

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



QUARTERLY SETTLEMENT REPORT - ALBA 13 - UNWINDING

QUARTERLY SETTLEMENT REPORT DATE

05/06/2023

QUARTERLY SETTLEMENT PERIOD

QUARTERLY INTEREST PERIOD

QUARTERLY PAYMENT DATE

Included	Included
01/03/2023	13/05/2023
27/03/2023	27/06/2023
27/06/2023	

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
62.295.442,41	16.420.542,64	78.715.985,05
51.020,76	19.359,64	70.380,40
1.665.781,31	56.812,76	1.722.594,07
-	900,72	900,72
0,00	0,00	0,00
64.012.244,48	16.497.615,76	80.509.860,24

2) Receivables Purchased by the Seller

3.766.849,17	3.766.849,17
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3) Amounts accrued and paid to the SPV as Indemnity Amount under Transfer Agreement (art. 21)

	0,00
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4) Total Available Cash

67.779.093,65	16.497.615,76	84.276.709,41
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5) Collections used to buy a Subsequent Portfolio

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6) Collections not used to buy new portfolios

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7) Total Available Cash

	84.276.709,41
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8) Interest accrued on Eligible Investments

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9) Collected Residual Value to be repaid to the Originator

	60.298,89
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10) 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
(before the purchase of the Subsequent Portfolio)**

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	57.482,94	200.777.624,59	6.972.492,14	193.805.132,45	193.862.615,39	200.835.107,53
	Pool 2	225.253,72	794.225.409,72	12.162.702,87	782.062.706,85	782.287.960,57	794.450.663,44
	Pool 3	25.667,47	268.395.267,46	36.340.682,48	232.054.584,98	232.080.252,45	268.420.934,93
	Pool 4	811,51	28.439.559,24	409.460,89	28.030.098,35	28.030.909,86	28.440.370,75
	Total	309.215,64	1.291.837.861,01	55.885.338,38	1.235.952.522,63	1.236.261.738,27	1.292.147.076,65
Delinquent Receivables	Pool 1	432,89	6.965,70	136,01	6.829,69	7.262,58	7.398,59
	Pool 2	45.520,71	783.830,43	23.402,70	760.427,73	805.948,44	829.351,14
	Pool 3	-	-	-	-	-	-
	Pool 4	-	-	-	-	-	-
	Total	45.953,60	790.796,13	23.538,71	767.257,42	813.211,02	836.749,73
Total Collateral Portfolio	Pool 1	57.915,83	200.784.590,29	6.972.628,15	193.811.962,14	193.869.877,97	200.842.506,12
	Pool 2	270.774,43	795.009.240,15	12.186.105,57	782.823.134,58	783.093.909,01	795.280.014,58
	Pool 3	25.667,47	268.395.267,46	36.340.682,48	232.054.584,98	232.080.252,45	268.420.934,93
	Pool 4	811,51	28.439.559,24	409.460,89	28.030.098,35	28.030.909,86	28.440.370,75
	Total	355.169,24	1.292.628.657,14	55.908.877,09	1.236.719.780,05	1.237.074.949,29	1.292.983.826,38
Defaulted Receivables	Pool 1	-	-	-	-	-	-
	Pool 2	-	-	-	-	-	-
	Pool 3	-	-	-	-	-	-
	Pool 4	-	-	-	-	-	-
	Total	-	-	-	-	-	-
Total Accounting Portfolio	Pool 1	57.915,83	200.784.590,29	6.972.628,15	193.811.962,14	193.869.877,97	200.842.506,12
	Pool 2	270.774,43	795.009.240,15	12.186.105,57	782.823.134,58	783.093.909,01	795.280.014,58
	Pool 3	25.667,47	268.395.267,46	36.340.682,48	232.054.584,98	232.080.252,45	268.420.934,93
	Pool 4	811,51	28.439.559,24	409.460,89	28.030.098,35	28.030.909,86	28.440.370,75
	Total	355.169,24	1.292.628.657,14	55.908.877,09	1.236.719.780,05	1.237.074.949,29	1.292.983.826,38

		Unpaid Principal Instalments (A)							Total
		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	
Delinquent Receivables	Pool 1	432,89	-	-	-	-	-	-	432,89
	Pool 2	45.520,71	-	-	-	-	-	-	45.520,71
	Pool 3	-	-	-	-	-	-	-	-
	Pool 4	-	-	-	-	-	-	-	-
	Total	45.953,60	-	-	-	-	-	-	-

