

FROM: ALBA LEASING S.P.A.
TO: ACCOUNT BANK
COMPUTATION AGENT
CORPORATE SERVICER
ISSUER
PRINCIPAL PAYING AGENT
MOODYS
DBRS
SCOPE
REPRESENTATIVE OF NOTEHOLDERS
INITIAL SENIOR NOTES SUBSCRIBER



QUARTERLY SETTLEMENT REPORT - ALBA 10 SPV

QUARTERLY SETTLEMENT REPORT DATE

03/10/2023

QUARTERLY SETTLEMENT PERIOD

01/07/2023	30/09/2023
------------	------------

QUARTERLY INTEREST PERIOD

27/07/2023	27/10/2023
------------	------------

QUARTERLY PAYMENT DATE

27/10/2023

1) COLLECTIONS

1) Amount Collected

- 1.1 Instalments
- 1.2 Recoveries
- 1.3 Prepayments
- 1.4 Late charges
- 1.5 Others

Total

Principal	Interest	Total
21.934.381,34	3.236.752,39	25.171.133,73
1.290.127,60	-	1.230.894,14
865.291,41	16.363,98	881.655,39
-	1.543,33	1.543,33
-	-	-
24.089.800,35	3.195.426,24	27.285.226,59

2) Receivables Purchased by the Seller

-	-	-
---	---	---

3) Amounts accrued and paid to the SPV as Indemnity Amount under Transfer Agreement (art. 15)

-	-	-
---	---	---

4) Total Available Cash

24.089.800,35	3.195.426,24	27.285.226,59
---------------	--------------	---------------

5) Interest accrued on Eligible Investments

--

6) Collected Residual Value to be repaid to the Originator

937.437,53

7) Collected Excess Indemnity Amount to be repaid to the Originator

-

2) PORTFOLIO SITUATION AS AT THE END OF THE RELEVANT QUARTERLY SETTLEMENT PERIOD

1) Portfolio situation as at the end of the relevant Quarterly Settlement Period

		Unpaid Principal Instalments (A)	Total principal instalments (B)	Residual Optional Instalment (C)	Outstanding Principal (D) = (B) - (C)	Outstanding Amount (A) + (D)	Total Portfolio including Residual Optional Instalment (A+B)
Performing Receivables	Pool 1	16.095,36	14.742.929,66	1.204.983,34	13.537.946,32	13.521.850,96	14.726.834,30
	Pool 2	56.942,27	59.808.530,21	3.272.151,79	56.536.378,42	56.479.436,15	59.751.587,94
	Pool 3	18,77	130.301.714,55	19.985.170,62	110.316.543,93	110.316.562,70	130.301.733,32
	Pool 4	-	1.345.897,76	214.762,63	1.131.135,13	1.131.135,13	1.345.897,76
	Total	73.018,86	206.199.072,18	24.677.068,38	181.522.003,80	181.448.984,94	206.126.053,32
Delinquent Receivables	Pool 1	19.216,25	103.530,37	32.753,54	70.776,83	89.993,08	122.746,62
	Pool 2	34.101,95	249.858,93	12.164,56	237.694,37	271.796,32	283.960,88
	Pool 3	-	-	-	-	-	-
	Pool 4	-	-	-	-	-	-
	Total	53.318,20	353.389,30	44.918,10	308.471,20	361.789,40	406.707,50
Total Collateral Portfolio	Pool 1	3.120,89	14.846.460,03	1.237.736,88	13.608.723,15	13.611.844,04	14.849.580,92
	Pool 2	22.840,32	60.058.389,14	3.284.316,35	56.774.072,79	56.751.232,47	60.035.548,82
	Pool 3	18,77	130.301.714,55	19.985.170,62	110.316.543,93	110.316.562,70	130.301.733,32
	Pool 4	-	1.345.897,76	214.762,63	1.131.135,13	1.131.135,13	1.345.897,76
	Total	19.700,66	206.552.461,48	24.721.986,48	181.830.475,00	181.810.774,34	206.532.760,82
Defaulted Receivables	Pool 1	629.656,18	1.827.960,78	96.287,27	1.731.673,51	2.361.329,69	2.457.616,96
	Pool 2	2.930.649,21	5.437.544,44	223.891,63	5.213.652,81	8.144.302,02	8.368.193,65
	Pool 3	77.589,83	5.131.359,27	823.781,00	4.307.578,27	4.385.168,10	5.208.949,10
	Pool 4	-	-	-	-	-	-
	Total	3.637.895,22	12.396.864,49	1.143.959,90	11.252.904,59	14.890.799,81	16.034.759,71
Total Accounting Portfolio	Pool 1	632.777,07	16.674.420,81	1.334.024,15	15.340.396,66	15.973.173,73	17.307.197,88
	Pool 2	2.907.808,89	65.495.933,58	3.508.207,98	61.987.725,60	64.895.534,49	68.403.742,47
	Pool 3	77.608,60	135.433.073,82	20.808.951,62	114.624.122,20	114.701.730,80	135.510.682,42
	Pool 4	-	1.345.897,76	214.762,63	1.131.135,13	1.131.135,13	1.345.897,76
	Total	3.618.194,56	218.949.325,97	25.865.946,38	193.083.379,59	196.701.574,15	222.567.520,53

