

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 12 SPV

QUARTERLY SETTLEMENT REPORT DATE

06/07/2023

QUARTERLY SETTLEMENT PERIOD

01/04/2023 30/06/2023

QUARTERLY INTEREST PERIOD

27/04/2023 27/07/2023

QUARTERLY PAYMENT DATE

27/07/2023

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
53.900.629,01	11.172.733,31	65.073.362,32
331.125,80	119.374,15	450.499,95
2.416.988,60	65.197,45	2.482.186,05
-	1.317,26	1.317,26
-	-	-
56.648.743,41	11.358.622,17	68.007.365,58

2) Receivables Purchased by the Seller

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

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4) Total Available Cash

56.648.743,41	11.358.622,17	68.007.365,58
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5) Interest accrued on Eligible Investments

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6) Collected Residual Value to be repaid to the Originator

216.263,28

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

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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	2.806,18	138.146.945,28	6.045.640,78	132.101.304,50	132.104.110,68	138.149.751,46
	Pool 2	8.188,92	339.476.707,40	7.693.726,52	331.782.980,88	331.791.169,80	339.484.896,32
	Pool 3	9.371,78	298.889.120,04	46.710.118,65	252.179.001,39	252.169.629,61	298.879.748,26
	Pool 4	0,02	11.965.374,91	327.819,59	11.637.555,32	11.637.555,34	11.965.374,93
	Total	1.623,34	788.478.147,63	60.777.305,54	727.700.842,09	727.702.465,43	788.479.770,97
Delinquent Receivables	Pool 1	22.454,80	446.576,68	12.418,30	434.158,38	456.613,18	469.031,48
	Pool 2	80.035,90	231.811,78	4.740,00	227.071,78	307.107,68	311.847,68
	Pool 3	2.554,37	507.202,00	41.525,82	465.676,18	468.230,55	509.756,37
	Pool 4	-	-	-	-	-	-
	Total	105.045,07	1.185.590,46	58.684,12	1.126.906,34	1.231.951,41	1.290.635,53
Total Collateral Portfolio	Pool 1	25.260,98	138.593.521,96	6.058.059,08	132.535.462,88	132.560.723,86	138.618.782,94
	Pool 2	88.224,82	339.708.519,18	7.698.466,52	332.010.052,66	332.098.277,48	339.796.744,00
	Pool 3	6.817,41	299.396.322,04	46.751.644,47	252.644.677,57	252.637.860,16	299.389.504,63
	Pool 4	0,02	11.965.374,91	327.819,59	11.637.555,32	11.637.555,34	11.965.374,93
	Total	106.668,41	789.663.738,09	60.835.989,66	728.827.748,43	728.934.416,84	789.770.406,50
Defaulted Receivables	Pool 1	313.002,31	1.450.351,84	62.862,96	1.387.488,88	1.700.491,19	1.763.354,15
	Pool 2	719.525,70	3.878.306,71	77.827,58	3.800.479,13	4.520.004,83	4.597.832,41
	Pool 3	24.614,60	6.577.115,62	1.125.301,50	5.451.814,12	5.476.428,72	6.601.730,22
	Pool 4	-	-	-	-	-	-
	Total	1.057.142,61	11.905.774,17	1.265.992,04	10.639.782,13	11.696.924,74	12.962.916,78
Total Accounting Portfolio	Pool 1	338.263,29	140.043.873,80	6.120.922,04	133.922.951,76	134.261.215,05	140.382.137,09
	Pool 2	807.750,52	343.586.825,89	7.776.294,10	335.810.531,79	336.618.282,31	344.394.576,41
	Pool 3	17.797,19	305.973.437,66	47.876.945,97	258.096.491,69	258.114.288,88	305.991.234,85
	Pool 4	0,02	11.965.374,91	327.819,59	11.637.555,32	11.637.555,34	11.965.374,93
	Total	1.163.811,02	801.569.512,26	62.101.981,70	739.467.530,56	740.631.341,58	802.733.323,28

		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	8.688,14	7.622,24	4.138,42	2.006,00	-	-	-	22.454,80
	Pool 2	5.276,60	1.111,00	922,53	4.603,24	-	1.894,99	70.017,52	80.035,90
	Pool 3	598,48	601,76	-	1.354,13	-	-	-	2.554,37
	Pool 4	-	-	-	-	-	-	-	-
	Total	14.563,22	9.335,00	5.060,95	7.963,37	-	1.894,99	70.017,52	105.045,07

		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	139.101,73	87.093,09	152.307,42	68.074,44	-	-	-	446.576,68
	Pool 2	-	19.538,87	28.110,40	184.162,51	-	-	-	231.811,78
	Pool 3	-	109.087,20	-	398.114,80	-	-	-	507.202,00
	Pool 4	-	-	-	-	-	-	-	-
	Total	139.101,73	215.719,16	180.417,82	650.351,75	-	-	-	1.185.590,46