		Total principal instalments (B)							Total
		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	
Delinquent Receivables	Pool 1	6.965,70	-	-	-	-	-	-	6.965,70
	Pool 2	783.830,43	-	-	-	-	-	-	783.830,43
	Pool 3	-	-	-	-	-	-	-	-
	Pool 4	-	-	-	-	-	-	-	-
	Total	790.796,13	-	-	-	-	-	-	-

		Total Portfolio including Residual Optional Instalment (A+B)							Total
		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	
Delinquent Receivables	Pool 1	7.398,59	-	-	-	-	-	-	7.398,59
	Pool 2	829.351,14	-	-	-	-	-	-	829.351,14
	Pool 3	-	-	-	-	-	-	-	-
	Pool 4	-	-	-	-	-	-	-	-
	Total	836.749,73	-	-	-	-	-	-	-

		Residual Optional Instalment (C)							Total
		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	
Delinquent Receivables	Pool 1	136,01	-	-	-	-	-	-	136,01
	Pool 2	23.402,70	-	-	-	-	-	-	23.402,70
	Pool 3	-	-	-	-	-	-	-	-
	Pool 4	-	-	-	-	-	-	-	-
	Total	23.538,71	-	-	-	-	-	-	-

**2) PORTFOLIO SITUATION AS AT THE END OF THE RELEVANT QUARTERLY SETTLEMENT PERIOD
(before the purchase of the Subsequent Portfolio)**

1) Accounting Portfolio Outstanding Principal by Residual Life

by status of contracts	RESIDUAL LIFE								
	(0-1) month	(2-3) months	(4-6) months	(7-11) months	(1-3) years	(3-5) years	(5-10) years	more than 10 years	Total
Performing	- 127,15000	59.992,81	224.605,10	1.172.315,82	91.651.665,90	808.862.521,38	174.068.096,44	159.913.452,33	1.235.952.522,63
Delinquent	-	-	-	-	728.650,55	38.606,87	-	-	767.257,42
Defaulted	-	-	-	-	-	-	-	-	-
Total	- 127,15	59.992,81	224.605,10	1.172.315,82	92.380.316,45	808.901.128,25	174.068.096,44	159.913.452,33	1.236.719.780,05

2) Outstanding Principal Instalments by type of Interest Rate

Index	Performing Receivables	%	Delinquent Receivables	%	Defaulted Receivables	%	Total	%
Fixed	80.340.331,06	6,50%	-	0,00%	-	0,00%	80.340.331,06	6,50%
Floating	1.155.612.191,57	93,50%	767.257,42	100,00%	-	0,00%	1.156.379.448,99	93,50%
Euribor 365 1m puntuale	7.420.145,02	0,60%	-	0,00%	-	0,00%	7.420.145,02	0,60%
Euribor 365 3m puntuale	1.148.192.046,55	92,90%	767.257,42	100,00%	-	0,00%	1.148.959.303,97	92,90%
Euribor 360 3m lettera	-	0,00%	-	0,00%	-	0,00%	-	0,00%
Euribor 365 3m media	-	0,00%	-	0,00%	-	0,00%	-	0,00%
Total	1.235.952.522,63		767.257,42		-		1.236.719.780,05	

(1-3) years: from 12 months to 3 years (included)
(3-5) years: from 37 months to 5 years (included)
(5-10) years: from 61 months to 10 years (included)

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3) PORTFOLIO BREAKDOWN AS AT THE END OF THE RELEVANT QUARTERLY SETTLEMENT PERIOD (after the purchase of the Subsequent Portfolio)

Collateral Portfolio at present Settlement Date	1.236.719.780,05
Subsequent Portfolio to be purchased	
Total Portfolio after Purchase	1.236.719.780,05

1) Collateral Portfolio by Pool

	Outstanding Principal	%	Unpaid Principal	Outstanding Amount	%	Concentration Limit	Trigger
Pool 1	193.811.962,14	15,67%	57.915,83	193.869.877,97	15,67%	> 10%	NO
Pool 2	782.823.134,58	63,30%	270.774,43	783.093.909,01			
Pool 3	232.054.584,98	18,76%	25.667,47	232.080.252,45	18,76%	< 32%	NO
Pool 4	28.030.098,35	2,27%	811,51	28.030.909,86	2,27%	< 3%	NO
Collateral Portfolio Outstanding Principal	1.236.719.780,05	100,00%	355.169,24	1.237.074.949,29	36,70%		

2) Concentration Risk for the Collateral Portfolio

	Top Lessees	% on the Collateral Portfolio Outstanding Principal	% on the Total Principal	Concentration Limit	Trigger
Top 1	9.910.636,29	0,80%	0,80%	< 1%	NO
Top 5	37.985.925,68	3,07%			
Top 10	63.839.395,55	5,16%	5,16%	< 7%	NO
Top 50	160.085.649,34	12,94%	12,94%		
Collateral Portfolio Outstanding Principal	1.236.719.780,05				

