VALSABBINA RMBS SPV S.r.l.

Investors Report

Securitisation of receivables arising from residential mortgage loans originated by **Banca Valsabbina S.C.p.A.**

Euro 312.500.000,00 Class A1 Residential Mortgages Asset Backed Floating Rate Partly Paid Notes due December 2064
Euro 312.500.000,00 Class A2 Residential Mortgages Asset Backed Fixed Rate Partly Paid Notes due December 2064
Euro 110.081.000,00 Class J Asset Backed Partly Paid Notes due December 2064

Contacts

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SECURITISATION SERVICES
BANCA FININT

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Reference Dates

Collection Period	01/06/2026	31/08/2026
Interest Period	29/06/2026	28/09/2026
Payment Date	28/09/2026	

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.

1.1. Transaction overview

Principal Parties

Issuer	Valsabbina RMBS SPV S.r.l.
Originator/Servicer/Co-Arranger	Banca Valsabbina S.C.p.A.
Reporting Entity	Banca Valsabbina S.C.p.A.
Back-up Servicer Facilitator	Banca Finint S.p.A.
Representative of the Noteholders	Banca Finint S.p.A.
Computation Agent	Banca Finint S.p.A.
Cash Manager	Finanziaria Internazionale Investments SGR S.p.A.
Corporate Servicer	Banca Finint S.p.A.
Account Bank and Paying Agent	BNP Paribas S.A.
Lead Arranger	Banca Finint S.p.A.

Risk Retention Method	Vertical slice - i.e. Article 6(3)(a) (VSLC)
Risk Retention Holder	Originator (ORIG)
Underlying Exposure Type	Residential Mortgage (RMRT)
Risk Transfer Method "TRUE SALE"	TRUE
Risk Weight Approach	Standardised Approach (STND)
Current Waterfall Type	Sequential Waterfall (SQWT)

Issuer's LEI code	8156006EEA8772F3F570

Trigger Measurements/Ratios	Not occurred

Main definitions

Payment Date:	means the First Payment Date and, then, the 27th calendar day of March, June, September and December in each year or, if such day is not a Business Day, the immediately following Business Day
First Payment Date:	means the Payment Date falling on 27 March 2023
Interest Period:	means each period from (and including) a Payment Date to (but excluding) the next following Payment Date.
Business Day:	means any day on which the Trans-European Automated Real Time Gross Settlement-Express Transfer System (TARGET2), or any successor thereto, is open.
Delinquent Receivables:	means any Receivable related to a Mortgage Loan Agreement with respect to which there is at least one Delinquent Instalment and which are not classified as Defaulted Receivables.
Defaulted Receivables:	means any Receivable arising from Mortgage Loan Agreements having at least one Instalment due and unpaid for more than 180 days or which has been classified as being "in sofferenza" by the Servicer in accordance with the Bank of Italy Supervisory Regulations and the Credit and Collection Policies.

1.2. Assets and Notes

The Notes

Issue Date	29/11/2022

Classes	Class A1	Class A2	Class J
Notional amount	312.500.000,00	312.500.000,00	110.081.000,00
Outstanding at the Issue Date	206.779.670,61	206.779.670,61	72.840.041,34
Outstanding at the Incremental Instalment Date	312.499.925,41	312.499.925,41	110.080.973,72
Currency	EUR	EUR	EUR
Final Maturity Date	29/12/2064	29/12/2064	29/12/2064
Listing	ExtraMOT Pro	ExtraMOT Pro	
ISIN code	IT0005521353	IT0005521361	IT0005521379
Payment frequency	Quarterly	Quarterly	Quarterly
Indexation	Euribor 3M		
Spread / Rate	0,50%	1,30%	

Underlying assets for the Notes:	Receivables arising out of Residential Mortgage Loan Agreements
First Portfolio (Euro):	477.465.564,05
Transfer Date:	11/11/2022
Second Portfolio (Euro):	244.472.918,58
Transfer Date:	13/02/2023
Incremental Instalment Date:	22/02/2023

1.3. Account-level information section

	Account Identifier (Iban)	Account Type	Account Balance	Amortising Account
(i)	IT87Q0347901600000802592500	Collection Account	16.026.624,57	N
(ii)	IT64R0347901600000802592501	Payments Account	713.474,19	N
(iii)	IT41S0347901600000802592502	Cash Reserve Account	7.732.334,99	Y
(iv)	IT82W0326661620000014113419	Expenses Account	24.923,00	N
(v)	IT75M0326661620000014113310	Quota Capital Account	10.000,00	N

