

Alba 13 SPV S.r.l.

Investors Report

Euro 522,600,000 Class A1 IT0005548919
Euro 263,100,000 Class A2 IT0005548927
Euro 267,600,000 Class B IT0005548935
Euro 196,407,000 Class J IT0005548943



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Reporting Dates

Collection Period	01/03/2025	31/05/2025
Interest Period	27/03/2025	27/06/2025
Payment Date	27/06/2025	

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

Issuer: Alba 13 SPV S.r.l.
Originator/Service: Alba Leasing S.p.A.
Issue Date: 27 June 2023

The Notes :

Classes	A1	A2	B	J
Original Balance	522.600.000,00	263.100.000,00	267.600.000,00	196.407.000,00
Currency	EUR	EUR	EUR	EUR
Final Maturity Date	29/12/2042	29/12/2042	29/12/2042	29/12/2042
Listing	Euronext Dublin	Euronext Dublin	Euronext Dublin	N.A
ISIN code	IT0005548919	IT0005548927	IT0005548935	IT0005548943
Payment frequency	Quarterly	Quarterly	Quarterly	Quarterly
Indexation	Euribor3M	Euribor3M	Euribor3M	Euribor3M
Spread	0,750%	0,850%	1,300%	2,000%

The Portfolio:

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

- Pool 1* vehicles, motor-vehicles, cars, light lorries,
Pool 2 Instrumental assets (e.g. machineries,
Pool 3 Real estate assets
Pool 4 Ships, vessels, airplanes or trains

Payment Date:

means (a) the First Payment Date and thereafter the 27th day of each of March, June, September and December of each year or, if such day is not a Business Day, the immediately following Business Day and (b) the Extraordinary Payment Date

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.

Principal Parties:

Servicer Alba Leasing S.p.A.
Corporate Servicer Banca Finanziaria Internazionale S.p.A.
Back-up Servicer Banca Finanziaria Internazionale S.p.A.
Representative of Noteholders Banca Finanziaria Internazionale S.p.A.
Calculation Agent Banca Finanziaria Internazionale S.p.A.
Account Bank BNP Paribas SA, Milan branch
Paying Agent BNP Paribas SA, Milan branch
Sub-Back-Up Servicer Agenzia Italia S.p.A.
Sub-Back-Up Servicer Trebi Generalconsult S.r.l.
Reporting Entity Alba Leasing S.p.A.
Stichting Corporate Servicer Provider Wilmington Trust SP Services (London) Limited

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2.2. The Notes - Class A2 Notes

Interest Period			Before payments		Amounts accrued			Payments		After payments		
			Principal Amount Outstanding	Unpaid Interest	Interest Rate	Days	Interest	Interest	Principal	Principal Amount Outstanding	Pool Factor	Unpaid interest
27/06/2023	27/09/2023	27/09/2023	263.100.000,00	-	4,460%	92	2.998.755,33	2.998.755,33	-	263.100.000,00	1,00000000	-
27/09/2023	27/12/2023	27/12/2023	263.100.000,00	-	4,827%	91	3.210.236,57	3.210.236,57	-	263.100.000,00	1,00000000	-
27/12/2023	27/03/2024	27/03/2024	263.100.000,00	-	4,766%	91	3.169.668,02	3.169.668,02	-	263.100.000,00	1,00000000	-
27/03/2024	27/06/2024	27/06/2024	263.100.000,00	-	4,736%	92	3.184.328,53	3.184.328,53	-	263.100.000,00	1,00000000	-
27/06/2024	27/09/2024	27/09/2024	263.100.000,00	-	4,548%	92	3.057.923,60	3.057.923,60	-	263.100.000,00	1,00000000	-
27/09/2024	27/12/2024	27/12/2024	263.100.000,00	-	4,202%	91	2.794.575,12	2.794.575,12	-	263.100.000,00	1,00000000	-
27/12/2024	27/03/2025	27/03/2025	263.100.000,00	-	3,581%	90	2.355.402,75	2.355.402,75	-	263.100.000,00	1,00000000	-
27/03/2025	27/06/2025	27/06/2025	263.100.000,00	-	3,215%	92	2.161.658,83	2.161.658,83	58.542.249,45	204.557.750,55	0,77749050	-