3) Collateral Portfolio Outstanding Principal by Geographical Area

Area	Outstanding Principal	%	Concentration Limit	Trigger
Central Italy	170.812.774,20	13,81%		
Southern Italy	347.553.274,47	28,10%	< 30%	NO
Others	718.353.731,38	58,09%	> 55%	NO
Collateral Portfolio Outstanding Principal	1.236.719.780,05			

Central Italy: Toscana, Marche, Umbria, Lazio

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

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

3) BREAKDOWN OF THE PORTFOLIO AS AT THE END OF THE RELEVANT QUARTERLY SETTLEMENT PERIOD (after the purchase of the Subsequent Portfolio)

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

		Concentration Limit	Trigger
Pool 1	2,73%		
Pool 2	2,51%		
Pool 3	2,58%		
Pool 4	2,10%		
TOTAL	2,55%	> 2,45%	NO

2) Outstanding Principal of the Collateral Portfolio by type of Interest Rate

Index	Outstanding Principal	%	Concentration Limit	Trigger
Fixed	80.340.331,06	6,50%	< 10%	NO
Floating	1.156.379.448,99	93,50%		
Euribor 365 1m puntuale	7.420.145,02	0,60%		
Euribor 365 3m puntuale	1.148.959.303,97	92,90%		
Euribor 360 3m lettera	-	0,00%		
Euribor 365 3m media	-	0,00%		
Total	1.236.719.780,05			

3) Collateral Portfolio Outstanding Principal by TOP INDUSTRY

	Outstanding Principal	%	Limit	Trigger
Top 1	190.163.590,39	15,38%	< 32%	NO
Top 1 + Top 2	341.867.873,41	27,64%		
Collateral Portfolio Outstanding Principal	1.236.719.780,05			

4) Collateral Portfolio Outstanding Principal by Limited Industries

	Outstanding Principal	%	Limit	Trigger
Limited Industries	167.213.410,78	13,52%	< 16%	NO

4) RATIOS

Outstanding Amount of Collateral Portfolio
 Outstanding Amount of Collateral Portfolio for the preceding Quarterly Collection Period

1.237.074.949,29
1.304.054.031,45

1) Gross Cumulative Default Ratio

"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 Portfolios arising from Lease Contracts which have become Defaulted Lease Contracts in the period starting from the relevant 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 Aggregate Portfolios at the relevant Valuation Date.

Gross Cumulative Default Ratio	Limit	Cash Trapping Condition	Limit	Purchase Termination Event
2.212.482,88				
1.304.054.023,67				
0,17%	--	NO	2,95%	NO

2) Delinquency Ratio

"Delinquency Ratio" means, on each Quarterly Settlement Date, the average percentage of the three previous periods between: (i) the Outstanding Amount of all the Receivables arising from Delinquent Lease Contracts comprised in the Collateral Portfolio as of the last Business Day of each month of the relevant Quarterly Settlement Period; and (ii) the Outstanding Amount of all the Receivables comprised in the Collateral Portfolio as of the last day of each month of the relevant Quarterly Settlement Period.

Month 1
 Month 2
 Month 3

Delinquency Ratio

Outstanding Amount of Delinquent Receivables	Outstanding Amount of the Collateral Portfolio	Delinquency Ratio	Delinquency Ratio of the preceding quarter	Limit	Purchase Termination Event
827.234,78	1.284.355.423,98	0,06%	0,32%		
812.824,97	1.260.475.929,37	0,06%	0,03%		
813.211,02	1.236.913.449,52	0,07%	0,03%		
2.453.270,77	3.781.744.802,87	0,06%	0,13%	6,00%	NO

3) Asset Coverage Test

"Asset Coverage Tests" means the difference, calculated on each Payment Report Date immediately preceding a Payment Date during the Ramp Up Period (taking into account all payments expected to be made on such Payment Date), between (a) and (b), where:

(a) is equal to:

- (i) the aggregate of the Outstanding Amount of all Receivables comprised in the Collateral Portfolio as at the immediately preceding Quarterly Settlement Date (and including the Initial Purchase Price of the Subsequent Portfolio which is due, subject to the terms of the Master Transfer Agreement and the Subscription Agreements, on such Payment Date); plus
- (ii) the balance of the Debt Service Reserve Account as of such Payment Date (taking into account any Debt Service Reserve Further Amount due on such Payment Date); plus
- (iii) the Collateral Integration Amount in relation to such Payment Date;

(b) is equal to:

- (i) the Principal Amount Outstanding of the Notes on such Payment Date taking into account the Notes Further Instalment Payments to be made on such Payment Date; multiplied by
- (ii) 0.98 (zero point ninety eight).