Unpaid Principal Instalments (A)								
	qc cred.scad 30g	qc cred.scad 31g/60g	qc cred.scad. 61g/90g	qc cred.scad. 91g/120g	qc cred.scad. 121g/150g	qc cred.scad. 151g/180g	qc cred.scad. oltre 180g	Total
Delinquent Receivables	Pool 1	5.398,72	5.804,92	6.235,49	1.321,49	297,11	-	19.216,25
	Pool 2	14.663,35	13.395,39	5.082,56	321,95	320,14	318,56	34.101,95
	Pool 3	-	-	-	-	-	-	-
	Pool 4	-	-	-	-	-	-	-
	Total	20.062,07	19.200,31	11.318,05	1.643,44	617,25	318,56	158,52

Total principal instalments (B)								
	qc cred.scad 30g	qc cred.scad 31g/60g	qc cred.scad. 61g/90g	qc cred.scad. 91g/120g	qc cred.scad. 121g/150g	qc cred.scad. 151g/180g	qc cred.scad. oltre 180g	Total
Delinquent Receivables	Pool 1	-	13.844,76	53.467,20	19.485,65	16.732,76	-	103.530,37
	Pool 2	7.376,70	135.144,39	105.466,24	-	-	1.871,60	249.858,93
	Pool 3	-	-	-	-	-	-	-
	Pool 4	-	-	-	-	-	-	-
	Total	7.376,70	148.989,15	158.933,44	19.485,65	16.732,76	1.871,60	-

Total Portfolio including Residual Optional Instalment (A+B)								
	qc cred.scad 30g	qc cred.scad 31g/60g	qc cred.scad. 61g/90g	qc cred.scad. 91g/120g	qc cred.scad. 121g/150g	qc cred.scad. 151g/180g	qc cred.scad. oltre 180g	Total
Delinquent Receivables	Pool 1	5.398,72	19.649,68	59.702,69	20.807,14	17.029,87	-	122.746,62
	Pool 2	22.040,05	148.539,78	110.548,80	321,95	320,14	2.190,16	283.960,88
	Pool 3	-	-	-	-	-	-	-
	Pool 4	-	-	-	-	-	-	-
	Total	27.438,77	168.189,46	170.251,49	21.129,09	17.350,01	2.190,16	158,52

Residual Optional Instalment (C)								
	qc cred.scad 30g	qc cred.scad 31g/60g	qc cred.scad. 61g/90g	qc cred.scad. 91g/120g	qc cred.scad. 121g/150g	qc cred.scad. 151g/180g	qc cred.scad. oltre 180g	Total
Delinquent Receivables	Pool 1	-	593,36	28.352,70	1.480,00	2.327,48	-	32.753,54
	Pool 2	314,90	6.565,58	5.085,61	-	-	198,47	12.164,56
	Pool 3	-	-	-	-	-	-	-
	Pool 4	-	-	-	-	-	-	-
	Total	314,90	7.158,94	33.438,31	1.480,00	2.327,48	198,47	-

RB

2) PORTFOLIO SITUATION AS AT THE END OF THE RELEVANT QUARTERLY SETTLEMENT PERIOD

1) Accounting Portfolio Outstanding Principal by Residual Life

by status of contracts	RESIDUAL LIFE							Total
	Indeterminate	(0-1) month	(2-3) months	(4-6) months	(7-11) months	(1-5) years	more than 5 years	
Performing	-	1.122,39	658.066,92	4.070.662,99	10.906.045,80	56.240.809,40	109.647.541,08	181.522.003,80
Delinquent	-	14,06	417,14	6.382,04	94.924,25	206.761,83	-	308.471,20
Defaulted	-	328.506,67	54.138,81	295.251,70	834.293,27	5.472.261,70	4.268.452,44	11.252.904,59
Total	-	327.370,22	712.622,87	4.372.296,73	11.835.263,32	61.919.832,93	113.915.993,52	193.083.379,59