2.3. The Notes - Class B Notes

Interest Period			Before payments		Amounts accrued			Payments		After payments		
			Principal Amount Outstanding	Unpaid Interest	Interest Rate	Days	Interest	Interest	Principal	Principal Amount Outstanding	Pool Factor	Unpaid interest
27/06/2023	27/09/2023	27/09/2023	267.600.000,00	-	4,910%	92	3.357.785,33	3.357.785,33	-	267.600.000,00	1,00000000	-
27/09/2023	27/12/2023	27/12/2023	267.600.000,00	-	5,277%	91	3.569.538,70	3.569.538,70	-	267.600.000,00	1,00000000	-
27/12/2023	27/03/2024	27/03/2024	267.600.000,00	-	5,216%	91	3.528.276,27	3.528.276,27	-	267.600.000,00	1,00000000	-
27/03/2024	27/06/2024	27/06/2024	267.600.000,00	-	5,186%	92	3.546.532,53	3.546.532,53	-	267.600.000,00	1,00000000	-
27/06/2024	27/09/2024	27/09/2024	267.600.000,00	-	4,998%	92	3.417.965,60	3.417.965,60	-	267.600.000,00	1,00000000	-
27/09/2024	27/12/2024	27/12/2024	267.600.000,00	-	4,652%	91	3.146.767,87	3.146.767,87	-	267.600.000,00	1,00000000	-
27/12/2024	27/03/2025	27/03/2025	267.600.000,00	-	4,031%	90	2.696.739,00	2.696.739,00	-	267.600.000,00	1,00000000	-
27/03/2025	27/06/2025	27/06/2025	267.600.000,00	-	3,665%	92	2.506.371,33	2.506.371,33	-	267.600.000,00	1,00000000	-

2.4. The Notes - Class J Notes

Interest Period			Before payments		Amounts accrued			Payments		After payments		
			Principal Amount Outstanding	Unpaid Interest	Interest Rate	Days	Interest	Interest	Principal	Principal Amount Outstanding	Pool Factor	Unpaid interest
27/06/2023	27/09/2023	27/09/2023	196.407.000,00	-	5,610%	92	2.815.821,69	-	-	196.407.000,00	1,00000000	2.815.821,69
27/09/2023	27/12/2023	27/12/2023	196.407.000,00	2.815.821,69	5,977%	91	2.967.420,62	2.526.259,06	-	196.407.000,00	1,00000000	3.256.983,25
27/12/2023	27/03/2024	27/03/2024	196.407.000,00	3.256.983,25	5,916%	91	2.937.135,75	6.194.119,00	-	196.407.000,00	1,00000000	-
27/03/2024	27/06/2024	27/06/2024	196.407.000,00	-	5,886%	92	2.954.354,09	-	-	196.407.000,00	1,00000000	2.954.354,09
27/06/2024	27/09/2024	27/09/2024	196.407.000,00	2.954.354,09	5,698%	92	2.859.991,44	4.111.363,79	-	196.407.000,00	1,00000000	1.702.981,74
27/09/2024	27/12/2024	27/12/2024	196.407.000,00	1.702.981,74	5,352%	91	2.657.124,83	4.360.106,57	-	196.407.000,00	1,00000000	-
27/12/2024	27/03/2025	27/03/2025	196.407.000,00	-	4,731%	90	2.323.003,79	1.918.722,33	-	196.407.000,00	1,00000000	404.281,46
27/03/2025	27/06/2025	27/06/2025	196.407.000,00	404.281,46	4,365%	92	2.190.920,08	2.595.201,54	-	196.407.000,00	1,00000000	-

3. Collections

Collection Period		Instalments		Recoveries		Prepayments		Late charges	Other	Receivables Purchase by the Seller	Indemnity Amount	Total Collections
		Principal	Interest	Principal	Interest	Principal	Interest					
14/05/2023	31/08/2023	64.009.380,50	18.100.962,50	164.884,15	112.172,35	1.613.881,61	106.455,48	1.086,46	-	295.855,55	-	84.404.678,60
01/09/2023	30/11/2023	65.459.170,49	18.501.355,21	283.295,44	155.443,64	2.832.392,19	123.062,38	1.157,96	-	-	-	87.355.877,31
01/12/2023	29/02/2024	65.497.023,62	17.789.417,76	1.040.772,90	185.073,11	1.383.103,25	42.979,52	3.266,84	-	-	-	85.941.637,00
01/03/2024	31/05/2024	65.423.634,20	16.420.949,57	380.149,35	129.392,73	1.821.056,83	92.259,45	1.528,35	-	-	-	84.268.970,48
01/06/2024	31/08/2024	65.777.578,44	15.121.192,03	395.822,94	88.702,78	1.647.092,27	94.042,01	1.274,84	-	-	-	83.125.705,31
01/09/2024	30/11/2024	66.424.870,18	13.501.641,78	517.798,65	101.269,09	1.586.222,08	70.175,81	1.856,68	-	157.431,93	-	82.361.266,20
01/12/2024	28/02/2025	66.425.388,95	11.177.022,69	701.196,03	77.986,32	1.739.403,99	44.124,05	1.888,97	-	-	-	80.167.011,00
01/03/2025	31/05/2025	66.388.730,78	9.436.115,86	6.403.952,46	48.734,82	6.830.416,08	186.200,50	1.669,91	-	-	-	89.295.820,41