2.1. Class A1 Notes

Interest Period		Payment Date	Before payments		Amounts accrued					Payments		After payments		
			Principal Amount Outstanding	Unpaid Interest	Euribor	Spread	Interest Rate	Days	Accrued Interest	Principal	Interest	Principal Amount Outstanding	Pool Factor	Unpaid interest
29/11/2022	27/03/2023	27/03/2023	312.499.925,41	-	2,058%	0,50%	2,558%	118	1.981.652,01	8.201.062,50	1.981.652,01	304.298.862,91	0,97375636	-
27/03/2023	27/06/2023	27/06/2023	304.298.862,91	-	2,990%	0,50%	3,490%	92	2.714.007,75	10.083.187,50	2.714.007,75	294.215.675,41	0,94149016	-
27/06/2023	27/09/2023	27/09/2023	294.215.675,41	-	3,610%	0,50%	4,110%	92	3.090.245,31	9.071.218,75	3.090.245,31	285.144.456,66	0,91246226	-
27/09/2023	27/12/2023	27/12/2023	285.144.456,66	-	3,977%	0,50%	4,477%	91	3.226.940,21	10.388.218,75	3.226.940,21	274.756.237,91	0,87921996	-
27/12/2023	27/03/2024	27/03/2024	274.756.237,91	-	3,916%	0,50%	4,416%	91	3.067.012,30	8.774.406,25	3.067.012,30	265.981.831,66	0,85114186	-
27/03/2024	27/06/2024	27/06/2024	265.981.831,66	-	3,886%	0,50%	4,386%	92	2.981.301,69	10.679.500,00	2.981.301,69	255.302.331,66	0,81696746	-
27/06/2024	27/09/2024	27/09/2024	255.302.331,66	-	3,698%	0,50%	4,198%	92	2.738.940,15	9.463.250,00	2.738.940,15	245.839.081,66	0,78668506	-
27/09/2024	27/12/2024	27/12/2024	245.839.081,66	-	3,352%	0,50%	3,852%	91	2.393.735,14	10.003.250,00	2.393.735,14	235.835.831,66	0,75467466	-
27/12/2024	27/03/2025	27/03/2025	235.835.831,66	-	2,731%	0,50%	3,231%	90	1.904.963,93	10.732.281,25	1.904.963,93	225.103.550,41	0,72033136	-
27/03/2025	27/06/2025	27/06/2025	225.103.550,41	-	2,365%	0,50%	2,865%	92	1.648.133,16	8.821.906,25	1.648.133,16	216.281.644,16	0,69210126	-
27/06/2025	29/09/2025	29/09/2025	216.281.644,16	-	1,993%	0,50%	2,493%	94	1.407.885,36	7.883.843,75	1.407.885,36	208.397.800,41	0,66687296	-
29/09/2025	29/12/2025	29/12/2025	208.397.800,41	-	1,980%	0,50%	2,480%	91	1.306.422,66	8.110.812,50	1.306.422,66	200.286.987,91	0,64091836	-
29/12/2025	27/03/2026	27/03/2026	200.286.987,91	-	2,018%	0,50%	2,518%	88	1.232.788,66	7.565.281,25	1.232.788,66	192.721.706,66	0,61670946	-
27/03/2026	29/06/2026	29/06/2026	192.721.706,66	-	2,135%	0,50%	2,635%	94	1.325.978,88	9.004.437,50	1.325.978,88	183.717.269,16	0,58789526	-
29/06/2026	28/09/2026	28/09/2026	183.717.269,16	-	2,293%	0,50%	2,793%	91	1.297.059,23	6.837.812,50	1.297.059,23	176.879.456,66	0,56601426	-

