

Fanes S.r.l. - Series 2018-1

Investors Report

4th Securitisation of Performing Residential Mortgage Loans originated by Cassa di Risparmio di Bolzano

Euro 355,900,000 Series 2018-1-A1 Asset Backed Floating Rate Notes due December 2061

Euro 90,000,000 Series 2018-1-A2 Asset Backed Fixed Rate Notes due December 2061

Euro 61,315,000 Series 2018-1-J Asset Backed Fixed Rate and Variable Return Notes due December 2061

Contacts

Via V.Alfieri, 1 - 31015 Conegliano (TV)

Edoardo Bosco / Daniela Calvi

E-mail: fanest4@finint.com

Tel.: +39 0438 360 820 / 741



SECURITISATION
SERVICES
BANCA FININT

www.securitisation-services.com

Reporting Dates

| | | |
|-------------------|------------|------------|
| Collection Period | 01/09/2021 | 30/11/2021 |
| Interest Period | 24/09/2021 | 24/12/2021 |
| Payment Date | 24/12/2021 | |

This Investors Report is prepared by Banca Finint S.p.A. (former Securitisation Services 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.

**In the context of a group reorganisation, with effective date from 28th October 2020, Securitisation Services S.p.A. has been merged by way of incorporation into Banca Finanziaria Internazionale S.p.A. (namely Banca Finint S.p.A.)*



1. Transaction overview

Issuer: Fanès S.r.l.
 Originator/Servicer: Cassa di Risparmio di Bolzano S.p.A
 Arrangers: Natixis, Banca Finint S.p.A. (former FISG S.r.l.)*

| Classes | Series 2018-1-A1 Notes | Series 2018-1-A2 Notes | Series 2018-1-J Notes |
|---------------------------|------------------------|------------------------|--------------------------------------|
| Original notional amounts | 355.900.000 | 90.000.000 | 61.315.000 |
| Currency | Euro | Euro | Euro |
| Issue Date | 18/06/2018 | 18/06/2018 | 18/06/2018 |
| Final Maturity Date | December 2061 | December 2061 | December 2061 |
| Listing | Irish Stock Exchange | Irish Stock Exchange | Not listed |
| ISIN code | IT0005336018 | IT0005336026 | IT0005336034 |
| Common code | 184210851 | 184210959 | 184210983 |
| Clearing | Monte Titoli | Monte Titoli | Monte Titoli |
| Denomination | 100.000,00 | 100.000,00 | 1.000,00 |
| Type of amortisation | Pass-through | Pass-through | Pass-through |
| Indexation | 3M EURIBOR | N/A | N/A |
| Spread / Fixed Rate | 0.80% per annum | 0.90% per annum | 1.50% per annum plus variable return |

Underlying Assets for the Notes Residential Mortgage Loans; the Issuer purchased a Portfolio equal to Euro 498.382.249,40 on 23 May 2018

Payment Date Means 24 September 2018 and thereafter 24 December, 24 March, 24 June and 24 September in each year or, if such day is not a Business Day, the immediately following Business Day

Interest Period Means each period from (and including) a Payment Date to (but excluding) the next following Payment Date

Interest calculation Actual / 360

Principal Parties

Computation Agent Banca Finint S.p.A. (former Securitisation Services S.p.A.)*
 Corporate Servicer Banca Finint S.p.A. (former Securitisation Services S.p.A.)*
 Account Bank e Principal Paying Agent BNP Paribas Securities Services
 Back-up Servicer Facilitator Banca Finint S.p.A. (former Securitisation Services S.p.A.)*
 Representative of the Noteholders Banca Finint S.p.A. (former Securitisation Services S.p.A.)*
 Cash Manager Cassa di Risparmio di Bolzano S.p.A
 Quotaholders SVM Securitisation Vehicle Management S.r.l.

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 (d) of Article 405 of CRR, Part II, Chapter 6, Section IV of the Bank of Italy's Circular No. 285 dated 17 December 2013 (as amended and supplemented from time to time) and article 51 of the AIFMR.

**In the context of a group reorganisation, with effective date from 28th October 2020, Securitisation Services S.p.A. and FISG S.r.l. have been merged by way of incorporation into Banca Finanziaria Internazionale S.p.A. (namely Banca Finint S.p.A.)*