4. Issuer Available Funds

Collection Period		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
14/05/2023	31/08/2023	83.831.766,55	277.056,50	295.855,55	337.425,35	10.533.000,00	-	-	-	16.579,25	95.291.683,20
01/09/2023	30/11/2023	86.917.138,23	438.739,08	-	618.952,26	10.533.000,00	-	-	-	-	98.507.829,57
01/12/2023	29/02/2024	84.715.790,99	1.225.846,01	-	628.849,24	9.808.305,35	-	-	-	51,29	96.378.842,88
01/03/2024	31/05/2024	83.759.428,40	509.542,08	-	619.681,32	9.069.076,68	-	-	-	-	93.957.728,48
01/06/2024	31/08/2024	82.641.179,59	484.525,72	-	580.695,55	8.383.501,26	-	-	-	75,73	92.089.977,85
01/09/2024	30/11/2024	81.584.766,53	619.067,74	157.431,93	509.265,79	7.632.689,15	-	-	-	1,91	90.503.223,05
01/12/2024	28/02/2025	79.387.828,65	779.182,35	-	497.807,15	6.921.413,31	-	-	-	49,81	87.586.281,27
01/03/2025	31/05/2025	82.843.133,13	6.452.687,28	-	347.551,81	6.215.444,46	-	-	-	8,90	95.858.825,58

5.1 Pre-Enforcement Priority of Payments

Payment Date	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 Class B Notes	Any residual amount to the Payments Account (***)	Any amounts to the Joint Arrangers 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	Principal due and payable on Junior Notes	Deferred Purchase Price	Final balance
27/09/2023	109.704,16	8.821.680,66	3.357.785,33	10.533.000,00	72.469.464,60	-	-	-	-	-	-	-	-	-	48,45
27/12/2023	92.097,35	8.588.758,81	3.569.538,70	9.808.305,35	73.922.867,46	-	-	-	-	-	-	2.526.259,06	-	-	2,84
27/03/2024	121.241,47	7.606.891,16	3.528.276,27	9.069.076,68	68.557.542,30	-	-	-	-	-	-	6.194.119,00	-	1.301.654,92	41,08
27/06/2024	117.219,19	6.829.230,49	3.546.532,53	8.383.501,26	75.081.210,36	-	-	-	-	-	-	-	-	-	34,65
27/09/2024	98.812,52	5.701.560,30	3.417.965,60	7.632.689,15	71.127.584,58	-	-	-	-	-	-	4.111.363,79	-	-	1,91
27/12/2024	108.010,04	4.468.551,31	3.146.767,87	6.921.413,31	70.596.884,28	-	-	-	-	-	-	4.360.106,57	-	901.439,86	49,81
27/03/2025	92.948,60	3.145.976,54	2.696.739,00	6.215.444,46	73.516.441,44	-	-	-	-	-	-	1.918.722,33	-	-	8,90
27/06/2025	102.796,28	2.299.599,38	2.506.371,33	5.480.280,05	17.328.004,98	58.542.249,45	-	-	-	-	-	2.595.201,54	-	7.004.313,80	8,77

* 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

5.2 Post-Enforcement Priority of Payments

- NOT APPLICABLE -

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6. Cash Reserve Amount and accounting balances

Payment Date	Initial balance	The higher between		Debt Service Reserve Amount	Shortfall	Closing balance
		the initial Principal Amount Outstanding as of the Issue Date of the Rated Notes multiplied by 0.50%	the Principal Amount Outstanding of the Rated Notes as of the relevant Payment Date multiplied by 1%			
27/09/2023	10.533.000,00	5.266.500,00	10.533.000,00	10.533.000,00	-	10.533.000,00
27/12/2023	10.533.000,00	5.266.500,00	9.808.305,35	9.808.305,35	-	9.808.305,35
27/03/2024	9.808.305,35	5.266.500,00	9.069.076,68	9.069.076,68	-	9.069.076,68
27/06/2024	9.069.076,68	5.266.500,00	8.383.501,26	8.383.501,26	-	8.383.501,26
27/09/2024	8.383.501,26	5.266.500,00	7.632.689,15	7.632.689,15	-	7.632.689,15
27/12/2024	7.632.689,15	5.266.500,00	6.921.413,31	6.921.413,31	-	6.921.413,31
27/03/2025	6.921.413,31	5.266.500,00	6.215.444,46	6.215.444,46	-	6.215.444,46
27/06/2025	6.215.444,46	5.266.500,00	5.480.280,05	5.480.280,05	-	5.480.280,05