		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	147.789,87	94.715,33	156.445,84	70.080,44	-	-	-	469.031,48
	Pool 2	5.276,60	20.649,87	29.032,93	188.765,75	-	1.894,99	70.017,52	311.847,68
	Pool 3	598,48	109.688,96	-	399.468,93	-	-	-	509.756,37
	Pool 4	-	-	-	-	-	-	-	-
	Total	153.664,95	225.054,16	185.478,77	658.315,12	-	1.894,99	70.017,52	1.290.635,53

		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	2.150,00	5.987,38	2.860,00	1.420,92	-	-	-	12.418,30
	Pool 2	-	460,00	630,00	3.650,00	-	-	-	4.740,00
	Pool 3	-	15.000,00	-	26.525,82	-	-	-	41.525,82
	Pool 4	-	-	-	-	-	-	-	-
	Total	2.150,00	21.447,38	3.490,00	31.596,74	-	-	-	58.684,12

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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	-	248,75	150.085,89	979.604,25	4.425.785,08	485.476.094,38	236.669.521,24	727.700.842,09
Delinquent	-	-	-	-	-	661.230,16	465.676,18	1.126.906,34
Defaulted	-	-	-	-	-	5.303.431,97	5.336.350,16	10.639.782,13
Total	-	248,75	150.085,89	979.604,25	4.425.785,08	491.440.756,51	242.471.547,58	739.467.530,56

2) Outstanding Principal Instalments by type of Interest Rate

Index	Performing Receivables	%	Delinquent Receivables	%	Defaulted Receivables	%	Total	%
Fixed	40.602.445,70	5,58%	34.736,40	3,08%	477.777,41	4,49%	41.114.959,51	5,56%
Floating	687.098.396,39	94,42%	1.092.169,94	96,92%	10.162.004,72	95,51%	698.352.571,05	94,44%
Euribor 1m	17.490.929,06	2,40%	-	0,00%	-	0,00%	17.490.929,06	2,37%
Euribor 3m	669.607.467,33	92,02%	1.092.169,94	96,92%	10.162.004,72	95,51%	680.861.641,99	92,07%
Euribor 6m	-	0,00%	-	0,00%	-	0,00%	-	0,00%
Total	727.700.842,09		1.126.906,34		10.639.782,13		739.467.530,56	

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	6.087.174,48	0,84%
Top 10	43.423.858,09	5,96%
Top 50	114.743.746,77	15,74%
Top 100	166.571.477,33	22,85%
Collateral Portfolio Outstanding Principal	728.827.748,43	

2) Collateral Portfolio Outstanding Principal by Geographical Area

Area	Outstanding Principal	%
Central Italy	99.408.478,90	13,64%
Southern Italy	166.496.286,04	22,84%
Others	462.922.983,49	63,52%
Collateral Portfolio Outstanding Principal	728.827.748,43	

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)

57

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

	spread
Pool 1	2,80%
Pool 2	2,54%
Pool 3	2,55%
Pool 4	2,12%
TOTAL	2,58%

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

	Outstanding Principal	%	Weighted Average TAN
Collateral Portfolio Outstanding Principal	40.637.182,10	5,58%	2,15%

6) Collateral Portfolio Outstanding Principal and Weighted Average TAN of the Portfolio

	Outstanding Principal	Weighted Average TAN
Collateral Portfolio Outstanding Principal	728.827.748,43	5,88%

7) Collateral Portfolio Outstanding Principal by Origination Channel

Total Portfolio after Purchase	Outstanding Principal	%
Shareholder Banks	445.275.129,20	61,09%
Other	283.552.619,23	38,91%
Collateral Portfolio Outstanding Principal	728.827.748,43	

8) Collateral Portfolio Outstanding Principal by Leasing Product

	Outstanding Principal	%
Prestoleasing - Fidejussione DK	210.738.208,53	28,91%
Other	518.089.539,90	71,09%
Collateral Portfolio Outstanding Principal	728.827.748,43	

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 B Notes Interest Subordination Event
13.654.366,29				
1.103.991.372,45				
1,2368%	6,00%	NO	35,00%	NO

Payment Date	Limit
January 2022	3,25%
April 2022	3,25%
July 2022	3,75%
October 2022	4,50%
January 2023	5,00%
April 2023	6,00%
July 2023	6,50%
October 2023	6,50%
January 2024	7,50%
Thereafter	7,50%

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	1.103.991.372,45
N. of Contracts of the Portfolio	12.568

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	Trigger
Outstanding Amount of repurchased contracts	-	-	-
Initial Purchase Price of the Portfolio	1.103.991.372,45	-	-

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	1.103.991.372,45

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	1.103.991.372,45

2) Global Renegotiations **

(Includes remodulations Extra decreto_no Moratoria ex-lege)

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

2a) % Amount Renegotiated

	0,00%	Limit	Trigger
Outstanding Principal of renegotiated contracts	-	5,00%	-
Initial Purchase Price of the Portfolio	1.103.991.372,45	-	-
N. of Contracts of the Portfolio	12.568	-	-

4) Global Repurchases

(no Moratoria ex-lege)