2. Series 2018-1-A1 Notes

| Interest Period | | Payment Date | Before payments | | Accrued | | | Payments | | After payments | | |
|-----------------|------------|--------------|-----------------------|-----------------|------------------|------|------------------|---------------|------------|-----------------------|-----------------|-------------|
| | | | Outstanding Principal | Unpaid Interest | Rate of Interest | Days | Accrued Interest | Principal | Interest | Outstanding Principal | Unpaid Interest | Pool factor |
| 18/06/2018 | 24/09/2018 | 24/09/2018 | 355.900.000,00 | - | 0,482% | 98 | 466.980,34 | 24.078.877,17 | 466.980,34 | 331.821.122,83 | - | 0,93234370 |
| 24/09/2018 | 24/12/2018 | 24/12/2018 | 331.821.122,83 | - | 0,481% | 91 | 403.448,40 | 16.429.162,57 | 403.448,40 | 315.391.960,26 | - | 0,88618140 |
| 24/12/2018 | 25/03/2019 | 25/03/2019 | 315.391.960,26 | - | 0,490% | 91 | 390.647,99 | 16.443.612,11 | 390.647,99 | 298.948.348,15 | - | 0,83997850 |
| 25/03/2019 | 24/06/2019 | 24/06/2019 | 298.948.348,15 | - | 0,491% | 91 | 371.036,42 | 15.354.237,80 | 371.036,42 | 283.594.110,35 | - | 0,79683650 |
| 24/06/2019 | 24/09/2019 | 24/09/2019 | 283.594.110,35 | - | 0,462% | 92 | 334.830,11 | 14.674.717,93 | 334.830,11 | 268.919.392,42 | - | 0,75560380 |
| 24/09/2019 | 24/12/2019 | 24/12/2019 | 268.919.392,42 | - | 0,407% | 91 | 276.665,76 | 15.188.637,53 | 276.665,76 | 253.730.754,89 | - | 0,71292710 |
| 24/12/2019 | 24/03/2020 | 24/03/2020 | 253.730.754,89 | - | 0,412% | 91 | 264.246,49 | 17.712.288,84 | 264.246,49 | 236.018.466,05 | - | 0,66315950 |
| 24/03/2020 | 24/06/2020 | 24/06/2020 | 236.018.466,05 | - | 0,429% | 92 | 258.754,91 | 13.073.025,57 | 258.754,91 | 222.945.440,48 | - | 0,62642720 |
| 24/06/2020 | 24/09/2020 | 24/09/2020 | 222.945.440,48 | - | 0,400% | 92 | 227.899,78 | 13.684.319,41 | 227.899,78 | 209.261.121,07 | - | 0,58797730 |
| 24/09/2020 | 24/12/2020 | 24/12/2020 | 209.261.121,07 | - | 0,292% | 91 | 154.457,96 | 14.189.412,69 | 154.457,96 | 195.071.708,38 | - | 0,54810820 |
| 24/12/2020 | 24/03/2021 | 24/03/2021 | 195.071.708,38 | - | 0,261% | 90 | 127.284,29 | 16.083.370,13 | 127.284,29 | 178.988.338,25 | - | 0,50291750 |
| 24/03/2021 | 24/06/2021 | 24/06/2021 | 178.988.338,25 | - | 0,262% | 92 | 119.842,64 | 13.878.213,73 | 119.842,64 | 165.110.124,52 | - | 0,46392280 |
| 24/06/2021 | 24/09/2021 | 24/09/2021 | 165.110.124,52 | - | 0,260% | 92 | 109.706,50 | 11.432.113,03 | 109.706,50 | 153.678.011,49 | - | 0,43180110 |
| 24/09/2021 | 24/12/2021 | 24/12/2021 | 153.678.011,49 | - | 0,256% | 91 | 99.446,75 | 11.400.793,83 | 99.446,75 | 142.277.217,66 | - | 0,39976740 |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |



3. Series 2018-1-A2 Notes

| Interest Period | | Payment Date | Before payments | | Accrued | | | Payments | | After payments | | |
|-----------------|------------|--------------|-----------------------|-----------------|------------------|------|------------------|-----------|------------|-----------------------|-----------------|-------------|
| | | | Outstanding Principal | Unpaid Interest | Rate of Interest | Days | Accrued Interest | Principal | Interest | Outstanding Principal | Unpaid Interest | Pool factor |
| 18/06/2018 | 24/09/2018 | 24/09/2018 | 90.000.000,00 | - | 0,900% | 98 | 220.500,00 | - | 220.500,00 | 90.000.000,00 | - | 1,00000000 |
| 24/09/2018 | 24/12/2018 | 24/12/2018 | 90.000.000,00 | - | 0,900% | 91 | 204.750,00 | - | 204.750,00 | 90.000.000,00 | - | 1,00000000 |
| 24/12/2018 | 25/03/2019 | 25/03/2019 | 90.000.000,00 | - | 0,900% | 91 | 204.750,00 | - | 204.750,00 | 90.000.000,00 | - | 1,00000000 |
| 25/03/2019 | 24/06/2019 | 24/06/2019 | 90.000.000,00 | - | 0,900% | 91 | 204.750,00 | - | 204.750,00 | 90.000.000,00 | - | 1,00000000 |
| 24/06/2019 | 24/09/2019 | 24/09/2019 | 90.000.000,00 | - | 0,900% | 92 | 207.000,00 | - | 207.000,00 | 90.000.000,00 | - | 1,00000000 |
| 24/09/2019 | 24/12/2019 | 24/12/2019 | 90.000.000,00 | - | 0,900% | 91 | 204.750,00 | - | 204.750,00 | 90.000.000,00 | - | 1,00000000 |
| 24/12/2019 | 24/03/2020 | 24/03/2020 | 90.000.000,00 | - | 0,900% | 91 | 204.750,00 | - | 204.750,00 | 90.000.000,00 | - | 1,00000000 |
| 24/03/2020 | 24/06/2020 | 24/06/2020 | 90.000.000,00 | - | 0,900% | 92 | 207.000,00 | - | 207.000,00 | 90.000.000,00 | - | 1,00000000 |
| 24/06/2020 | 24/09/2020 | 24/09/2020 | 90.000.000,00 | - | 0,900% | 92 | 207.000,00 | - | 207.000,00 | 90.000.000,00 | - | 1,00000000 |
| 24/09/2020 | 24/12/2020 | 24/12/2020 | 90.000.000,00 | - | 0,900% | 91 | 204.750,00 | - | 204.750,00 | 90.000.000,00 | - | 1,00000000 |
| 24/12/2020 | 24/03/2021 | 24/03/2021 | 90.000.000,00 | - | 0,900% | 90 | 202.500,00 | - | 202.500,00 | 90.000.000,00 | - | 1,00000000 |
| 24/03/2021 | 24/06/2021 | 24/06/2021 | 90.000.000,00 | - | 0,900% | 92 | 207.000,00 | - | 207.000,00 | 90.000.000,00 | - | 1,00000000 |
| 24/06/2021 | 24/09/2021 | 24/09/2021 | 90.000.000,00 | - | 0,900% | 92 | 207.000,00 | - | 207.000,00 | 90.000.000,00 | - | 1,00000000 |
| 24/09/2021 | 24/12/2021 | 24/12/2021 | 90.000.000,00 | - | 0,900% | 91 | 204.750,00 | - | 204.750,00 | 90.000.000,00 | - | 1,00000000 |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |



4. Series 2018-1-J Notes

| Interest Period | | Payment Date | Before payments | | Accrued | | | Payments | | | After payments | | Pool factor |
|-----------------|------------|--------------|-----------------------|-----------------|------------------|------|------------------|-----------|----------|-----------------|-----------------------|-----------------|-------------|
| | | | Outstanding Principal | Unpaid Interest | Rate of Interest | Days | Accrued Interest | Principal | Interest | Variable Return | Outstanding Principal | Unpaid Interest | |
| 18/06/2018 | 24/09/2018 | 24/09/2018 | 61.315.000,00 | - | 1,500% | 98 | 250.369,58 | - | - | - | 61.315.000,00 | 250.369,58 | 1,00000000 |
| 24/09/2018 | 24/12/2018 | 24/12/2018 | 61.315.000,00 | 250.369,58 | 1,500% | 91 | 232.486,04 | - | - | - | 61.315.000,00 | 482.855,62 | 1,00000000 |
| 24/12/2018 | 25/03/2019 | 25/03/2019 | 61.315.000,00 | 482.855,62 | 1,500% | 91 | 232.486,04 | - | - | - | 61.315.000,00 | 715.341,66 | 1,00000000 |
| 25/03/2019 | 24/06/2019 | 24/06/2019 | 61.315.000,00 | 715.341,66 | 1,500% | 91 | 232.486,04 | - | - | - | 61.315.000,00 | 947.827,70 | 1,00000000 |
| 24/06/2019 | 24/09/2019 | 24/09/2019 | 61.315.000,00 | 947.827,70 | 1,500% | 92 | 235.040,83 | - | - | - | 61.315.000,00 | 1.182.868,53 | 1,00000000 |
| 24/09/2019 | 24/12/2019 | 24/12/2019 | 61.315.000,00 | 1.182.868,53 | 1,500% | 91 | 232.486,04 | - | - | - | 61.315.000,00 | 1.415.354,57 | 1,00000000 |
| 24/12/2019 | 24/03/2020 | 24/03/2020 | 61.315.000,00 | 1.415.354,57 | 1,500% | 91 | 232.486,04 | - | - | - | 61.315.000,00 | 1.647.840,61 | 1,00000000 |
| 24/03/2020 | 24/06/2020 | 24/06/2020 | 61.315.000,00 | 1.647.840,61 | 1,500% | 92 | 235.040,83 | - | - | - | 61.315.000,00 | 1.882.881,44 | 1,00000000 |
| 24/06/2020 | 24/09/2020 | 24/09/2020 | 61.315.000,00 | 1.882.881,44 | 1,500% | 92 | 235.040,83 | - | - | - | 61.315.000,00 | 2.117.922,27 | 1,00000000 |
| 24/09/2020 | 24/12/2020 | 24/12/2020 | 61.315.000,00 | 2.117.922,27 | 1,500% | 91 | 232.486,04 | - | - | - | 61.315.000,00 | 2.350.408,31 | 1,00000000 |
| 24/12/2020 | 24/03/2021 | 24/03/2021 | 61.315.000,00 | 2.350.408,31 | 1,500% | 90 | 229.931,25 | - | - | - | 61.315.000,00 | 2.580.339,56 | 1,00000000 |
| 24/03/2021 | 24/06/2021 | 24/06/2021 | 61.315.000,00 | 2.580.339,56 | 1,500% | 92 | 235.040,83 | - | - | - | 61.315.000,00 | 2.815.380,39 | 1,00000000 |
| 24/06/2021 | 24/09/2021 | 24/09/2021 | 61.315.000,00 | 2.815.380,39 | 1,500% | 92 | 235.040,83 | - | - | - | 61.315.000,00 | 3.050.421,22 | 1,00000000 |
| 24/09/2021 | 24/12/2021 | 24/12/2021 | 61.315.000,00 | 3.050.421,22 | 1,500% | 91 | 232.486,04 | - | - | - | 61.315.000,00 | 3.282.907,26 | 1,00000000 |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |



5. Collections and Recoveries

| Collection Period | | Instalments | | Late charges | Prepayments | | Other | Recoveries on Defaulted Receivables | Other Payments under the Transfer and the Servicing Agreements | Payments under the Warranty and Indemnity Agreement | Total Collections and Recoveries |
|-------------------|------------|---------------|--------------|--------------|---------------|-----------|-------|-------------------------------------|--|---|----------------------------------|
| | | Principal | Interest | | Principal | Interest | | | | | |
| 01/05/2018 | 31/08/2018 | 10.249.821,85 | 3.014.346,26 | 1.100,31 | 11.521.767,23 | 7.187,52 | - | - | 139.715,31 | - | 24.933.938,48 |
| 01/09/2018 | 30/11/2018 | 7.318.691,19 | 2.150.293,81 | 535,53 | 7.329.072,82 | 6.543,83 | - | - | 357.616,62 | - | 17.162.753,80 |
| 01/12/2018 | 28/02/2019 | 7.592.771,11 | 2.133.426,97 | 720,39 | 7.302.813,13 | 6.226,57 | - | - | 127.719,89 | - | 17.163.678,06 |
| 01/03/2019 | 31/05/2019 | 7.103.360,43 | 2.040.395,09 | 549,31 | 6.683.387,58 | 5.846,51 | - | 5.747,65 | 213.631,83 | - | 16.052.918,40 |
| 01/06/2019 | 31/08/2019 | 7.361.174,35 | 1.990.071,30 | 662,88 | 5.802.321,38 | 4.312,17 | - | - | 173.317,43 | - | 15.331.859,51 |
| 01/09/2019 | 30/11/2019 | 6.951.705,69 | 1.864.277,00 | 480,13 | 6.098.046,59 | 5.860,20 | - | 137.996,83 | 795.263,21 | - | 15.853.629,65 |
| 01/12/2019 | 29/02/2020 | 7.158.507,20 | 1.794.572,84 | 557,93 | 7.220.005,61 | 5.575,46 | - | 279.911,18 | 1.847.560,45 | - | 18.306.690,67 |
| 01/03/2020 | 31/05/2020 | 5.379.402,49 | 1.713.773,12 | 461,29 | 4.417.763,59 | 3.654,24 | - | 60.949,29 | 681.406,76 | - | 12.257.410,78 |
| 01/06/2020 | 31/08/2020 | 5.217.338,39 | 1.669.911,14 | 322,34 | 4.594.247,99 | 5.053,01 | - | 15.580,80 | 971.673,02 | - | 12.474.126,69 |
| 01/09/2020 | 30/11/2020 | 5.014.116,13 | 1.562.689,90 | 334,62 | 5.788.748,79 | 6.074,24 | - | 67.782,34 | 644.445,93 | - | 13.084.191,95 |
| 01/12/2020 | 28/02/2021 | 5.218.865,00 | 1.509.738,76 | 198,94 | 7.673.227,76 | 19.860,42 | - | 29,05 | 523.233,67 | - | 14.945.153,60 |
| 01/03/2021 | 31/05/2021 | 5.886.085,92 | 1.389.697,02 | 235,58 | 6.500.318,42 | 5.958,34 | - | 4.545,30 | 286.920,46 | - | 14.073.761,04 |
| 01/06/2021 | 31/08/2021 | 6.433.718,24 | 1.405.710,95 | 268,01 | 3.841.169,44 | 5.402,02 | - | 1.890,35 | 213.226,99 | - | 11.901.386,00 |
| 01/09/2021 | 30/11/2021 | 6.046.949,68 | 1.311.342,54 | 211,74 | 4.245.659,72 | 5.222,31 | - | 37.036,66 | 176.160,44 | - | 11.822.583,09 |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |



6. Issuer Available Funds

| Collection Period | | Collections and Recoveries | Any other amount received from any party to the Transaction Documents | Amounts standing to the credit of the Cash Reserve Account | Interest paid on the amounts standing to the credit of the Accounts | Proceeds from the Eligible Investments | Amounts received from any sale of all or part of the Portfolio | The Issuer Available Funds relating to the immediately preceding Payment Date, if not applied in full | Any other amount received by the Issuer from any other party to the Transaction Documents | Issuer Available Funds |
|-------------------|------------|----------------------------|---|--|---|--|--|---|---|------------------------|
| 01/05/2018 | 31/08/2018 | 24.794.223,17 | 139.715,31 | 9.000.000,00 | 711,99 | - | - | - | - | 33.934.650,47 |
| 01/09/2018 | 30/11/2018 | 16.805.137,18 | - | 9.000.000,00 | 19,31 | - | 357.616,62 | - | - | 26.162.773,11 |
| 01/12/2018 | 28/02/2019 | 17.035.958,17 | 127.719,89 | 9.000.000,00 | (15,24) | - | - | - | - | 26.163.662,82 |
| 01/03/2019 | 31/05/2019 | 15.839.286,57 | 213.631,83 | 9.000.000,00 | 21,35 | - | - | - | - | 25.052.939,75 |
| 01/06/2019 | 31/08/2019 | 15.158.542,08 | 173.317,43 | 9.000.000,00 | 17,05 | - | - | - | - | 24.331.876,56 |
| 01/09/2019 | 30/11/2019 | 15.058.366,44 | 795.263,21 | 9.000.000,00 | 13,36 | - | - | - | - | 24.853.643,01 |
| 01/12/2019 | 29/02/2020 | 16.459.130,22 | 1.847.560,45 | 9.000.000,00 | 7,05 | - | - | - | - | 27.306.697,72 |
| 01/03/2020 | 31/05/2020 | 11.576.004,02 | 681.406,76 | 9.000.000,00 | 29,30 | - | - | - | 1.400.612,54 | 22.658.052,62 |
| 01/06/2020 | 31/08/2020 | 11.502.453,67 | 971.673,02 | 9.000.000,00 | 1,99 | - | - | - | 1.795.308,01 | 23.269.436,69 |
| 01/09/2020 | 30/11/2020 | 12.439.746,02 | 644.445,93 | 9.000.000,00 | - | - | - | - | 1.579.546,60 | 23.663.738,55 |
| 01/12/2020 | 28/02/2021 | 14.421.919,93 | 523.233,67 | 9.000.000,00 | 24,81 | - | - | - | 1.603.026,39 | 25.548.204,80 |
| 01/03/2021 | 31/05/2021 | 13.786.840,58 | 286.920,46 | 9.000.000,00 | 32,35 | - | - | - | 247.799,14 | 23.321.592,53 |
| 01/06/2021 | 31/08/2021 | 11.688.159,01 | 213.226,99 | 9.000.000,00 | 9,48 | - | - | - | - | 20.901.395,48 |
| 01/09/2021 | 30/11/2021 | 11.646.422,65 | 176.160,44 | 9.000.000,00 | 8,51 | - | - | - | - | 20.822.591,60 |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |



7.a Pre-Enforcement Priority of Payments

| Payment Date | Expenses, Retention Amount and Agent Fees | Series 2018-1-A1 and A2 Notes Interest Payment Amount | Required Cash Reserve Amount | Principal Amount Outstanding in respect of Series 2018-1-A1 Notes | Principal Amount Outstanding in respect of Series 2018-1-A2 Notes | Adjustment Purchase Price | Any other amount due and payable under any Transaction Document | Series 2018-1-J Notes Interest Payment Amount | Principal Amount Outstanding in respect of Series 2018-1-J Notes | Junior notes Premium | Residual balance |
|--------------|---|---|------------------------------|---|---|---------------------------|---|---|--|----------------------|------------------|
| 24/09/2018 | 168.273,65 | 687.480,34 | 9.000.000,00 | 24.078.877,17 | - | - | - | - | - | - | 19,31 |
| 24/12/2018 | 125.391,38 | 608.198,40 | 9.000.000,00 | 16.429.162,57 | - | - | - | - | - | - | 20,76 |
| 25/03/2019 | 124.631,37 | 595.397,99 | 9.000.000,00 | 16.443.612,11 | - | - | - | - | - | - | 21,35 |
| 24/06/2019 | 122.898,48 | 575.786,42 | 9.000.000,00 | 15.354.237,80 | - | - | - | - | - | - | 17,05 |
| 24/09/2019 | 115.315,16 | 541.830,11 | 9.000.000,00 | 14.674.717,93 | - | - | - | - | - | - | 13,36 |
| 24/12/2019 | 183.582,67 | 481.415,76 | 9.000.000,00 | 15.188.637,53 | - | - | - | - | - | - | 7,05 |
| 24/03/2020 | 125.383,09 | 468.996,49 | 9.000.000,00 | 17.712.288,84 | - | - | - | - | - | - | 29,30 |
| 24/06/2020 | 119.270,15 | 465.754,91 | 9.000.000,00 | 13.073.025,57 | - | - | - | - | - | - | 1,99 |
| 24/09/2020 | 150.206,29 | 434.899,78 | 9.000.000,00 | 13.684.319,41 | - | - | - | - | - | - | 11,21 |
| 24/12/2020 | 115.104,30 | 359.207,96 | 9.000.000,00 | 14.189.412,69 | - | - | - | - | - | - | 13,60 |
| 24/03/2021 | 135.018,03 | 329.784,29 | 9.000.000,00 | 16.083.370,13 | - | - | - | - | - | - | 32,35 |
| 24/06/2021 | 116.526,68 | 326.842,64 | 9.000.000,00 | 13.878.213,73 | - | - | - | - | - | - | 9,48 |
| 24/09/2021 | 152.567,44 | 316.706,50 | 9.000.000,00 | 11.432.113,03 | - | - | - | - | - | - | 8,51 |
| 24/12/2021 | 117.597,16 | 304.196,75 | 9.000.000,00 | 11.400.793,83 | - | - | - | - | - | - | 3,86 |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |



10. Portfolio performance - Arrears

| Collection Period | | Principal Instalments in arrears | | | | Interest Instalments in arrears | | | |
|-------------------|------------|----------------------------------|--------------|--------------|--------------|---------------------------------|--------------|--------------|--------------|
| | | 0 - 30 days | 31 - 60 days | 61 - 90 days | over 91 days | 0 - 30 days | 31 - 60 days | 61 - 90 days | over 91 days |
| 01/05/2018 | 31/08/2018 | 99.535,43 | 5.260,25 | 2.498,19 | 6.422,47 | 29.980,34 | 1.242,12 | 77,36 | 1.059,21 |
| 01/09/2018 | 30/11/2018 | 100.071,01 | - | 9.173,44 | 4.806,45 | 27.046,11 | - | 1.385,05 | 1.053,31 |
| 01/12/2018 | 28/02/2019 | 102.432,30 | 10.301,97 | 1.819,14 | 4.997,18 | 28.437,01 | 1.273,96 | 378,84 | 468,07 |
| 01/03/2019 | 31/05/2019 | 90.407,32 | 6.221,74 | 9.019,42 | 11.175,30 | 25.441,60 | 2.172,91 | 614,76 | 2.029,13 |
| 01/06/2019 | 31/08/2019 | 85.281,20 | 9.600,10 | 6.335,83 | 11.328,84 | 24.082,91 | 1.363,68 | 3.711,31 | 2.499,36 |
| 01/09/2019 | 30/11/2019 | 86.773,66 | - | - | 16.501,86 | 24.348,63 | - | - | 6.933,32 |
| 01/12/2019 | 29/02/2020 | 97.563,18 | 5.977,80 | - | 13.005,59 | 25.989,65 | 1.242,14 | - | 6.659,07 |
| 01/03/2020 | 31/05/2020 | 42.825,62 | 6.083,30 | 12.735,41 | 16.632,08 | 12.339,45 | 2.406,77 | 2.487,48 | 7.943,08 |
| 01/06/2020 | 31/08/2020 | 30.460,76 | 2.056,06 | - | 9.710,40 | 8.944,68 | 354,36 | - | 5.852,19 |
| 01/09/2020 | 30/11/2020 | 50.512,37 | - | 3.001,45 | 2.951,08 | 14.262,70 | - | 1.013,18 | 723,15 |
| 01/12/2020 | 28/02/2021 | 62.011,02 | 2.678,55 | - | 1.953,57 | 15.552,23 | 527,55 | - | 364,22 |
| 01/03/2021 | 31/05/2021 | 135.709,22 | 5.654,28 | 1.054,49 | 2.361,77 | 34.125,14 | 2.294,15 | 339,72 | 551,30 |
| 01/06/2021 | 31/08/2021 | 44.404,55 | 3.437,50 | 1.958,09 | 1.339,34 | 11.423,25 | 734,00 | 588,24 | 424,37 |
| 01/09/2021 | 30/11/2021 | 64.321,23 | - | 649,11 | 2.814,56 | 17.015,91 | - | 439,71 | 848,91 |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |

| Collection Period | | Outstanding Principal in arrears | | | |
|-------------------|------------|----------------------------------|--------------|--------------|--------------|
| | | 0 - 30 days | 31 - 60 days | 61 - 90 days | over 91 days |
| 01/05/2018 | 31/08/2018 | 18.694.637,39 | 483.942,26 | 637.443,02 | 215.747,91 |
| 01/09/2018 | 30/11/2018 | 17.436.627,54 | - | 466.672,23 | 309.489,21 |
| 01/12/2018 | 28/02/2019 | 17.660.129,57 | 465.967,20 | 107.232,05 | 46.632,70 |
| 01/03/2019 | 31/05/2019 | 15.981.749,69 | 888.909,33 | 277.354,67 | 386.087,14 |
| 01/06/2019 | 31/08/2019 | 14.458.877,64 | 646.389,31 | 578.565,74 | 348.591,82 |
| 01/09/2019 | 30/11/2019 | 14.867.275,17 | - | - | 761.508,40 |
| 01/12/2019 | 29/02/2020 | 16.491.465,27 | 369.768,30 | - | 640.469,75 |
| 01/03/2020 | 31/05/2020 | 7.784.186,13 | 808.003,38 | 684.264,57 | 663.233,67 |
| 01/06/2020 | 31/08/2020 | 5.548.949,14 | 125.063,09 | - | 615.702,43 |
| 01/09/2020 | 30/11/2020 | 8.872.242,90 | - | 642.987,34 | 111.791,95 |
| 01/12/2020 | 28/02/2021 | 9.125.049,63 | 261.039,53 | - | 33.977,59 |
| 01/03/2021 | 31/05/2021 | 23.160.920,83 | 1.025.363,24 | 74.827,06 | 143.767,69 |
| 01/06/2021 | 31/08/2021 | 7.436.700,64 | 268.462,60 | 120.190,24 | 73.821,80 |
| 01/09/2021 | 30/11/2021 | 10.186.042,68 | - | 67.215,65 | 118.222,33 |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |



11.a Renegotiations, Accolli, Surroghe, Accordi Transattivi, Indennizzi

| Collection Period | | Renegotiations | | | | <i>"Accordi Transattivi", Assumptions, Subrogations, Indemnities</i> | | | |
|-------------------|------------|---|---|---|----------------|--|-----------------------------------|------------------------------------|----------------------|
| | | Renegotiation of the rate of interest (Outstanding Balance) | Renegotiation of the plan of depreciation (Outstanding Balance) | Renegotiation of the recurrence of payments (Outstanding Balance) | Total | "Accordi Transattivi" (Outstanding Balance) | Assumptions (Outstanding Balance) | Subrogations (Outstanding Balance) | Indemnities (Amount) |
| 01/05/2018 | 31/08/2018 | 3.722.902,16 | 1.416.067,82 | - | 5.138.969,98 | - | 1.666.283,95 | - | 139.715,31 |
| 01/09/2018 | 30/11/2018 | 7.431.099,99 | 2.696.570,36 | - | 10.127.670,35 | - | 1.742.549,20 | - | 497.331,93 |
| 01/12/2018 | 28/02/2019 | 11.342.993,42 | 3.754.956,06 | - | 15.097.949,48 | - | 1.736.473,35 | - | 625.051,82 |
| 01/03/2019 | 31/05/2019 | 13.228.322,88 | 5.615.665,91 | - | 18.843.988,79 | - | 1.925.208,24 | - | 838.683,65 |
| 01/06/2019 | 31/08/2019 | 16.845.151,68 | 6.285.261,05 | - | 23.130.412,73 | - | 2.156.115,58 | - | 1.012.001,08 |
| 01/09/2019 | 30/11/2019 | 41.947.023,76 | 8.579.282,82 | - | 50.526.306,58 | - | 2.328.662,19 | - | 1.807.264,29 |
| 01/12/2019 | 29/02/2020 | 60.018.884,79 | 10.322.558,80 | - | 70.341.443,59 | - | 2.573.394,00 | - | 3.654.824,74 |
| 01/03/2020 | 31/05/2020 | 65.693.260,44 | 11.650.065,94 | - | 77.343.326,38 | - | 2.622.899,26 | - | 4.336.231,50 |
| 01/06/2020 | 31/08/2020 | 78.551.538,65 | 12.791.471,32 | - | 91.343.009,97 | - | 3.345.729,29 | - | 5.307.904,52 |
| 01/09/2020 | 30/11/2020 | 88.707.519,63 | 14.106.709,58 | - | 102.814.229,21 | - | 3.311.546,53 | - | 5.952.350,45 |
| 01/12/2020 | 28/02/2021 | 92.514.218,79 | 14.629.458,37 | - | 107.143.677,16 | - | 3.387.729,64 | - | 6.475.584,12 |
| 01/03/2021 | 31/05/2021 | 94.188.941,27 | 19.513.425,87 | - | 113.702.367,14 | - | 3.463.774,62 | - | 6.762.504,58 |
| 01/06/2021 | 31/08/2021 | 95.934.306,32 | 20.856.406,51 | - | 116.790.712,83 | - | 3.604.327,64 | - | 6.975.731,57 |
| 01/09/2021 | 30/11/2021 | 96.590.356,74 | 20.653.577,99 | - | 117.243.934,73 | - | 4.040.833,13 | - | 7.151.892,01 |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |



11.b Suspensions

11.b.1 Sospensioni (Excluding "Sospensioni Ex Lege" and "Sospensioni Covid")

| | <u>Balance beginning of Quarterly Collection Period</u> | | <u>Suspended during the Collection Period</u> | | <u>Balance at the end of Quarterly Collection Period</u> | |
|---------------------------------------|---|---------------------|---|---------------------|--|---------------------|
| | N. of Loans | Outstanding Balance | N. of Loans | Outstanding Balance | N. of Loans | Outstanding Balance |
| 1) Type of Suspension | | | | | | |
| Only Capital Instalments | 24 | 4.190.942,82 | 1 | 56.180,29 | 6 | 630.331,12 |
| Capital and Interest Instalments | 31 | 4.067.547,24 | 3 | 202.286,81 | 28,00 | 3.763.804,96 |
| | | | | | | |
| | | | | | | |
| 2) Period of Suspension | | | | | | |
| From 1 to 6 months | 19 | 3.427.473,49 | 1 | 34.638,48 | 2 | 126.289,44 |
| From 7 to 12 months | 36 | 4.831.016,57 | 3 | 223.828,62 | 32 | 4.267.846,64 |
| (a) Sospensioni's Outstanding Balance | | 4.394.136,08 | | | | |
| (b) Collateral Portfolio | | 315.796.120,19 | | | | |
| (a)/(b) | | 1,39% | | | | |
| Limit | | 5,00% | | | | |

