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

01/04/2023 30/06/2023

Interest Period

27/04/2023 27/07/2023

Payment Date

27/07/2023

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

2.1 Class A1 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 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
27/04/2022	27/07/2022	27/07/2022	391.696.954,30	-	0,285%	-0,415%	91	282.185,01	61.733.636,98	282.185,01	329.963.317,32	-	0,69509863
27/07/2022	27/10/2022	27/10/2022	329.963.317,32	-	0,933%	0,233%	92	786.742,54	60.002.863,98	786.742,54	269960453,3	-	0,568696974
27/10/2022	27/01/2023	27/01/2023	269.960.453,34	-	2,277%	1,577%	92	1.570.899,88	56.832.882,57	1.570.899,88	213127570,8	-	0,448973185
27/01/2023	27/04/2023	27/04/2023	213.127.570,77	-	3,158%	2,458%	90	1.682.642,17	57.469.411,51	1.682.642,17	155658159,3	-	0,327908488
27/04/2023	27/07/2023	27/07/2023	155.658.159,26	-	3,968%	3,268%	91	1.561.285,93	59.231.160,83	1.561.285,93	96426998,43	-	0,203132501

^{*} 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	nents		After payments	
Interes	st 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
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
27/01/2023	27/04/2023	27/04/2023	225.200.000,00	-	3,258%	2,458%	90	1.834.254,00	-	1.834.254,00	225.200.000,00	-	1,00000000
27/04/2023	27/07/2023	27/07/2023	225.200.000,00	-	4,068%	3,268%	91	2.315.731,60	-	2.315.731,60	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

			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
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
27/01/2023	27/04/2023	27/04/2023	238.400.000,00	-	3,558%	2,458%	90	2.120.568,00	-	2.120.568,00	238.400.000,00	-	1,00000000
27/04/2023	27/07/2023	27/07/2023	238.400.000,00	-	4,368%	3,268%	91	2.632.253,87	-	2.632.253,87	238.400.000,00	-	1,00000000
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^{*} 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	t 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
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
27/01/2023	27/04/2023	27/04/2023	175.100.000,00	-	4,458%	2,458%	90	1.951.489,50	-	1.951.489,50	175.100.000,00	-	1,00000000
27/04/2023	27/07/2023	27/07/2023	175.100.000,00	-	5,268%	3,268%	91	2.331.689,97	-	2.331.689,97	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					
Quarterly S Peri		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
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
01/01/2023	31/03/2023	54.027.708,26	10.434.805,45	454.423,42	39.595,60	2.139.105,57	151.964,70	2.242,75	-	-	-	67.249.845,75
01/04/2023	30/06/2023	53.900.629,01	11.172.733,31	331.125,80	119.374,15	2.416.988,60	65.197,45	1.317,26	-	-	-	68.007.365,58

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
27/07/2022	65.883.981,01	185.739,43	-	-	9.167.856,13	-	-	-	-	75.237.576,57
27/10/2022	64.123.736,44	216.224,35	49.295,67	11.921,44	8.552.969,54	-	-	-	-	72.954.147,44
27/01/2023	64.823.452,61	459.094,45	45.741,28	126.910,88	7.935.633,17	-	-	-	-	73.390.832,39
27/04/2023	66.755.826,73	494.019,02	-	264.288,96	7.335.604,53	-	-	-	-	74.849.739,24
27/07/2023	67.556.865,63	450.499,95	-	374.559,87	6.767.275,71	-	-	-	-	75.149.201,16
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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
27/07/2022	75.237.576,57	187.418,91	501.348,40	412.796,22	8.552.969,54	61.733.636,98	-	-	-	-	-	-	701.543,01	-	-	3.147.863,51	75.237.576,57
27/10/2022	72.954.147,44	131.643,41	1.381.245,52	812.122,84	7.935.633,17	60.002.863,98	-	-	-	-	-	-	999.217,88	-	-	1.691.420,64	72.954.147,44
27/01/2023	73.390.832,39	162.522,31	2.938.889,79	1.630.947,38	7.335.604,53	56.832.882,57	-	-	-	-	-	-	1.600.628,01	-	-	2.889.357,80	73.390.832,39
27/04/2023	74.849.739,24	76.821,00	3.516.896,17	2.120.568,00	6.767.275,71	57.469.411,51	-	-	-	-	-	-	1.951.489,50	-	-	2.947.277,35	74.849.739,24
27/07/2023	75.149.201,16	69.189,84	3.877.017,53	2.632.253,87	6.192.581,59	59.231.160,83	-	-	-	-	-	-	2.331.689,97	-	-	815.307,53	75.149.201,16
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(*) 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