2.2. Class A2 Notes

Interest Period		Payment Date	Before payments		Amounts accrued			Payments		After payments		
			Principal Amount Outstanding	Unpaid Interest	Interest Rate	Days	Accrued Interest	Principal	Interest	Principal Amount Outstanding	Pool Factor	Unpaid interest
29/11/2022	27/03/2023	27/03/2023	312.499.925,41	-	1,30%	118	1.007.094,45	8.201.062,50	1.007.094,45	304.298.862,91	0,97375636	-
27/03/2023	27/06/2023	27/06/2023	304.298.862,91	-	1,30%	92	1.010.948,44	10.083.187,50	1.010.948,44	294.215.675,41	0,94149016	-
27/06/2023	27/09/2023	27/09/2023	294.215.675,41	-	1,30%	92	977.449,85	9.071.218,75	977.449,85	285.144.456,66	0,91246226	-
27/09/2023	27/12/2023	27/12/2023	285.144.456,66	-	1,30%	91	937.016,37	10.388.218,75	937.016,37	274.756.237,91	0,87921996	-
27/12/2023	27/03/2024	27/03/2024	274.756.237,91	-	1,30%	91	902.879,53	8.774.406,25	902.879,53	265.981.831,66	0,85114186	-
27/03/2024	27/06/2024	27/06/2024	265.981.831,66	-	1,30%	92	883.650,75	10.679.500,00	883.650,75	255.302.331,66	0,81696746	-
27/06/2024	27/09/2024	27/09/2024	255.302.331,66	-	1,30%	92	848.171,08	9.463.250,00	848.171,08	245.839.081,66	0,78668506	-
27/09/2024	27/12/2024	27/12/2024	245.839.081,66	-	1,30%	91	807.854,54	10.003.250,00	807.854,54	235.835.831,66	0,75467466	-
27/12/2024	27/03/2025	27/03/2025	235.835.831,66	-	1,30%	90	766.466,45	10.732.281,25	766.466,45	225.103.550,41	0,72033136	-
27/03/2025	27/06/2025	27/06/2025	225.103.550,41	-	1,30%	92	747.844,02	8.821.906,25	747.844,02	216.281.644,16	0,69210126	-
27/06/2025	29/09/2025	29/09/2025	216.281.644,16	-	1,30%	94	734.156,03	7.883.843,75	734.156,03	208.397.800,41	0,66687296	-
29/09/2025	29/12/2025	29/12/2025	208.397.800,41	-	1,30%	91	684.818,33	8.110.812,50	684.818,33	200.286.987,91	0,64091836	-
29/12/2025	27/03/2026	27/03/2026	200.286.987,91	-	1,30%	88	636.467,54	7.565.281,25	636.467,54	192.721.706,66	0,61670946	-
27/03/2026	29/06/2026	29/06/2026	192.721.706,66	-	1,30%	94	654.183,13	9.004.437,50	654.183,13	183.717.269,16	0,58789526	-
29/06/2026	28/09/2026	28/09/2026	183.717.269,16	-	1,30%	91	603.715,36	6.837.812,50	603.715,36	176.879.456,66	0,56601426	-

3. Class J Notes

Interest Period		Payment Date	Before payments		Payments		After payments		
			Principal Amount Outstanding	Unpaid Interest	Principal	Interest	Principal Amount Outstanding	Pool Factor	Unpaid interest
29/11/2022	27/03/2023	27/03/2023	110.080.973,72		-	1.491.533,24	110.080.973,72	0,99999976	
27/03/2023	27/06/2023	27/06/2023	110.080.973,72		-	1.792.387,32	110.080.973,72	0,99999976	
27/06/2023	27/09/2023	27/09/2023	110.080.973,72		-	1.907.009,67	110.080.973,72	0,99999976	
27/09/2023	27/12/2023	27/12/2023	110.080.973,72		-	1.861.280,47	110.080.973,72	0,99999976	
27/12/2023	27/03/2024	27/03/2024	110.080.973,72		-	2.079.429,85	110.080.973,72	0,99999976	
27/03/2024	27/06/2024	27/06/2024	110.080.973,72		-	2.005.441,01	110.080.973,72	0,99999976	
27/06/2024	27/09/2024	27/09/2024	110.080.973,72		-	1.967.075,71	110.080.973,72	0,99999976	
27/09/2024	27/12/2024	27/12/2024	110.080.973,72		-	1.884.478,38	110.080.973,72	0,99999976	
27/12/2024	27/03/2025	27/03/2025	110.080.973,72		-	1.996.870,59	110.080.973,72	0,99999976	
27/03/2025	27/06/2025	27/06/2025	110.080.973,72		-	1.793.672,60	110.080.973,72	0,99999976	
27/06/2025	29/09/2025	29/09/2025	110.080.973,72		-	1.627.099,67	110.080.973,72	0,99999976	
29/09/2025	29/12/2025	29/12/2025	110.080.973,72		-	1.518.012,35	110.080.973,72	0,99999976	
29/12/2025	27/03/2026	27/03/2026	110.080.973,72		-	1.631.720,21	110.080.973,72	0,99999976	
27/03/2026	29/06/2026	29/06/2026	110.080.973,72		-	1.398.411,30	110.080.973,72	0,99999976	
29/06/2026	28/09/2026	28/09/2026	110.080.973,72		-	1.476.830,30	110.080.973,72	0,99999976	