11.b.2 Sospensioni Ex Lege

| | <u>Balance beginning of Quarterly Collection Period</u> | | <u>Suspended during the Collection Period</u> | | <u>Balance at the end of Quarterly Collection Period</u> | |
|----------------------------------|---|---------------------|---|---------------------|--|---------------------|
| | N. of Loans | Outstanding Balance | N. of Loans | Outstanding Balance | N. of Loans | Outstanding Balance |
| 1) Type of Suspension | | | | | | |
| Only Capital Instalments | 3 | 407.185,90 | - | - | 1 | 102.825,73 |
| Capital and Interest Instalments | - | - | - | - | - | - |
| | | | | | | |
| | | | | | | |
| 2) Period of Suspension | | | | | | |
| From 1 to 6 months | 1 | 152.649,77 | - | - | - | - |
| From 7 to 12 months | 1 | 151.710,40 | - | - | - | - |
| From 13 to 18 months | 1 | 102.825,73 | - | - | 1 | 102.825,73 |

11.b.3 Sospensioni Covid

| | <u>Balance beginning of Quarterly Collection Period</u> | | <u>Suspended during the Collection Period</u> | | <u>Balance at the end of Quarterly Collection Period</u> | |
|----------------------------------|---|---------------------|---|---------------------|--|---------------------|
| | N. of Loans | Outstanding Balance | N. of Loans | Outstanding Balance | N. of Loans | Outstanding Balance |
| 1) Type of Suspension | | | | | | |
| Only Capital Instalments | - | - | - | - | - | - |
| Capital and Interest Instalments | 2 | 185.825,76 | - | - | 1 | 34.921,93 |
| | | | | | | |
| | | | | | | |
| 2) Period of Suspension | | | | | | |
| From 1 to 6 months | - | - | - | - | - | - |
| From 7 to 12 months | 2 | 185.825,76 | - | - | 1 | 34.921,93 |
| From 13 to 18 months | - | - | - | - | - | - |

Importo Sospensioni Covid: installments suspended but originally due during the current Quarterly Collection Period

| | |
|----------------------------------|---|
| Only Capital Instalments | - |
| Capital and Interest Instalments | - |
| Total | - |



12. Portfolio description

| Collection Period | | Outstanding Principal by Interest Rate | | Outstanding Principal by range | | | | Debtors concentration | | | | OLTV & CLTV | |
|-------------------|------------|--|----------------|--------------------------------|--------------------|---------------------|---------------|-----------------------|--------------------|-------------------|----------------------|-------------|--------|
| | | Floating rate | Fixed rate | 0,01 - 25.000 | 25.000,01 - 75.000 | 75.000,01 - 250.000 | over 250.000 | First debtors | First five debtors | First ten debtors | First twenty debtors | WAOLTV | WACLTV |
| 01/05/2018 | 31/08/2018 | 259.237.046,77 | 217.330.413,32 | 3.756.036,91 | 63.616.232,14 | 328.303.318,04 | 80.891.873,00 | 1.470.005,24 | 5.862.494,11 | 10.136.477,10 | 16.843.781,55 | 62,11% | 50,41% |
| 01/09/2018 | 30/11/2018 | 249.382.920,43 | 212.557.391,21 | 3.724.469,35 | 64.365.187,61 | 317.272.231,90 | 76.578.422,78 | 1.453.768,14 | 5.799.255,56 | 10.002.119,60 | 16.630.716,91 | 62,11% | 49,85% |
| 01/12/2018 | 28/02/2019 | 239.586.594,11 | 207.440.494,20 | 3.689.809,74 | 66.445.494,83 | 304.038.385,59 | 72.853.398,15 | 1.437.450,74 | 5.692.739,93 | 9.811.664,05 | 16.322.987,84 | 62,11% | 49,22% |
| 01/03/2019 | 31/05/2019 | 231.270.735,76 | 201.939.052,21 | 3.735.960,09 | 66.166.658,32 | 294.531.803,55 | 68.775.366,01 | 1.421.052,63 | 5.641.484,96 | 9.676.197,89 | 16.110.677,40 | 62,11% | 48,52% |
| 01/06/2019 | 31/08/2019 | 222.693.150,79 | 197.200.946,12 | 3.770.342,22 | 66.492.106,36 | 284.613.606,85 | 65.018.041,48 | 1.404.573,42 | 5.534.360,51 | 9.486.869,52 | 15.832.765,39 | 62,11% | 48,01% |
| 01/09/2019 | 30/11/2019 | 211.983.465,17 | 194.577.876,64 | 3.751.719,25 | 67.560.735,25 | 272.898.512,82 | 62.350.374,49 | 1.387.414,11 | 5.481.307,65 | 9.347.811,74 | 15.607.942,33 | 62,11% | 47,51% |
| 01/12/2019 | 29/02/2020 | 199.601.026,42 | 192.579.017,41 | 3.766.800,18 | 68.261.621,17 | 262.032.582,58 | 58.119.039,90 | 1.369.890,89 | 5.369.980,13 | 9.153.794,72 | 15.272.848,02 | 62,11% | 46,84% |
| 01/03/2020 | 31/05/2020 | 192.729.645,89 | 189.652.478,70 | 3.730.282,40 | 67.928.238,17 | 253.955.750,32 | 56.767.853,70 | 1.369.890,89 | 5.263.181,61 | 8.998.964,67 | 15.079.216,75 | 62,11% | 46,41% |
| 01/06/2020 | 31/08/2020 | 183.216.026,36 | 189.189.441,20 | 3.932.054,79 | 67.724.220,54 | 245.073.347,12 | 55.675.845,11 | 1.369.890,89 | 5.198.764,72 | 8.885.985,18 | 14.892.535,03 | 62,11% | 45,99% |
| 01/09/2020 | 30/11/2020 | 172.880.131,80 | 188.733.501,77 | 4.216.426,99 | 67.408.743,24 | 236.393.877,62 | 53.594.585,72 | 1.369.890,89 | 5.193.650,89 | 8.832.168,51 | 14.806.176,86 | 62,11% | 45,60% |
| 01/12/2020 | 28/02/2021 | 163.907.244,16 | 184.796.900,98 | 4.261.016,87 | 66.978.284,04 | 226.683.206,83 | 50.781.637,40 | 1.369.890,89 | 5.124.900,05 | 8.714.437,79 | 14.651.625,04 | 62,11% | 45,06% |
| 01/03/2021 | 31/05/2021 | 155.602.024,25 | 180.687.815,50 | 4.317.126,64 | 65.956.158,71 | 216.897.815,49 | 49.118.738,91 | 1.352.306,26 | 5.077.486,35 | 8.596.076,58 | 14.465.637,09 | 62,11% | 44,58% |
| 01/06/2021 | 31/08/2021 | 148.827.606,68 | 177.198.460,70 | 4.540.676,21 | 65.265.109,87 | 209.243.661,16 | 46.976.620,14 | 1.334.660,02 | 4.968.749,05 | 8.425.339,51 | 14.197.848,74 | 62,11% | 44,07% |
| 01/09/2021 | 30/11/2021 | 142.988.424,66 | 172.732.735,57 | 4.939.343,59 | 64.733.179,01 | 200.892.379,03 | 45.156.258,60 | 1.316.951,94 | 4.920.725,43 | 8.329.505,34 | 13.990.224,69 | 62,11% | 43,57% |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |



13. Collateralisation

| Collection Period | | Principal Amount Outstanding | | | | Collateralisation | | |
|-------------------|------------|------------------------------|----------------------------|---------------------------|-----------------------|--------------------------|---|-------------------|
| | | Series 2018-1-A1 Notes (a) | Series 2018-1-A2 Notes (b) | Series 2018-1-J Notes (c) | Notes (d)=(a)+(b)+(c) | Collateral Portfolio (e) | Balance of the Cash Reserve Account (f) | Total (g)=(e)+(f) |
| 01/05/2018 | 31/08/2018 | 331.821.122,83 | 90.000.000,00 | 61.315.000,00 | 483.136.122,83 | 476.567.460,09 | 9.000.000,00 | 485.567.460,09 |
| 01/09/2018 | 30/11/2018 | 315.391.960,26 | 90.000.000,00 | 61.315.000,00 | 466.706.960,26 | 461.940.311,64 | 9.000.000,00 | 470.940.311,64 |
| 01/12/2018 | 28/02/2019 | 298.948.348,15 | 90.000.000,00 | 61.315.000,00 | 450.263.348,15 | 447.027.088,31 | 9.000.000,00 | 456.027.088,31 |
| 01/03/2019 | 31/05/2019 | 283.594.110,35 | 90.000.000,00 | 61.315.000,00 | 434.909.110,35 | 433.209.787,97 | 9.000.000,00 | 442.209.787,97 |
| 01/06/2019 | 31/08/2019 | 268.919.392,42 | 90.000.000,00 | 61.315.000,00 | 420.234.392,42 | 419.894.096,91 | 9.000.000,00 | 428.894.096,91 |
| 01/09/2019 | 30/11/2019 | 253.730.754,89 | 90.000.000,00 | 61.315.000,00 | 405.045.754,89 | 406.561.341,81 | 9.000.000,00 | 415.561.341,81 |
| 01/12/2019 | 29/02/2020 | 236.018.466,05 | 90.000.000,00 | 61.315.000,00 | 387.333.466,05 | 392.180.043,83 | 9.000.000,00 | 401.180.043,83 |
| 01/03/2020 | 31/05/2020 | 222.945.440,48 | 90.000.000,00 | 61.315.000,00 | 374.260.440,48 | 382.382.124,59 | 9.000.000,00 | 391.382.124,59 |
| 01/06/2020 | 31/08/2020 | 209.261.121,07 | 90.000.000,00 | 61.315.000,00 | 360.576.121,07 | 372.405.467,56 | 9.000.000,00 | 381.405.467,56 |
| 01/09/2020 | 30/11/2020 | 195.071.708,38 | 90.000.000,00 | 61.315.000,00 | 346.386.708,38 | 361.613.633,57 | 9.000.000,00 | 370.613.633,57 |
| 01/12/2020 | 28/02/2021 | 178.988.338,25 | 90.000.000,00 | 61.315.000,00 | 330.303.338,25 | 348.704.145,14 | 9.000.000,00 | 357.704.145,14 |
| 01/03/2021 | 31/05/2021 | 165.110.124,52 | 90.000.000,00 | 61.315.000,00 | 316.425.124,52 | 336.289.839,75 | 9.000.000,00 | 345.289.839,75 |
| 01/06/2021 | 31/08/2021 | 153.678.011,49 | 90.000.000,00 | 61.315.000,00 | 304.993.011,49 | 326.026.067,38 | 9.000.000,00 | 335.026.067,38 |
| 01/09/2021 | 30/11/2021 | 142.277.217,66 | 90.000.000,00 | 61.315.000,00 | 293.592.217,66 | 315.721.160,23 | 9.000.000,00 | 324.721.160,23 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