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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
27/07/2022	1.030.396.954,30	960.110.347,78	8.552.969,54	61.733.636,98
27/10/2022	968.663.317,32	900.724.820,17	7.935.633,17	60.002.863,98
27/01/2023	908.660.453,34	844.491.966,24	7.335.604,53	56.832.882,57
27/04/2023	851.827.570,77	787.590.883,55	6.767.275,71	57.469.411,51
27/07/2023	794.358.159,26	728.934.416,84	6.192.581,59	59.231.160,83

7. Debt Service F	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
27/04/2023	7.335.604,53	4.691.500,00	6.767.275,71	6.767.275,71	-	6.767.275,71
27/07/2023	6.767.275,71	4.691.500,00	6.192.581,59	6.192.581,59	-	6.192.581,59

^{*} 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.

 Renegotiations of the relevant Quarterly Se (Includes remodulations Extra decreto_no Moratoria 					Global Renegotiations ** (Includes remodulations Extra decreto_no Morato	ria ex-lege)				2 bis) Global Renegotiations - remodulation (Includes remodulations Extra decreto_no Morato			.,	
	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	-	-	-	
1a) % Amount Renegotiated	0,00%				2a) % Amount Renegotiated	0,00%	Limit	Trigger		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			
3) Repurchases of the relevant Quarterly Sett	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	-	95.036,95	-	-					
ontracts - number	-	-	-	-	Contracts - number	-	2,00	-	-					
) % Amount Renurchased	0.00%	Limit	Trigger		4a) % Amount Renurchased	0.01%	Limit	Trigger						
	0,00%	Limit	Trigger -		4a) % Amount Repurchased Outstanding Amount of repurchased contrates	0,01% 95,036,95	Limit -	Trigger -						
Outstanding Amount of repurchased contrates		Limit -	Trigger -		4a) % Amount Repurchased Outstanding Amount of repurchased contratcs Initial Purchase Price of the Portfolio	95.036,95 1.103.991.372,45		Trigger -						
utstanding Amount of repurchased contratcs iitial Purchase Price of the Portfolio) Repurchases of the relevant Quarterly Sett	1.103.991.372,45	Limit -	Trigger -	Pool 4	Outstanding Amount of repurchased contratcs	95.036,95	-	Trigger -	Pool 4					
ubstanding Amount of repurchased contratcs nitial Purchase Price of the Portfolio Propurchases of the relevant Quarterly Sett foratoria ex-lege	1.103.991.372,45	-	-	Pool 4	Outstanding Amount of repurchased contratcs Initial Purchase Price of the Portfolio 6) Global Repurchases	95.036,95 1.103.991.372,45		-	Pool 4					
a) % Amount Repurchased ulstanding Amount of repurchased contrates hital Purchase Price of the Portfolio) Repurchases of the relevant Quarterly Sett foratoria ex-lege ulstanding Principal - amount ontracts - number	1.103.991.372,45 tlement Period Pool 1	Pool 2	Pool 3	Pool 4 - -	Outstanding Amount of repurchased contrates Initial Purchase Price of the Portfolio 6) Global Repurchases Moratoria ex-lege	95.036,95 1.103.991.372,45 Pool 1	Pool 2	Pool 3						
utstanding Amount of repurchased contratcs ititial Purchase Price of the Portfolio Repurchases of the relevant Quarterly Sett foratoria ex-lege utstanding Principal - amount ontracts - number a) % Amount Repurchased	1.103.991.372,45	Pool 2	Pool 3	Pool 4 - -	Outstanding Amount of repurchased contrates Initial Purchase Price of the Portfolio 6) Global Repurchases Moratoria ex-lege Outstanding Principal - amount	95.036,95 1.103.991.372,45 Pool 1	- Pool 2 207.604,80	Pool 3						
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ubstanding Amount of repurchased contracts nitial Purchase Price of the Portfolio) Repurchases of the relevant Quarterly Sett foratoria ex-lege nutstanding Principal - amount ontracts - number a) % Amount Repurchased	1.103.991.372,45	Pool 2	Pool 3	Pool 4	Outstanding Amount of repurchased contrates Initial Purchase Price of the Portfolio 6) Global Repurchases Moratoria ex-lege Outstanding Principal - amount Contracts - number 6a) % Amount Repurchased Outstanding Amount of repurchased contracts	95.036,95 1.103.991.372,45 Pool 1	Pool 2 207.604,80 4,00 Limit	Pool 3		8 bis) Global Moratoria ex-lege - moratoria	still active at the en	id of the quarterly	settlement period	
utstanding Amount of repurchased contratcs titled Purchase Price of the Portfolio (Nepurchases of the relevant Quarterly Sett foratoria ex-lege utstanding Principal - amount ontracts - number a) % Amount Repurchased utstanding Amount of repurchased contratcs titled Purchase Price of the Portfolio	1.103.991.372,45	Pool 2	Pool 3	Pool 4	Outstanding Amount of repurchased contrates Initial Purchase Price of the Portfolio 6) Global Repurchases Moratoria ex-lege Outstanding Principal - amount Contracts - number 6a) % Amount Repurchased Outstanding Amount of repurchased contrates Initial Purchase Price of the Portfolio	95.036,95 1.103.991.372,45 Pool 1	Pool 2 207.604,80 4,00 Limit	Pool 3		8 bis) Global Moratoria ex-lege - moratoria	still active at the en	nd of the quarterly Pool 2	settlement period	Pool 4
ustanding Amount of repurchased contratcs itial Purchase Price of the Portfolio Repurchases of the relevant Quarterly Sett oratoria ex-lege ustanding Principal - amount ontracts - number 1) % Amount Repurchased ustanding Amount of repurchased ontracts itial Purchase Price of the Portfolio Moratoria ex-lege of the relevant Quarterly Moratoria ex-lege of the relevant Quarterly	1.103.991.372,45 tlement Period Pool 1 0,00% 1.103.991.372,45	Pool 2	- Pool 3	-	Outstanding Amount of repurchased contrates Initial Purchase Price of the Portfolio 6) Global Repurchases 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	95.036,95 1.103.991.372,45 Pool 1 - - 0,00% - 1.103.991.372,45	Pool 2 207.504,80 4,00 Limit 9,00%	Pool 3 Trigger -	-	Outstanding Principal - amount				Pool 4
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ulstanding Amount of repurchased contratcs initial Purchase Price of the Portfolio Repurchases of the relevant Quarterly Sett foratoria ex-lege ulstanding Principal - amount contracts - number ia) % Amount Repurchased utstanding Amount of repurchased contratcs hitial Purchase Price of the Portfolio () Moratoria ex-lege of the relevant Quarterly substanding Principal - amount	1.103.991.372,45	Pool 2	Pool 3	-	Outstanding Amount of repurchased contrates Initial Purchase Price of the Portfolio 6) Global Repurchases 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	95.036,95 1.103.991.372,45 Pool 1 - - - - - - - - - - - - -	Pool 2 207.504,80 4,00 Limit 9,00%	Pool 3 Trigger - Pool 3	Pool 4	Outstanding Principal - amount	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

