions or have renounced

** These are all contracts that have been affected by Renequtiation (extra decreto), even if they have no longer signed up to the extensions or have renounced

formance										
nt Period		Dol	inquent Peceivah	alee				Default Receivable	ne .	
	Pool 1				Total Portfolio	Pool 1				Total Portfolio
	-			-	-				-	5.495.139,24
31/03/2022	563.296,26	721.709,67	221.662,16	-	1.506.668,09	383.225,08	895.547,64	4.720.969,53	-	5.999.742,25
			·					·		
	+									
	To 31/12/2021	t Period To Pool 1 31/12/2021 -	it Period Del To Pool 1 Pool 2 31/12/2021	tt Period Delinquent Receivat To Pool 1 Pool 2 Pool 3 31/12/2021	tt Period Delinquent Receivables To Pool 1 Pool 2 Pool 3 Pool 4 31/12/2021	t Period Delinquent Receivables To Pool 1 Pool 2 Pool 3 Pool 4 Total Portfolio 31/12/2021	tt Period Delinquent Receivables To Pool 1 Pool 2 Pool 3 Pool 4 Total Portfolio Pool 1 31/12/2021 262.227,61	tt Period Delinquent Receivables Control Pool 1 Pool 2 Pool 3 Pool 4 Total Portfolio Pool 1 Pool 2 Pool 3 Pool 4 Total Portfolio Pool 1 Pool 2 Pool 3 Pool 4 Total Portfolio Pool 1 Pool 2 Pool 3 Pool 4 Total Portfolio Pool 1 Pool 2 Pool 3 Pool 4 Total Portfolio Pool 1 Pool 2 Pool 3 Pool 4 Total Portfolio Pool 1 Pool 2 Pool 3 Pool 4 Total Portfolio Pool 1 Pool 2 Pool 3 Pool 4 Total Portfolio Pool 1 Pool 2 Pool 3 Pool 4 Total Portfolio Pool 1 Pool 2 Pool 3 Pool 4 Total Portfolio Pool 1 Pool 2 Pool 3 Pool 4 Total Portfolio Pool 1 Pool 2 Pool 3 Pool 4 Total Portfolio Pool 1 Pool 2 Pool 3 Pool 4 Total Portfolio Pool 1 Pool 2 Pool 3 Pool 4 Total Portfolio Pool 1 Pool 2 Pool 3 Pool 4 Total Portfolio Pool 1 Pool 2 Pool 3 Pool 4 Total Portfolio Pool 1 Pool 2 Pool 3 Pool 4 Total Portfolio Pool 3 Pool 4 Total Pool 2 Pool 3 Pool 4 Pool 4 Pool 3 Pool 4 P	tt Period Delinquent Receivables Default Receivables Default Receivable	tt Period Delinquent Receivables Default Receivables To Pool 1 Pool 2 Pool 3 Pool 4 Total Portfolio Pool 1 Pool 2 Pool 3 Pool 4 31/12/2021

10. Cash Trapping Condition Class B Notes Interest Subordination Event

Quarterly Settlement Period		Payment Date	Aggregate Outstanding Amount related to all Receivables arising from Defaulted Lease Contracts	Aggregate of the Outstanding Principal of the Receivables comprised in the Portfolio at the Valuation Date	Gross Cumulative Default Ratio	Relevant Trigger	Cash Trapping Condition occured (Y/N)	Class B Notes Interest Subordination Event occured (Y/N)
From	From To		а	b	i = [(a)/(b)]	ii	[(i) > (ii)]	[(i) > 35%]
14/10/2021	31/12/2021	27/01/2022	5.499.030,85	1.103.991.372,45	0,50%	3.25 %	NO	NO
01/01/2022	31/03/2022	27/04/2022	6.165.518,07	1.103.991.372,45	0,56%	3.25 %	NO	NO

11. Collateralisation

Settlement Period		Interes	t Period		Prin	cipal Amount Outst	Collateralisation					
From	То	From	То	Class A1 Notes	Class A2 Notes	Class B Notes	Class J Notes	Total	Collateral Portfolio		Total	
14/10/2021	31/12/2021	16/11/2021	27/01/2022	453.185.613,24	225.200.000,00	238.400.000,00	175.100.000,00	1.091.885.613,24	1.080.857.069,62	9.383.000,00	1.090.240.069,62	
01/01/2022	31/03/2022	27/01/2022	27/04/2022	391.696.954,30	225.200.000,00	238.400.000,00	175.100.000,00	1.030.396.954,30	1.021.229.098,17	9.167.856,13	1.030.396.954,30	

12. Collateral Portfolio

Quarterly Set	tlement Period	Outstanding Principal of the Collateral Portfolio (Performing Receivables)	Outstanding Principal of the Collateral Portfolio (Delinquent Receivables)	Unpaid Principal Instalments of the Collateral Porfolio	Residual Optional Instalment	Total Collateral Portfolio including Residual Optional instalment	Defaulted Receivables	Defaulted Receivables including Residual Optional Instalment	Accounting Portfolio	
From	То	(a1)	(a2)	(b1)	(c1)	(d1) = (a1+a2+b1+c1)	(e1)	(e2)	(f1) = (d1+e2)	
14/10/2021	14/10/2021 31/12/2021		-	17.812,69	64.123.350,93	1.144.980.420,55	5.495.139,24	6.441.760,26	1.151.422.180,81	
01/01/2022	31/03/2022	1.019.712.372,53	1.354.716,93	162.008,71	63.933.593,71	1.085.162.691,88	5.999.742,25	6.975.930,99	1.092.138.622,87	

13. Portfolio	13. Portfolio Breakdown																				
Settlement Period			Collateral Portfolio by Pool				Concentration Risk for the Collateral Portfolio			Collateral Portfolio Outstanding Principal by Geographical Area			Accounting Portfolio Outstanding Principal by Residual Life								
From	То	Total Collateral Portfolio Outstanding Principal		Pool 1	Pool 2	Pool 3	Pool 4	Top 1	Top 10	Top 50	Top 100	Central Italy	Southern Italy	Other	Indeterminate	(0-1) month	(2-3) month	(4-6) month	(7-11) month	(1-5) years	More than 5 years
14/10/2021	31/12/2021	1.080.839.256,93	224.137.269,45	537.167.965,41	302.632.871,22	16.901.150,85	7.738.532,07	56.047.064,70	149.631.440,30	219.263.627,91	142.690.825,78	259.025.600,98	679.122.830,17		-	184.571,37	1.256.751,41	2.134.585,91	706.038.571,18	376.707.329,16	
01/01/2022	31/03/2022	1.021.067.089,46	208.763.369,42	501.899.744,31	294.389.571,99	16.014.403,74	7.445.530,67	53.689.766,15	143.624.458,24	209.982.679,06	135.128.529,52	243.004.237,54	642.934.322,40		(97,15)	391.010,12	892.443,02	1.585.757,64	668.110.652,26	356.028.861,82	
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