2) Outstanding Principal Instalments by type of Interest Rate

Index	Performing Receivables	%	Delinquent Receivables	%	Defaulted Receivables	%	Total	%
Fixed	4.946.408,76	2,72%	18.005,65	5,84%	312.393,11	2,78%	5.276.807,52	2,73%
Floating	176.575.595,04	97,28%	290.465,55	94,16%	10.940.511,48	97,22%	187.806.572,07	97,27%
Euribor 1m	1.441.318,75	0,79%	-	0,00%	-	0,00%	1.441.318,75	0,75%
Euribor 3m	175.134.276,29	96,48%	290.465,55	94,16%	10.940.511,48	97,22%	186.365.253,32	96,52%
Euribor 6m	-	0,00%	-	0,00%	-	0,00%	-	0,00%
Total	181.522.003,80		308.471,20		11.252.904,59		193.083.379,59	

3) PORTFOLIO BREAKDOWN AS AT THE END OF THE RELEVANT QUARTERLY SETTLEMENT PERIOD

1) Concentration Risk for the Collateral Portfolio

	Top Lessees	% on the Collateral Portfolio Outstanding Principal
Top 1	5.152.431,42	2,83%
Top 10	26.698.121,22	14,68%
Top 50	68.173.711,68	37,49%
Top 100	89.801.764,09	49,39%
Collateral Portfolio Outstanding Principal	181.830.475,00	

2) Collateral Portfolio Outstanding Principal by Geographical Area

Area	Outstanding Principal	%
Central Italy	39.809.451,15	21,89%
Southern Italy	32.615.417,00	17,94%
Others	109.405.606,85	60,17%
Collateral Portfolio Outstanding Principal	181.830.475,00	

Central Italy: Toscana, Marche, Umbria, Lazio

Southern Italy: Campania, Puglia, Basilicata, Molise, Abruzzo, Calabria, Sardegna, Sicilia

Others: Valle d'Aosta, Trentino AA, Piemonte, Liguria, Lombardia, Veneto, Friuli VG, Emilia Romagna

3) Weighted Average Residual Life for the Collateral Portfolio (in months)

61

4) Average Spread for the Collateral Portfolio of the Floating Rate contracts

	spread
Pool 1	3,09%
Pool 2	2,48%
Pool 3	2,16%
Pool 4	2,12%
TOTAL	2,32%

5) Collateral Portfolio Outstanding Principal and Minimum TAN of fix rate contracts

	Outstanding Principal	%	Weighted Average TAN
Collateral Portfolio Outstanding Principal	4.964.414,41	2,73%	1,90%

6) Collateral Portfolio Outstanding Principal by Origination Channel

Total Portfolio after Purchase	Outstanding Principal	%
Shareholder Banks	119.865.306,99	65,92%
Other	61.965.168,01	34,08%
Collateral Portfolio Outstanding Principal	181.830.475,00	

7) Collateral Portfolio Outstanding Principal by Leasing Product

	Outstanding Principal	%
Prestoleasing - Fidejussione DK	49.121.092,41	27,01%
Other	132.709.382,59	72,99%
Collateral Portfolio Outstanding Principal	181.830.475,00	

4) RATIOS

1) Gross Cumulative Default Ratio

Means on each Quarterly Settlement Date the ratio between: (a) the aggregate of the Outstanding Amount (as of the date on which the relevant Lease Contract have become Defaulted Lease Contract) related to all the Receivables comprised in the Portfolio arising from Lease Contracts which have become Defaulted Lease Contracts in the period starting from the Valuation Date (excluded) and ending on such Quarterly Settlement Date (included); and (b) the aggregate of the Outstanding Principal of the Receivables comprised in the Portfolio at the Valuation Date

	Limit	Cash Trapping Condition	Limit	Class C Notes Interest Subordination Event
35.994.015,56				
950.696.912,63				
3,7861%	6.00%	NO	10,00%	NO

Payment Date	Limit
April 2019	1.75%
July 2019	1.75%
October 2019	2.25%
January 2020	3.00%
April 2020	3.50%
July 2020	4.50%
October 2020	5.00%
January 2021	5.00%
April 2021	6.00%
Thereafter	6.00%

5) OTHER INFO (renegotiations, Moratoria ex-lege and repurchased contracts)

1) Renegotiations of the relevant Quarterly Settlement Period (Includes remodulations Extra decreto_no Moratoria ex-lege)