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9. Portfolio pe		_									
Settleme	nt Period		Del	inquent Receivab	les				Default Receivable	es	
From	To	Pool 1	Pool 2	Pool 3	Pool 4	Total Portfolio	Pool 1	Pool 2	Pool 3	Pool 4	Total Portfolio
14/10/2021	31/12/2021	-	-	-	-	-	262.227,61	503.023,86	4.729.887,77	-	5.495.139,24
01/01/2022	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
01/04/2022	30/06/2022	375.776,36	577.710,54	-	-	953.486,90	977.785,47	2.074.352,80	4.577.837,77	-	7.629.976,04
01/07/2022	30/09/2022	204.718,25	200.366,22	-	-	405.084,47	1.228.790,06	3.284.311,51	4.628.700,45	-	9.141.802,02
01/10/2022	31/12/2022	396.904,55	518.102,85	-	-	915.007,40	1.222.326,93	2.991.628,36	4.635.231,09	-	8.849.186,38
01/01/2023	31/03/2023	120.731,80	467.414,99	147.473,62	-	735.620,41	1.549.315,17	3.423.103,94	4.513.854,63	-	9.486.273,74
01/04/2023	30/06/2023	456.613,18	307.107,68	468.230,55	-	1.231.951,41	1.700.491,19	4.520.004,83	5.476.428,72	-	11.696.924,74