	Pool 1	Pool 2	Pool 3	Pool 4
Outstanding Principal - amount	-	95.036,95	-	-
Contracts - number	-	2	-	-

4a) % Amount Repurchased

	0,01%	Limit	Trigger
Outstanding Amount of repurchased contracts	95.036,95	-	-
Initial Purchase Price of the Portfolio	1.103.991.372,45	-	-

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	Trigger
Outstanding Amount of repurchased contracts	-	9,00%	-
Initial Purchase Price of the Portfolio	1.103.991.372,45	-	-

8) Global Moratoria ex-lege *

	Pool 1	Pool 2	Pool 3	Pool 4
Outstanding Principal - amount	-	207.604,80	-	-
Contracts - number	-	4	-	-

8a) % Moratoria Amount

	0,02%
Outstanding Principal of Moratoria contracts	207.604,80
Initial Purchase Price of the Portfolio	1.103.991.372,45

2 bis) Global Renegotiations - remodulations still active at the end of the quarterly settlement period

(Includes remodulations Extra decreto_no Moratoria ex-lege)

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

2a) % Amount Renegotiated

	0,00%
Outstanding Principal of renegotiated contracts	-
Initial Purchase Price of the Portfolios	1.103.991.372,45
N. of Contracts of the Portfolio	12.568

8 bis) Global Moratoria ex-lege - moratoria still active at the end of the quarterly settlement period

	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 Portfolios	1.103.991.372,45

* 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

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)

1164294	P2	31/3/23	4.143,24	37.924,66	42.067,90
1165349	P1	31/3/23	-	53.646,89	53.646,89
1165622	P2	31/3/23	2.415,16	18.162,04	20.577,20
1166464	P2	31/3/23	47.509,59	-	47.509,59
1167331	P2	31/3/23	15.722,02	-	15.722,02
1033702	P3	30/4/23	-	45.448,34	45.448,34
1062959	P3	30/4/23	-	24.594,80	24.594,80
1153765	P2	30/4/23	0,01	176.363,26	176.363,25
1153771	P2	30/4/23	-	56.137,68	56.137,68
1155602	P1	30/4/23	3.160,64	56.760,20	59.920,84
1156310	P2	30/4/23	27.289,66	86.772,01	114.061,67
1157064	P2	30/4/23	6.631,68	204.185,04	210.816,72
1157235	P1	30/4/23	-	7.809,53	7.809,53
1170962	P2	30/4/23	-	65.047,80	65.047,80
1077513	P3	31/5/23	4.384,62	93.212,99	97.597,61
1151138	P2	31/5/23	2.062,19	14.053,12	16.115,31
1152569	P3	31/5/23	-	928.945,64	928.945,64
1153373	P2	31/5/23	-	5.891,99	5.891,99
1160831	P1	31/5/23	3.793,00	18.971,36	22.764,36
1162670	P2	31/5/23	325,42	5.766,34	6.091,76
1163515	P2	31/5/23	3.743,16	107.225,55	110.968,71
1164329	P2	31/5/23	1.519,56	27.172,63	28.692,19
1164514	P2	31/5/23	1.845,11	20.877,37	22.722,48
1171340	P2	31/5/23	1.320,96	51.836,49	53.157,45
1172421	P1	31/5/23	783,19	7.943,92	8.727,11
1173947	P2	31/5/23	-	52.865,99	52.865,99
1173948	P2	31/5/23	-	19.061,08	19.061,08
1154652	P2	30/6/23	13.874,36	-	13.874,36
1157799	P2	30/6/23	-	79.369,75	79.369,75
1157803	P2	30/6/23	-	93.726,11	93.726,11
1157826	P2	30/6/23	-	10.114,06	10.114,06
1158913	P2	30/6/23	2.289,72	35.920,26	38.209,98
1158918	P2	30/6/23	849,10	12.337,96	13.187,06
1160018	P1	30/6/23	2.338,65	39.421,09	41.759,74
1162400	P2	30/6/23	-	19.217,38	19.217,38
1163791	P2	30/6/23	-	97.387,44	97.387,44
1164144	P2	30/6/23	3.714,00	83.957,64	87.671,64
1168953	P1	30/6/23	-	54.889,36	54.889,36
1172305	P1	30/6/23	-	25.828,63	25.828,63
			523.274,38	13.131.091,91	13.654.366,29

6) SERVICING FEES

	Amount (Euro)	IVA (Euro)	Total (Euro)
Articolo 9.1.1 Servicing Agreement	43.662,15	-	43.662,15
Articolo 9.1.2 Servicing Agreement	646,44	142,22	788,66
Articolo 9.1.3 Servicing Agreement	500,00	110,00	610,00

7) NET ECONOMIC INTEREST

NET ECONOMIC INTEREST

Confirmation of net economic interest held by originator

Alba Leasing confirms that, as at date of this report, it continues to hold (in its capacity as Originator) the net economic interest in the securitisation as disclosed in the Prospectus, in accordance with option 3(a) of Art. 6 of Regulation (EU) 2402/2017