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

1a) % Amount Renegotiated	0,00%
Outstanding Principal of renegotiated contracts	-
Initial Purchase Price of the Portfolio	950.696.912,63
N. of Contracts of the Portfolio	11.512

3) Repurchases of the relevant Quarterly Settlement Period (no Moratoria ex-lege)

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

3a) % Amount Repurchased	0,00%	Limit	Triaser
Outstanding Amount of repurchased contracts	-	1,59%	-
Initial Purchase Price of the Portfolio	950.696.912,63	-	-

5) Repurchases of the relevant Quarterly Settlement Period Moratoria ex-lege

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

5a) % Amount Repurchased	0,00%
Outstanding Amount of repurchased contracts	-
Initial Purchase Price of the Portfolio	950.696.912,63

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

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

7a) % Moratoria Amount	0,00%
Outstanding Principal of Moratoria contracts	-
Initial Purchase Price of the Portfolio	950.696.912,63

2) Global Renegotiations ** (Includes remodulations Extra decreto_no Moratoria ex-lege)

	Pool 1	Pool 2	Pool 3	Pool 4
Outstanding Principal - amount	1.396.777,95	11.400.361,31	8.324.692,62	-
Contracts - number	60	128	7	0

2a) % Amount Renegotiated	2,22%	Limit	Triaser
Outstanding Principal of renegotiated contracts	21.121.832	5,00%	-
Initial Purchase Price of the Portfolio	950.696.912,63	-	-
N. of Contracts of the Portfolio	11.512	-	-

4) Global Repurchases (no Moratoria ex-lege)

	Pool 1	Pool 2	Pool 3	Pool 4
Outstanding Principal - amount	759.760,68	2.270.496,05	1.006.487,51	-
Contracts - number	41,00	49	1,00	-

4a) % Amount Repurchased	0,42%	Limit	Triaser
Outstanding Amount of repurchased contracts	4.036.744,24	8,00%	-
Initial Purchase Price of the Portfolio	950.696.912,63	-	-

6) Global Repurchases Moratoria ex-lege

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

6a) % Amount Repurchased	0,00%	Limit	Triaser
Outstanding Amount of repurchased contracts	-	-	-
Initial Purchase Price of the Portfolio	950.696.912,63	-	-

8) Global Moratoria ex-lege*

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

8a) % Moratoria Amount	0,00%
Outstanding Principal of Moratoria contracts	-
Initial Purchase Price of the Portfolio	950.696.912,63

* These are all contracts that have been affected by the moratorium since the entry into force of the "Cura Italia" Decree, even if they have no longer signed up to the extensions or have renounced

** These are all contracts that have been affected by Renegotiation (extra decreto), even if they have no longer signed up to the extensions or have renounced

2 bis) Global Renegotiations - Still Outstanding (Includes remodulations Extra decreto_no Moratoria ex-lege)

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

2a bis) % Amount Renegotiated	-
Outstanding Principal of renegotiated contracts	-
Initial Purchase Price of the Portfolio	950.696.912,63
Outstanding Principal of the Portfolio	193.083.379,59
	0,00%

8 bis) Global Moratoria ex-lege - Still Outstanding

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

8a bis) % Moratoria Amount	-
Outstanding Principal of Moratoria contracts	-
Initial Purchase Price of the Portfolio	950.696.912,63
Outstanding Principal of the Portfolio	193.083.379,59
	0,00%

RB

5) OTHER INFO 1 (loan by loan defaulted contracts)

1) Contracts which became Defaulted Receivables during the Quarterly Settlement Period

2) Contracts which became Defaulted Receivables since the Cut-off Date (Cumulative)

Table with columns for contract ID, type (P1/P2/P3), date, and three columns of numerical values representing defaulted receivables. The table lists 400 individual contracts with their respective data points.



5) OTHER INFO 1 (loan by loan defaulted contracts)

1) Contracts which became Defaulted Receivables during the Quarterly Settlement Period

2) Contracts which became Defaulted Receivables since the Cut-off Date (Cumulative)