7. Portfolio performance

Collection Period		Delinquent Receivables					Default Receivables				
From	To	Pool 1	Pool 2	Pool 3	Pool 4	Total Portfolio	Pool 1	Pool 2	Pool 3	Pool 4	Total Portfolio
14/05/2023	31/08/2023	426.680,41	529.115,88	86.580,47	-	1.042.376,76	2.344.702,69	770.574,00	3.564.315,99	-	6.679.592,68
01/09/2023	30/11/2023	115.773,55	497.819,83	98.012,01	-	711.605,39	2.968.979,59	2.007.056,03	5.328.841,20	31.713,59	10.336.590,41
01/12/2023	29/02/2024	129.324,69	294.944,26	93.724,52	-	517.993,47	2.894.280,02	2.832.959,50	4.542.308,07	29.207,65	10.298.755,24
01/03/2024	31/05/2024	143.157,65	730.204,89	317.129,26	-	1.190.491,80	3.513.045,89	10.563.528,47	4.858.936,12	26.655,46	18.962.165,94
01/06/2024	31/08/2024	117.581,35	590.875,11	2.875.588,23	-	3.584.044,69	3.443.315,98	12.167.640,47	5.239.312,58	24.055,01	20.874.324,04
01/09/2024	30/11/2024	37.914,12	282.188,02	2.826.027,14	-	3.146.129,28	3.768.315,40	12.826.704,66	5.302.216,31	21.402,58	21.918.638,95
01/12/2024	28/02/2025	204.046,63	1.734.465,05	182.629,25	-	2.121.140,93	3.643.288,81	13.745.540,77	9.764.095,77	259.548,53	27.412.473,88
01/03/2025	31/05/2025	414.643,92	219.229,60	523.049,78	-	1.156.923,30	3.396.222,67	10.474.578,65	10.556.275,60	257.116,53	24.684.193,45

8. Collateralisation

Collection Period		Principal Amount Outstanding					Collateralisation		
From	To	Class A1 Notes	Class A2 Notes	Class B Notes	Class J Notes	Total	Collateral Portfolio	Debt Service Reserve Amount	Total
14/05/2023	31/08/2023	450.130.535,40	263.100.000,00	267.600.000,00	196.407.000,00	1.177.237.535,40	1.164.957.148,05	10.533.000,00	1.175.490.148,05
01/09/2023	30/11/2023	376.207.667,94	263.100.000,00	267.600.000,00	196.407.000,00	1.103.314.667,94	1.147.758.914,96	9.808.305,35	1.157.567.220,31
01/12/2023	29/02/2024	307.650.125,64	263.100.000,00	267.600.000,00	196.407.000,00	1.034.757.125,64	1.079.779.857,95	9.069.076,68	1.088.848.934,63
01/03/2024	31/05/2024	232.568.915,28	263.100.000,00	267.600.000,00	196.407.000,00	959.675.915,28	1.003.825.691,63	8.383.501,26	1.012.209.192,89
01/06/2024	31/08/2024	161.441.330,70	263.100.000,00	267.600.000,00	196.407.000,00	888.548.330,70	934.067.525,50	7.632.689,15	941.700.214,65
01/09/2024	30/11/2024	90.844.446,42	263.100.000,00	267.600.000,00	196.407.000,00	817.951.446,42	863.830.041,29	6.921.413,31	870.751.454,60
01/12/2024	28/02/2025	17.328.004,98	263.100.000,00	267.600.000,00	196.407.000,00	744.435.004,98	788.888.183,48	6.215.444,46	795.103.627,94
01/03/2025	31/05/2025	-	204.557.750,55	267.600.000,00	196.407.000,00	668.564.750,55	711.831.858,14	5.480.280,05	717.312.138,19