4. Collections and recoveries

Quarterly Collection Period		Instalments		Prepayments		Insurance Premiums	Other	Recoveries	Total Collections and Recoveries
		Principal	Interest	Principal	Fees				
01/11/2022	28/02/2023	8.310.613,53	4.564.990,15	7.712.206,90	11.007,63	-	337.517,00	-	**20.936.335,21**
01/03/2023	31/05/2023	9.002.366,03	5.493.991,26	9.924.535,52	15.737,66	-	880.345,17	-	**25.316.975,64**
01/06/2023	31/08/2023	8.755.435,31	5.926.970,44	7.869.075,32	13.904,89	-	1.074.370,88	-	**23.639.756,84**
01/09/2023	30/11/2023	8.440.897,03	6.006.022,97	10.169.265,74	23.767,85	-	1.786.748,07	-	**26.426.701,66**
01/12/2023	29/02/2024	8.363.064,08	5.984.507,31	7.408.264,75	18.137,89	-	1.323.422,72	-	**23.097.396,75**
01/03/2024	31/05/2024	8.208.293,90	5.773.080,56	11.116.721,81	28.631,56	-	1.664.649,69	-	**26.791.377,52**
01/06/2024	31/08/2024	8.193.435,90	5.480.523,86	9.069.654,98	21.791,56	-	1.194.509,27	-	**23.959.915,57**
01/09/2024	30/11/2024	8.092.309,57	5.093.805,24	9.962.013,95	27.080,73	-	1.547.793,24	-	**24.723.002,73**
01/12/2024	28/02/2025	8.161.962,03	4.664.765,21	10.866.286,27	22.889,20	-	1.994.690,15	-	**25.710.592,86**
01/03/2025	31/05/2025	8.069.909,10	4.189.938,07	7.643.355,77	15.725,14	-	1.479.016,24	-	**21.397.944,32**
01/06/2025	31/08/2025	8.118.078,36	3.804.899,07	6.712.833,14	14.515,68	-	542.365,23	-	**19.192.691,48**
01/09/2025	30/11/2025	7.962.376,32	3.613.070,76	7.513.601,77	11.842,82	-	400.119,52	-	**19.501.011,19**
01/12/2025	28/02/2026	7.934.179,48	3.554.987,05	5.940.393,72	9.081,17	-	888.647,09	-	**18.327.288,51**
01/03/2026	31/05/2026	7.706.499,12	3.422.933,73	8.622.190,56	14.956,35	-	1.345.691,55	-	**21.112.271,31**
01/06/2026	31/08/2026	7.666.681,11	3.416.714,98	4.898.224,19	8.689,78	-	707.192,36	-	**16.697.502,42**

5. Issuer Available Funds

Payment Date	Collection received or recovered by the Issuer	Interest accrued and paid on the Accounts	Interest accrued from the Eligible Investments	Any and all other amounts standing to the credit of the:			Issuer Available Funds
				Collection Account	Payments Account	Cash Reserve Account	
27/03/2023	20.936.335,21	60.545,91	-	-	88.046,96	12.417.341,91	**33.502.269,99**
27/06/2023	25.316.975,64	144.727,12	-	-	56,29	12.499.997,02	**37.961.756,07**
27/09/2023	23.639.756,84	172.693,13	-	-	898,04	12.171.954,52	**35.985.302,53**
27/12/2023	26.426.701,66	183.996,86	-	-	39,71	11.768.627,02	**38.379.365,25**
27/03/2024	23.097.396,75	176.052,79	-	-	30,33	11.405.778,27	**34.679.258,14**
27/06/2024	26.791.377,52	178.283,63	-	-	44,32	10.990.249,52	**37.959.954,99**
27/09/2024	23.959.915,57	174.898,10	-	-	48,49	10.639.273,27	**34.774.135,43**
27/12/2024	24.723.002,73	142.340,90	-	-	28,14	10.212.093,27	**35.077.465,04**
27/03/2025	25.710.592,86	117.881,60	-	-	0,69	9.833.563,27	**35.662.038,42**
27/06/2025	21.397.944,32	90.918,15	-	-	3,07	9.433.433,27	**30.922.298,81**
29/09/2025	19.192.691,48	66.411,96	-	-	42,84	9.004.142,02	**28.263.288,30**
29/12/2025	19.501.011,19	61.416,76	-	-	62,41	8.651.265,77	**28.213.756,13**
27/03/2026	18.327.288,51	58.807,89	-	-	30,76	8.335.912,02	**26.722.039,18**
29/06/2026	21.112.271,31	59.222,91	-	-	19,30	8.011.479,52	**29.182.993,04**
28/09/2026	16.697.502,42	66.004,89	-	-	58,17	7.708.868,27	**24.472.433,75**

