

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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Reporting Dates

Collection Period	01/10/2022	31/12/2022
Interest Period	27/10/2022	27/01/2023
Payment Date	27/01/2023	

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

Issuer	Alba 12 SPV S.r.l.
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 description

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, 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 3(a) of Art. 6 of Regulation (EU) 2402/2017.



2.2 Class A2 Notes

Interest Period		Payment Date	Before payments		Accrued				Payments		After payments		
			Outstanding Principal	Unpaid Interest	Interest Rate	Euribor 3M*	Accrual Period (days)	Interest Accrued	Class A2 Principal Payment **	Interest	Outstanding Principal	Unpaid Interest	Pool factor
16/11/2021	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
27/01/2022	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
27/04/2022	27/07/2022	27/07/2022	225.200.000,00	-	0,385%	-0,415%	91	219.163,39	-	219.163,39	225.200.000,00	-	1,00000000
27/07/2022	27/10/2022	27/10/2022	225.200.000,00	-	1,033%	0,233%	92	594.502,98	-	594.502,98	225.200.000,00	-	1,00000000
27/10/2022	27/01/2023	27/01/2023	225.200.000,00	-	2,377%	1,577%	92	1.367.989,91	-	1.367.989,91	225.200.000,00	-	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 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

Interest Period		Payment Date	Before payments		Accrued				Payments		After payments		
			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
27/04/2022	27/07/2022	27/07/2022	238.400.000,00	-	0,685%	-0,415%	91	412.796,22	-	412.796,22	238.400.000,00	-	1,00000000
27/07/2022	27/10/2022	27/10/2022	238.400.000,00	-	1,333%	0,233%	92	812.122,84	-	812.122,84	238.400.000,00	-	1,00000000
27/10/2022	27/01/2023	27/01/2023	238.400.000,00	-	2,677%	1,577%	92	1.630.947,38	-	1.630.947,38	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 Payments, and (c) the Principal Amount Outstanding of the Class B Notes on such Payment Date (prior to any payment being made on such Payment Date in accordance with the Pre-Enforcement Priority of Payments).



2.4 Class J Notes

Interest Period		Payment Date	Before payments		Accrued				Payments		After payments		
			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
27/04/2022	27/07/2022	27/07/2022	175.100.000,00	-	1,585%	-0,415%	91	701.543,01	-	701.543,01	175.100.000,00	-	1,00000000
27/07/2022	27/10/2022	27/10/2022	175.100.000,00	-	2,233%	0,233%	92	999.217,88	-	999.217,88	175.100.000,00	-	1,00000000
27/10/2022	27/01/2023	27/01/2023	175.100.000,00	-	3,577%	1,577%	92	1.600.628,01	-	1.600.628,01	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 of principal on the Class J Notes in accordance with the Pre-Enforcement Priority of 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

Quarterly Settlement Period		Instalments		Recoveries		Prepayments		Late charges	Other	Receivables Purchase by the Seller	Indemnity	Total Collections
		Principal	Interest	Principal	Interest	Principal	Interest					
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
01/04/2022	30/06/2022	57.520.224,64	6.336.782,36	150.543,91	35.195,52	1.967.758,72	58.794,09	421,20	-	-	-	66.069.720,44
01/07/2022	30/09/2022	56.555.690,22	6.247.056,51	169.792,95	46.431,40	1.269.285,78	51.299,58	404,35	-	49.295,67	-	64.389.256,46
01/10/2022	31/12/2022	55.198.549,03	8.491.050,12	373.589,76	85.504,69	1.092.265,01	40.884,65	703,80	-	45.741,28	-	65.328.288,34



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
27/07/2022	9.167.856,13	4.691.500,00	8.552.969,54	8.552.969,54	-	8.552.969,54
27/10/2022	8.552.969,54	4.691.500,00	7.935.633,17	7.935.633,17	-	7.935.633,17
27/01/2023	7.935.633,17	4.691.500,00	7.335.604,53	7.335.604,53	-	7.335.604,53

* 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.



8. Other info

1) Renegotiations of the relevant Quarterly Settlement Period

(Includes remodulations Extra decreto_no Moratoria ex-lege)

	Pool 1	Pool 2	Pool 3	Pool 4
Outstanding Principal - amount	-	-	-	-
Contracts - number	-	-	-	-

1a) % Amount Renegotiated

	0,00%
Outstanding Principal of renegotiated contracts	-
Initial Purchase Price of the Portfolio	1.103.991.372,45
N. of Contracts of the Portfolio	12.568

3) Repurchases of the relevant Quarterly Settlement Period

(no Moratoria ex-lege)

	Pool 1	Pool 2	Pool 3	Pool 4
Outstanding Principal - amount	-	45.741,28	-	-
Contracts - number	-	1,00	-	-