9. Cash Trapping Condition

Collection Period		Aggregate Outstanding Amount related to all Receivables arising from Defaulted Lease Contracts	Aggregate of the Outstanding Principal of the Receivables comprised in the Portfolio as at Relevant Cut-Off Date	Gross Cumulative Default Ratio	Relevant Trigger	Cash Trapping Condition occurred (Y/N)
From	To	(a)	(b)	(i) = [(a) / (b)]	(ii)	[(i) > (ii)]
14/05/2023	31/08/2023	6.033.827,18	1.239.157.497,78	0,490%	3,250%	N
01/09/2023	30/11/2023	9.857.251,99	1.239.157.497,78	0,800%	3,250%	N
01/12/2023	29/02/2024	11.088.203,75	1.239.157.497,78	0,890%	3,750%	N
01/03/2024	31/05/2024	20.028.142,30	1.239.157.497,78	1,620%	4,500%	N
01/06/2024	31/08/2024	22.206.592,29	1.239.157.497,78	1,790%	5,000%	N
01/09/2024	30/11/2024	24.199.623,93	1.239.157.497,78	1,950%	6,000%	N
01/12/2024	28/02/2025	28.987.456,60	1.239.157.497,78	2,340%	6,500%	N
01/03/2025	31/05/2025	32.935.331,84	1.239.157.497,78	2,660%	6,500%	N

10. Collateral Portfolio

Collection Period		Outstanding Principal of the Collateral Portfolio (Performing Receivables)	Outstanding Principal of the Collateral Portfolio (Delinquent Receivables)	Unpaid Principal Instalments of the Collateral Portfolio	Residual Optional Instalment	Total Collateral Portfolio including Residual Optional instalment	Defaulted Receivables	Defaulted Receivables including Residual Optional Instalment	Accounting Portfolio
From	To	(a1)	(a2)	(b1)	(c1)	(d1) = (a1+a2+b1+c1)	(e1)	(e2)	(f1) = (d1+e2)
14/05/2023	31/08/2023	1.163.900.887,41	875.178,57	181.082,07	54.882.943,01	1.219.840.091,06	5.934.396,07	6.679.592,68	1.226.519.683,74
01/09/2023	30/11/2023	1.092.859.502,71	514.332,18	132.524,86	54.252.555,21	1.147.758.914,96	9.511.569,82	10.336.590,41	1.158.095.505,37
01/12/2023	29/02/2024	1.025.269.374,35	472.819,16	-	54.185,63	1.079.779.857,95	9.465.752,99	10.298.755,24	1.090.078.613,19
01/03/2024	31/05/2024	949.100.748,93	1.042.585,24	60.197,04	53.622.160,42	1.003.825.691,63	17.898.057,56	18.962.165,94	1.022.787.857,57
01/06/2024	31/08/2024	878.323.524,75	2.540.385,93	51.728,96	53.151.885,86	934.067.525,50	19.693.609,83	20.874.324,04	954.941.849,54
01/09/2024	30/11/2024	808.860.825,08	2.142.216,64	26.941,58	52.800.057,99	863.830.041,29	20.685.123,03	21.918.638,95	885.748.680,24
01/12/2024	28/02/2025	736.189.784,17	1.920.556,91	109.210,54	50.668.631,86	788.888.183,48	24.795.364,89	27.412.473,88	816.300.657,36
01/03/2025	31/05/2025	662.034.570,17	986.814,57	63.076,99	48.747.396,41	711.831.858,14	21.865.257,26	24.684.193,45	736.516.051,59

11. Target Amortisation Amount

Collection Period		Principal Amount Outstanding of the Notes at the immediately preceding Payments Report Date	Outstanding Amount of the Collateral Aggregate Portfolio as at the immediately preceding Quarterly Settlement Date	Debt Service Reserve Amount calculated with reference to the relevant Payment Date	Target Amortisation Amount
From	To	(A)	(CP)	(R)	(TAA)
14/05/2023	31/08/2023	1.249.707.000,00	1.164.957.148,05	10.533.000,00	74.216.851,95
01/09/2023	30/11/2023	1.177.237.535,40	1.093.506.359,75	9.808.305,35	73.922.870,30
01/12/2023	29/02/2024	1.103.314.667,94	1.025.688.007,88	9.069.076,68	68.557.583,38
01/03/2024	31/05/2024	1.034.757.125,64	950.203.531,21	8.383.501,26	76.170.093,17
01/06/2024	31/08/2024	959.675.915,28	880.915.639,64	7.632.689,15	71.127.586,49
01/09/2024	30/11/2024	888.548.330,70	811.029.983,30	6.921.413,31	70.596.934,09
01/12/2024	28/02/2025	817.951.446,42	738.219.551,62	6.215.444,46	73.516.450,34
01/03/2025	31/05/2025	744.435.004,98	663.084.461,73	5.480.280,05	75.870.263,20