6.1. Pre-Enforcement Priority of Payments

Payment Date	Expenses, Retention Amount and Agents Fees	Interest due and payable on the Senior Notes	Required Cash Reserve Amount	Senior Notes Redemption Amount	Adjustment Purchase Price	Amounts due and payable to the Servicer pursuant to Clauses 8.1(b)	Any other amount due to the Originator and the Other Issuer Creditors	Class J Notes Redemption Amount	Interest due and payable on the Junior Notes	Residual balance of the Payment Account
27/03/2023	119.811,98	2.988.746,46	12.499.997,02	16.402.125,00	-	-	-	-	1.491.533,24	56,29
27/06/2023	106.067,79	3.724.956,19	12.171.954,52	20.166.375,00	-	-	-	-	1.792.387,32	15,25
27/09/2023	99.493,47	4.067.695,16	11.768.627,02	18.142.437,50	-	-	-	-	1.907.009,67	39,71
27/12/2023	171.882,10	4.163.956,58	11.405.778,27	20.776.437,50	-	-	-	-	1.861.280,47	30,33
27/03/2024	90.830,12	3.969.891,83	10.990.249,52	17.548.812,50	-	-	-	-	2.079.429,85	44,32
27/06/2024	91.239,78	3.864.952,44	10.639.273,27	21.359.000,00	-	-	-	-	2.005.441,01	48,49
27/09/2024	81.327,08	3.587.111,23	10.212.093,27	18.926.500,00	-	-	-	-	1.967.075,71	28,14
27/12/2024	151.333,02	3.201.589,68	9.833.563,27	20.006.500,00	-	-	-	-	1.884.478,38	0,69
27/03/2025	95.738,61	2.671.430,38	9.433.433,27	21.464.562,50	-	-	-	-	1.996.870,59	3,07
27/06/2025	84.651,67	2.395.977,18	9.004.142,02	17.643.812,50	-	-	-	-	1.793.672,60	42,84
29/09/2025	75.131,56	2.142.041,39	8.651.265,77	15.767.687,50	-	-	-	-	1.627.099,67	62,41
29/12/2025	146.935,01	1.991.240,99	8.335.912,02	16.221.625,00	-	-	-	-	1.518.012,35	30,76
27/03/2026	79.001,45	1.869.256,20	8.011.479,52	15.130.562,50	-	-	-	-	1.631.720,21	19,30
29/06/2026	86.618,29	1.980.162,01	7.708.868,27	18.008.875,00	-	-	-	-	1.398.411,30	58,17
28/09/2026	70.468,90	1.900.774,59	7.348.690,77	13.675.625,00	-	-	-	-	1.476.830,30	44,19

6.2. Post-Enforcement Priority of Payments

NOT APPLICABLE

Payment Date	Expenses, Retention Amount an Agents Fees	Interest due and payable on the Class A Notes	Principal Amount Outstanding in respect of the Class A Notes	All amounts due and payable as Adjustment Purchase Price	Amounts due and payable to the Servicer pursuant to Clauses 8.1(b) of the Servicing Agreement	Any other amount due to the Originator and the Other Issuer Creditors	Class J Notes Redemption Amount	Interest due and payable on the Class J Notes	Residual balance of the Payment Account

7. Cash Reserve Amount

Payment Date	Required Cash Reserve Amount			Amount credited on the Cash Reserve Account	Shortfall
	(i) 2% * Principal Amount Outstanding of the Senior Notes as of the preceding Payment Date	(ii) Euro 3.125.000,00	Required Cash Reserve Amount (Max [(i);(ii)])		
27/03/2023	12.499.997,02	3.125.000,00	12.499.997,02	12.499.997,02	-
27/06/2023	12.171.954,52	3.125.000,00	12.171.954,52	12.171.954,52	-
27/09/2023	11.768.627,02	3.125.000,00	11.768.627,02	11.768.627,02	-
27/12/2023	11.405.778,27	3.125.000,00	11.405.778,27	11.405.778,27	-
27/03/2024	10.990.249,52	3.125.000,00	10.990.249,52	10.990.249,52	-
27/06/2024	10.639.273,27	3.125.000,00	10.639.273,27	10.639.273,27	-
27/09/2024	10.212.093,27	3.125.000,00	10.212.093,27	10.212.093,27	-
27/12/2024	9.833.563,27	3.125.000,00	9.833.563,27	9.833.563,27	-
27/03/2025	9.433.433,27	3.125.000,00	9.433.433,27	9.433.433,27	-
27/06/2025	9.004.142,02	3.125.000,00	9.004.142,02	9.004.142,02	-
29/09/2025	8.651.265,77	3.125.000,00	8.651.265,77	8.651.265,77	-
29/12/2025	8.335.912,02	3.125.000,00	8.335.912,02	8.335.912,02	-
27/03/2026	8.011.479,52	3.125.000,00	8.011.479,52	8.011.479,52	-
29/06/2026	7.708.868,27	3.125.000,00	7.708.868,27	7.708.868,27	-
28/09/2026	7.348.690,77	3.125.000,00	7.348.690,77	7.348.690,77	-

**on the earlier of (1) the Payment Date on which the Class A Notes have been redeemed in full or cancelled and (2) the Payment Date following the service of a Trigger Notice, the Required Cash Reserve Amount will be equal to 0 (zero)*