3a) % Amount Repurchased

	0,00%	Limit	Trigger
Outstanding Amount of repurchased contracts	45,741	-	-
Initial Purchase Price of the Portfolio	1.103.991.372,45		

5) Repurchases of the relevant Quarterly Settlement Period

Moratoria ex-lege

	Pool 1	Pool 2	Pool 3	Pool 4
Outstanding Principal - amount	-	-	-	-
Contracts - number	-	-	-	-

5a) % Amount Repurchased

	0,00%
Outstanding Amount of repurchased contracts	-
Initial Purchase Price of the Portfolio	1.103.991.372,45

7) Moratoria ex-lege of the relevant Quarterly Settlement Period

	Pool 1	Pool 2	Pool 3	Pool 4
Outstanding Principal - amount	-	-	-	-
Contracts - number	-	-	-	-

7a) % Moratoria Amount

	0,00%
Outstanding Principal of Moratoria contracts	-
Initial Purchase Price of the Portfolio	1.103.991.372,45

* 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 Renegotiation (extra decreto), even if they have no longer signed up to the extensions or have renounced

2) Global Renegotiations **

(Includes remodulations Extra decreto_no Moratoria ex-lege)

	Pool 1	Pool 2	Pool 3	Pool 4
Outstanding Principal - amount	-	-	-	-
Contracts - number	-	-	-	-

2a) % Amount Renegotiated

	0,00%	Limit	Trigger
Outstanding Principal of renegotiated contracts	-	5,00%	-
Initial Purchase Price of the Portfolio	1.103.991.372,45		
N. of Contracts of the Portfolio	12.568		

4) Global Repurchases

(no Moratoria ex-lege)

	Pool 1	Pool 2	Pool 3	Pool 4
Outstanding Principal - amount	-	95.036,95	-	-
Contracts - number	-	2,00	-	-

4a) % Amount Repurchased

	0,01%	Limit	Trigger
Outstanding Amount of repurchased contracts	95,036,95	-	-
Initial Purchase Price of the Portfolio	1.103.991.372,45		

6) Global Repurchases

Moratoria ex-lege

	Pool 1	Pool 2	Pool 3	Pool 4
Outstanding Principal - amount	-	-	-	-
Contracts - number	-	-	-	-

6a) % Amount Repurchased

	0,00%	Limit	Trigger
Outstanding Amount of repurchased contracts	-	9,00%	-
Initial Purchase Price of the Portfolio	1.103.991.372,45		

8) Global Moratoria ex-lege *

	Pool 1	Pool 2	Pool 3	Pool 4
Outstanding Principal - amount	-	-	-	-
Contracts - number	-	-	-	-

8a) % Moratoria Amount

	0,00%
Outstanding Principal of Moratoria contracts	-
Initial Purchase Price of the Portfolio	1.103.991.372,45

2 bis) Global Renegotiations - remodulations still active at the end of the quarterly settlement period

(Includes remodulations Extra decreto_no Moratoria ex-lege)

	Pool 1	Pool 2	Pool 3	Pool 4
Outstanding Principal - amount	-	-	-	-
Contracts - number	-	-	-	-

2a) % Amount Renegotiated

	0,00%
Outstanding Principal of renegotiated contracts	-
Initial Purchase Price of the Portfolios	1.103.991.372,45
N. of Contracts of the Portfolio	12.568

8 bis) Global Moratoria ex-lege - moratoria still active at the end of the quarterly settlement period

	Pool 1	Pool 2	Pool 3	Pool 4
Outstanding Principal - amount	-	-	-	-
Contracts - number	-	-	-	-

8a) % Moratoria Amount

	0,00%
Outstanding Principal of Moratoria contracts	-
Initial Purchase Price of the Portfolios	1.103.991.372,45



11. Collateralisation

Settlement Period		Interest Period		Principal Amount Outstanding					Collateralisation		
From	To	From	To	Class A1 Notes	Class A2 Notes	Class B Notes	Class J Notes	Total	Collateral Portfolio	Debt Service Reserve Amount	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
01/04/2022	30/06/2022	27/04/2022	27/07/2022	329.963.317,32	225.200.000,00	238.400.000,00	175.100.000,00	968.663.317,32	960.110.347,78	8.552.969,54	968.663.317,32
01/07/2022	30/09/2022	27/07/2022	27/10/2022	269.960.453,34	225.200.000,00	238.400.000,00	175.100.000,00	908.660.453,34	900.724.820,17	7.935.633,17	908.660.453,34
01/10/2022	31/12/2022	27/10/2022	27/01/2023	213.127.570,77	225.200.000,00	238.400.000,00	175.100.000,00	851.827.570,77	844.491.966,24	7.335.604,53	851.827.570,77