10. Cash Trapping Condition Class B Notes Interest Subordination Event

Quarterly Set	tlement 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		a	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%	6.50 %	NO	NO	
01/01/2022	31/03/2022	27/04/2022	6.165.518,07	1.103.991.372,45	0,56%	6.50 %	NO	NO	
01/04/2022	30/06/2022	27/07/2022	7.982.316,22	1.103.991.372,45	0,72%	6.50 %	NO	NO	
01/07/2022	30/09/2022	27/10/2022	9.650.870,70	1.103.991.372,45	0,87%	6.50 %	NO	NO	
01/10/2022	31/12/2022	27/01/2023	9.896.432,95	1.103.991.372,45	0,90%	6.50 %	NO	NO	
01/01/2023	31/03/2023	27/04/2023	10.945.328,47	1.103.991.372,45	0,99%	6.50 %	NO	NO	
01/04/2023	30/06/2023	27/07/2023	13.654.366,29	1.103.991.372,45	1,24%	6.50 %	NO	NO	

11. Collateralisation

Settlement Period		Interest	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	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	
01/01/2023	31/03/2023	27/01/2023	27/04/2023	155.658.159,26	225.200.000,00	238.400.000,00	175.100.000,00	794.358.159,26	787.590.883,55	6.767.275,71	794.358.159,26	
01/04/2023	30/06/2023	27/04/2023	27/07/2023	96.426.998,43	225.200.000,00	238.400.000,00	175.100.000,00	735.126.998,43	728.934.416,84	6.192.581,59	735.126.998,43	

12. Collateral Portfolio

Quarterly Settlement 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	31/12/2021	1.080.839.256,93	-	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
01/04/2022	30/06/2022	959.127.773,63	748.687,56	233.886,59	63.578.801,27	1.023.689.149,05	7.629.976,04	8.636.726,14	1.032.325.875,19
01/07/2022	30/09/2022	900.296.176,24	355.910,40	72.733,53	63.227.149,30	963.951.969,47	9.141.802,02	10.198.801,38	974.150.770,85
01/10/2022	31/12/2022	843.482.655,22	781.064,91	228.246,11	62.108.564,11	906.600.530,35	8.849.186,38	9.931.519,91	916.532.050,26
01/01/2023	31/03/2023	786.821.427,63	636.053,14	133.402,78	61.560.547,67	849.151.431,22	9.486.273,74	10.578.646,90	859.730.078,12
01/04/2023	30/06/2023	727.700.842,09	1.126.906,34	106.668,41	60.835.989,66	789.770.406,50	11.696.924,74	12.962.916,78	802.733.323,28

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
01/04/2022	30/06/2022	959.876.461,19	192.877.076,90	465.628.383,98	286.246.047,92	15.124.952,39	7.152.097,61	51.329.483,29	137.690.863,31	200.880.038,52	126.626.878,34	227.482.828,55	605.766.754,30	-	9.623,57	277.505,07	416.757,02	1.446.578,92	633.820.025,33	331.261.630,75
01/07/2022	30/09/2022	900.652.086,64	177.550.576,40	430.764.455,70	278.099.461,25	14.237.593,29	6.860.893,53	48.993.965,73	131.796.114,95	191.948.554,26	120.908.626,19	210.350.375,91	569.393.084,54	-	(45,68)	120.296,60	424.845,07	2.006.379,32	597.756.006,92	309.007.493,67
01/10/2022	31/12/2022	844.263.720,13	162.430.333,42	398.092.605,04	270.375.957,75	13.364.823,92	6.577.916,63	47.037.635,92	126.133.318,90	183.506.529,69	113.877.972,83	195.848.226,65	534.537.520,65	-	(549,35)	71.696,78	605.333,85	2.579.747,67	564.354.826,83	284.945.578,32
01/01/2023	31/03/2023	787.457.480,77	147.224.143,99	365.498.192,99	262.234.093,25	12.501.050,54	6.301.024,58	45.126.475,84	120.751.589,72	175.609.498,12	106.938.979,74	181.226.484,32	499.292.016,71	-	(209,46)	179.150,27	626.078,05	3.254.683,56	523.728.784,71	268.237.476,12
01/04/2023	30/06/2023	728.827.748,43	132.535.462,88	332.010.052,66	252.644.677,57	11.637.555,32	6.087.174,48	43.423.858,09	114.743.746,77	166.571.477,33	99.408.478,90	166.496.286,04	462.922.983,49	-	(248,75)	150.085,89	979.604,25	4.425.785,08	491.440.756,51	242.471.547,58

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