8. Trigger and Acceleration Events

Payment Date	Trigger Events					Acceleration Events			
	Non-payment	Breach of other obligations	Breach of Representations and Warranties by the Issuer	Insolvency of the Issuer	Unlawfulness	Collateralisation Condition not satisfied*	Purchase Termination Notice	Termination of Banca Valsabbina's appointment as Servicer	Cumulative Gross Default Ratio is equal to or has exceeded 4%
27/03/2023	N	N	N	N	N	N	N	N	N
27/06/2023	N	N	N	N	N	N	N	N	N
27/09/2023	N	N	N	N	N	N	N	N	N
27/12/2023	N	N	N	N	N	N	N	N	N
27/03/2024	N	N	N	N	N	N	N	N	N
27/06/2024	N	N	N	N	N	N	N	N	N
27/09/2024	N	N	N	N	N	N	N	N	N
27/12/2024	N	N	N	N	N	N	N	N	N
27/03/2025	N	N	N	N	N	N	N	N	N
27/06/2025	N	N	N	N	N	N	N	N	N
29/09/2025	N	N	N	N	N	N	N	N	N
29/12/2025	N	N	N	N	N	N	N	N	N
27/03/2026	N	N	N	N	N	N	N	N	N
29/06/2026	N	N	N	N	N	N	N	N	N
28/09/2026	N	N	N	N	N	N	N	N	N

**Satisfied if equal or higher than 95% of the Principal Amount Outstanding of the Notes on the relevant Payment Date*

9. Portfolio description

Quarterly Collection Period		Outstanding Principal Instalments (a)						Unpaid Principal Instalments (b)						Accrued Interest (c)	Collateral Portfolio Outstanding Principal (d)=(a)+(b)+(c)	Unpaid Interest Instalments (e)	Defaulted Receivables (f)	Total Accounting Portfolio Outstanding Principal (g)=(d)+(f)
		with no arrears	up to 30 days in arrears	31-60 days in arrears	61-90 days in arrears	91-120 days in arrears	over 120 days in arrears	with no arrears	up to 30 days in arrears	31-60 days in arrears	61-90 days in arrears	91-120 days in arrears	over 120 days in arrears					
01/11/2022	28/02/2023	678.999.863,71	25.784.959,53	561.101,90	57.391,25	-	-	-	103.161,99	6.159,73	344,82	-	-	9.413,30	**705.522.396,23**	75.212,47	-	**705.522.396,23**
01/03/2023	31/05/2023	655.885.333,23	26.715.912,25	1.288.458,00	472.313,94	1.084.954,20	132.065,61	-	99.233,87	5.888,79	5.641,14	15.880,40	2.793,27	19.380,07	**685.727.854,77**	108.184,29	-	**685.727.854,77**
01/06/2023	31/08/2023	639.620.204,70	25.168.221,19	1.660.076,63	703.732,07	66.506,61	683.223,41	-	83.261,91	8.427,68	7.550,52	1.008,56	17.767,21	12.489,82	**668.032.470,31**	118.355,68	-	**668.032.470,31**
01/09/2023	30/11/2023	615.156.426,72	31.196.668,14	-	916.236,79	124.344,69	122.337,00	-	111.407,61	-	6.745,86	3.790,72	2.805,63	21.877,78	**647.662.640,94**	141.904,17	-	**647.662.640,94**
01/12/2023	29/02/2024	598.893.926,34	30.651.721,66	186.332,72	528.823,71	36.134,81	140.123,36	-	107.716,08	3.266,01	10.467,77	822,38	1.555,37	12.202,99	**630.573.093,20**	131.453,98	-	**630.573.093,20**
01/03/2024	31/05/2024	580.074.926,29	26.872.675,94	1.626.983,69	453.546,04	443.272,04	-	-	88.030,45	9.992,97	4.774,56	13.113,63	-	21.499,67	**609.608.815,28**	120.566,98	-	**609.608.815,28**
01/06/2024	31/08/2024	560.470.380,45	27.729.531,08	1.764.352,99	451.936,86	312.605,25	274.258,80	-	99.282,87	8.598,45	5.679,08	4.238,72	20.945,50	11.455,58	**591.153.265,63**	119.889,70	-	**591.153.265,63**
01/09/2024	30/11/2024	534.139.155,51	36.223.464,92	27.427,11	795.386,39	6.141,74	178.110,60	-	144.388,34	296,83	8.608,20	890,55	25.825,95	19.376,90	**571.569.073,04**	140.762,67	-	**571.569.073,04**
01/12/2024	28/02/2025	519.161.590,78	30.184.685,99	503.917,47	204.777,63	165.773,27	143.152,85	-	132.393,25	7.513,37	3.619,30	4.539,90	28.209,87	8.214,52	**550.548.388,20**	111.734,92	-	**550.548.388,20**
01/03/2025	31/05/2025	504.428.627,77	25.674.738,11	1.740.483,22	583.819,67	478.889,80	315.160,59	-	107.639,08	12.031,77	5.604,09	8.045,59	6.981,66	15.555,83	**533.377.577,18**	102.257,57	-	**533.377.577,18**
01/06/2025	31/08/2025	488.287.402,00	26.886.601,26	1.826.954,64	490.368,46	139.556,95	228.149,21	-	112.631,32	11.303,13	5.803,25	1.967,82	9.202,70	6.555,62	**518.006.496,36**	92.498,64	-	**518.006.496,36**
01/09/2025	30/11/2025	468.439.986,55	32.705.269,89	50.735,42	478.547,78	245.062,84	48.368,09	-	144.911,27	1.081,42	5.036,72	5.935,21	6.083,43	12.988,10	**502.144.006,72**	97.574,93	-	**502.144.006,72**
01/12/2025	28/02/2026	456.123.429,07	30.359.723,25	259.005,07	-	462.293,78	21.717,74	-	131.829,08	3.137,99	-	11.913,42	2.626,18	5.962,64	**487.381.638,22**	91.816,92	-	**487.381.638,22**
01/03/2026	31/05/2026	439.564.368,99	27.177.802,89	1.584.036,81	656.533,83	414.094,95	155.696,46	-	118.148,30	14.367,73	8.574,60	6.986,10	5.941,25	12.533,64	**469.719.085,55**	91.769,29	-	**469.719.085,55**
01/06/2026	31/08/2026	433.281.994,94	21.444.312,21	1.214.687,23	162.320,26	7.650,58	221.866,95	-	92.103,88	7.303,56	3.308,33	201,94	5.856,40	5.795,74	**456.447.402,02**	70.535,39	-	**456.447.402,02**