1113002	P2	31/05/23	4.009,27	22.483,97	26.493,24
1115175	P1	31/05/23	3.833,94	19.920,33	23.754,27
1115664	P2	31/05/23	3.682,63	12.956,74	16.639,37
1117926	P2	31/05/23	1.131,00	5.817,49	6.948,49
1117970	P2	31/05/23	1.594,36	18.141,69	19.736,05
1121946	P1	31/05/23	2.610,23	35.839,31	38.449,54
1121951	P2	31/05/23	987,65	1.360,24	2.347,89
1122114	P1	31/05/23	2.588,14	36.404,45	38.992,59
1122222	P1	31/05/23	2.588,14	36.404,45	38.992,59
1123030	P2	31/05/23	427,73	4.250,97	5.178,70
1123477	P1	31/05/23	420,93	4.906,52	5.327,45
1123883	P2	31/05/23	3.202,96	35.617,51	38.820,47
1124323	P2	31/05/23	4.553,78	4.561,19	9.114,97
1125306	P2	31/05/23	960,91	13.003,92	13.964,83
1125952	P2	31/05/23	4.224,67	36.312,90	40.537,57
1126642	P1	31/05/23	1.733,80	22.081,25	23.815,05
1127468	P2	31/05/23	1.144,89	29.595,57	30.740,46
1115088	P2	30/06/23	-	3.703,76	3.703,76
1105578	P2	30/06/23	1.830,67	23.524,67	25.355,34
1117467	P1	30/06/23	0,02	18.160,43	18.160,45
1117773	P1	30/06/23	-	18.160,43	18.160,43
1120784	P1	30/06/23	4.937,14	10.885,65	15.822,79
1124602	P2	30/06/23	622,50	-	622,50
1123621	P1	30/06/23	-	27.449,96	27.449,96
1125796	P1	30/06/23	2.837,46	15.113,97	17.951,43
1117533	P1	31/07/23	5.613,32	18.328,89	23.942,21
1122239	P1	31/07/23	576,57	-	576,57
1123920	P2	31/07/23	-	12.790,87	12.790,87
1123940	P2	31/07/23	-	23.450,40	23.450,40
1095930	P2	31/08/23	9.753,19	37.023,98	46.777,17
1102568	P2	31/08/23	8.474,73	28.604,56	37.079,29
1111784	P2	31/08/23	798,76	8.415,06	9.213,82
1112207	P2	31/08/23	-	766,18	766,18
1112681	P1	31/08/23	0,01	-	0,01
1113924	P2	31/08/23	3.025,21	6.153,53	9.178,74
1113945	P2	31/08/23	1.355,33	3.456,83	4.812,16
1115846	P1	31/08/23	1.245,16	-	1.245,16
1119542	P2	31/08/23	-	305,37	305,37
1124722	P1	31/08/23	1.822,83	11.527,93	13.350,76
1125719	P2	31/08/23	1.030,59	13.910,08	14.940,67
1126213	P2	31/08/23	223,39	4.561,15	4.784,54
1126561	P2	31/08/23	1.824,59	12.247,94	14.072,53
1126932	P2	31/08/23	5.209,53	24.209,79	29.419,32
1112207	P2	30/09/23	-	6.823,09	6.823,09
1114901	P2	30/09/23	5.444,93	250.485,80	255.930,73
1118388	P1	30/09/23	2.967,91	4.919,60	7.887,51
1119542	P2	30/09/23	-	610,72	610,72
1119607	P1	30/09/23	772,79	845,95	1.618,74
1119618	P1	30/09/23	3.763,60	40.622,76	44.386,36
1119766	P1	30/09/23	2.617,13	24.942,33	27.559,46
1120996	P2	30/09/23	-	8.568,15	8.568,15
1123078	P2	30/09/23	967,14	5.486,86	6.454,00
1124269	P2	30/09/23	71,60	9.811,89	9.883,49
1124728	P1	30/09/23	-	24.987,02	24.987,02
1124952	P1	30/09/23	-	6.246,76	6.246,76
1125229	P1	30/09/23	-	4.559,76	4.559,76
1125416	P1	30/09/23	-	4.559,76	4.559,76
1125473	P2	30/09/23	-	32.288,03	32.288,03
1126490	P2	30/09/23	-	6.664,31	6.664,31
1126492	P2	30/09/23	-	7.518,77	7.518,77
			1.667.712,31	34.326.303,25	35.994.015,56

RB

6) SERVICING FEES

	Amount (Euro)	IVA (Euro)	Total (Euro)
Articolo 9.1 a) Servicing Agreement	10.886,94	-	10.886,94
Articolo 9.1 b) Servicing Agreement	762,63	167,78	930,41
Articolo 9.1 c) Servicing Agreement	500,00	110,00	610,00

7) NET ECONOMIC INTEREST

NET ECONOMIC INTEREST

Confirmation of net economic interest held by originator

The Seller confirms that, as at date of this report, it continues to hold the net economic interest in the securitization as disclosed in the Prospectus, in accordance with the option (1)(d) of Art. 405 of the Regulation (EU) 575/2013