10. Notes collateralisation

Quarterly Collection Period		Payment Date	Notes Principal Amount Outstanding			Collateral					b) / a) Collateralisation Ratio*
			Class A	Class J	a) Principal Amount Outstanding of the Notes	Collateral Portfolio Outstanding Principal	Cash Reserve Amount	Principal Accumulation Amount	Amortising Initial Expenses	b) Total Collateral	
01/11/2022	28/02/2023	27/03/2023	608.597.725,82	110.080.973,72	718.678.699,54	705.522.396,23	12.499.997,02	56,29	656.250,00	718.678.699,54	**100,00%**
01/03/2023	31/05/2023	27/06/2023	588.431.350,82	110.080.973,72	698.512.324,54	685.727.854,77	12.171.954,52	15,25	612.500,00	698.512.324,54	**100,00%**
01/06/2023	31/08/2023	27/09/2023	570.288.913,32	110.080.973,72	680.369.887,04	668.032.470,31	11.768.627,02	39,71	568.750,00	680.369.887,04	**100,00%**
01/09/2023	30/11/2023	27/12/2023	549.512.475,82	110.080.973,72	659.593.449,54	647.662.640,94	11.405.778,27	30,33	525.000,00	659.593.449,54	**100,00%**
01/12/2023	29/02/2024	27/03/2024	531.963.663,32	110.080.973,72	642.044.637,04	630.573.093,20	10.990.249,52	44,32	481.250,00	642.044.637,04	**100,00%**
01/03/2024	31/05/2024	27/06/2024	510.604.663,32	110.080.973,72	620.685.637,04	609.608.815,28	10.639.273,27	48,49	437.500,00	620.685.637,04	**100,00%**
01/06/2024	31/08/2024	27/09/2024	491.678.163,32	110.080.973,72	601.759.137,04	591.153.265,63	10.212.093,27	28,14	393.750,00	601.759.137,04	**100,00%**
01/09/2024	30/11/2024	27/12/2024	471.671.663,32	110.080.973,72	581.752.637,04	571.569.073,04	9.833.563,27	0,69	350.000,00	581.752.637,00	**100,00%**
01/12/2024	28/02/2025	27/03/2025	450.207.100,82	110.080.973,72	560.288.074,54	550.548.388,20	9.433.433,27	3,07	306.250,00	560.288.074,54	**100,00%**
01/03/2025	31/05/2025	27/06/2025	432.563.288,32	110.080.973,72	542.644.262,04	533.377.577,18	9.004.142,02	42,84	262.500,00	542.644.262,04	**100,00%**
01/06/2025	31/08/2025	29/09/2025	416.795.600,82	110.080.973,72	526.876.574,54	518.006.496,36	8.651.265,77	62,41	218.750,00	526.876.574,54	**100,00%**
01/09/2025	30/11/2025	29/12/2025	400.573.975,82	110.080.973,72	510.654.949,54	502.144.006,72	8.335.912,02	30,76	175.000,00	510.654.949,50	**100,00%**
01/12/2025	28/02/2026	27/03/2026	385.443.413,32	110.080.973,72	495.524.387,04	487.381.638,22	8.011.479,52	19,30	131.250,00	495.524.387,04	**100,00%**
01/03/2026	31/05/2026	29/06/2026	367.434.538,32	110.080.973,72	477.515.512,04	469.719.085,55	7.708.868,27	58,17	87.500,00	477.515.511,99	**100,00%**
01/06/2026	31/08/2026	28/09/2026	353.758.913,32	110.080.973,72	463.839.887,04	456.447.402,02	7.348.690,77	44,19	43.750,00	463.839.886,98	**100,00%**

**Shall be equal or higher than 95%*

11. Portfolio Performance

Quarterly Collection Period End	Delinquency Ratio	Gross Default Ratio	Cumulative Gross Default Ratio	Cumulative Net Default Ratio	Prepayments ratio
28/02/2023	0,09%	0,00%	0,00%	0,00%	0,11%
31/05/2023	0,44%	0,00%	0,00%	0,00%	1,41%
31/08/2023	0,47%	0,00%	0,00%	0,00%	1,14%
30/11/2023	0,18%	0,00%	0,00%	0,00%	1,52%
29/02/2024	0,14%	0,00%	0,00%	0,00%	1,14%
31/05/2024	0,43%	0,00%	0,00%	0,00%	1,76%
31/08/2024	0,49%	0,00%	0,00%	0,00%	1,49%
30/11/2024	0,18%	0,00%	0,00%	0,00%	1,68%
28/02/2025	0,18%	0,00%	0,00%	0,00%	1,90%
31/05/2025	0,59%	0,00%	0,00%	0,00%	1,39%
31/08/2025	0,51%	0,00%	0,00%	0,00%	1,25%
30/11/2025	0,17%	0,00%	0,00%	0,00%	1,45%
28/02/2026	0,16%	0,00%	0,00%	0,00%	1,18%
31/05/2026	0,62%	0,00%	0,00%	0,00%	1,77%
31/08/2026	0,36%	0,00%	0,00%	0,00%	1,04%

12. Renegotiations

D1. Evolution of *Accordi Transattivi*

	Outstanding Balance	%
Opening balance	-	
Outstanding Principal of *Accordi Transattivi* agreed during the Quarterly Collection Period	-	
Closing balance	-	
Limit*	0,00%	5,00%

D2. Evolution of *Accolli*

	Outstanding Balance	%
Opening balance	2.564.974	
Outstanding Principal of *Accolli* agreed during the Quarterly Collection Period	256.650	
Closing balance	2.821.625	
Limit**	0,40%	3,00%

D3. Evolution of the interest rate renegotiations

	Floating of Fixed Rate	%	Spread reduction	%	Fixed to Floating Rate and Fixed Rate reduction	%	Total Interest rate rinegotiations	%
Opening balance	7.237.913,52		9.163.483,90		2.827.798,75		19.229.196,17	
Outstanding Principal of interest rate renegotiations agreed during the Quarterly Collection Period	92.292,57		(1.235.059,13)		(55.497,71)		(1.198.264,27)	
Closing balance	7.330.206,09		7.928.424,77		2.772.301,04		18.030.931,90	
Limit**	1,03%	5,00%	1,11%	11,00%	0,39%	0,00%	2,53%	13,00%

D4. Evolution of reschedulings

	Outstanding Principal	%
Opening balance	493.984,08	
Outstanding Principal of reschedulings agreed during the Quarterly Collection Period	(16.358,15)	
Closing balance	477.625,93	
Limit**	0,07%	8,00%

D5. Evolution of suspensions of payments

	Outstanding Principal	%
Opening balance	1.030.875,44	
Outstanding Principal of suspensions of payments agreed during the Quarterly Collection Period	70.073,49	
Closing balance	1.100.948,93	
Limit***	0,23%	10,00%

D6. Evolution of individual Receivables repurchased

	During such calendar year	%	Cumulative amounts	%
Opening balance	2.211.985,50		15.843.303,48	
Outstanding Principal of individual Receivables repurchased during the Quarterly Collection Period	692.209,04		692.209,04	
Closing balance	2.904.194,54		16.535.512,52	
Limit**	0,41%	3,00%	2,32%	8,00%

** in respect of the Outstanding Balance of the Aggregate Portfolio as per previous Servicer's Report* 469.810.854,92
*** In respect of the Outstanding Balance of the Aggregate Portfolio as at Valuation Date of Second Portfolio* 711.977.591,38
**** In respect of the Outstanding Principal of the Collateral Portfolio as per previous Servicer report* 469.719.085,60