Asset Coverage Test	Asset Coverage Test of the preceding Quarter	Limit	Purchase Termination Event
1.247.624.451,29	1.317.094.571,77		
1.224.712.860,00	1.290.752.680,33		
22.911.591,29	26.341.891,44	>=0	NO

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

1) Renegotiations of the relevant Quarterly Settlement Period

(Includes remodelations Extra decreto_no Moratoria ex-lege)

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

1a) % Amount Renegotiated

Outstanding Principal of renegotiated contracts	
Initial Purchase Price of the Portfolio	1.304.054,023,67
N. of Contracts of the Portfolio	13,074

3) Repurchases of the relevant Quarterly Settlement Period

(no Moratoria ex-lege)

	Pool 1	Pool 2	Pool 3	Pool 4
Outstanding Principal - amount	365.165,58	2.432.239,10	969.444,49	-
Contracts - number	15	52	6	-

3a) % Amount Repurchased

	0,00%	Limit	Trigger
Outstanding Amount of repurchased contracts	3.766.849,17	2,00%	
Initial Purchase Price of the Portfolio	1.304.054,023,67		

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

Outstanding Amount of repurchased contracts	0,00%
Initial Purchase Price of the Portfolio	1.304.054,023,67

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

Outstanding Principal of Moratoria contracts	
Initial Purchase Price of the Portfolio	1.304.054,023,67

2) Global Renegotiations **

(Includes remodelations Extra decreto_no Moratoria ex-lege)

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

2a) % Amount Renegotiated

		Limit	Trigger
Outstanding Principal of renegotiated contracts		5,00%	
Initial Purchase Price of the Portfolio	1.304.054,023,67		
N. of Contracts of the Portfolio	13,074		

4) Global Repurchases

(no Moratoria ex-lege)

	Pool 1	Pool 2	Pool 3	Pool 4
Outstanding Principal - amount	379.481,32	2.432.239,10	969.444,49	-
Contracts - number	16	52	6	-

4a) % Amount Repurchased

	0,00%	Limit	Trigger
Outstanding Amount of repurchased contracts	3.781.164,91	8,00%	
Initial Purchase Price of the Portfolio	1.304.054,023,67		

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			
Initial Purchase Price of the Portfolio	1.304.054,023,67		

8) Global Moratoria ex-lege *

	Pool 1	Pool 2	Pool 3	Pool 4
Outstanding Principal - amount		322.088,86		
Contracts - number		3		

8a) % Moratoria Amount

Outstanding Principal of Moratoria contracts	
Initial Purchase Price of the Portfolio	1.304.054,023,67

* These are contracts that have been repurchased in the warehouse phase

** 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 - remodelations still active at the end of the quarterly settlement period

(Includes remodelations Extra decreto_no Moratoria ex-lege)

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

2a) % Amount Renegotiated

Outstanding Principal of renegotiated contracts	
Initial Purchase Price of the Portfolios	1.304.054,023,67
N. of Contracts of the Portfolio	13,074

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		322.088,86		
Contracts - number		3		

8a) % Moratoria Amount

Outstanding Principal of Moratoria contracts	
Initial Purchase Price of the Portfolios	1.304.054,023,67

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5) OTHER INFO1 (loan by loan defaulted contracts)

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

Contract	Pool	Default Date	Unpaid Principal	Outstanding Principal	Outstanding Amount
1128622	P2	31/03/23	690,12	10.307,94	10.998,06
1137263	P2	31/03/23	1.071,57	10.999,07	12.070,64
1175647	P2	31/03/23	-	78.809,53	78.809,53
1181630	P2	31/03/23	9.986,92	129.748,24	139.735,16
1184793	P2	31/03/23	-	34.968,35	34.968,35
1184973	P2	31/03/23	520,82	15.007,02	15.527,84
1190088	P2	31/03/23	-	8.467,16	8.467,16
1121880	P1	30/04/23	7.001,31	32.443,53	39.444,84
1056932	P3	30/04/23	-	392.404,08	392.404,08
1179923	P2	30/04/23	-	338.560,50	338.560,50
1185435	P2	30/04/23	930,07	52.230,24	53.160,31
1194833	P2	30/04/23	855,99	52.107,01	52.963,00
1184465	P2	30/04/23	2.596,70	161.298,65	163.895,35
			23.653,50	1.317.351,32	1.341.004,82

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

Contract	Pool	Default Date	Unpaid Principal	Outstanding Principal	Outstanding Amount
1150711	P2	30/09/22	-	80.557,78	80.557,78
1060230	P2	30/09/22	-	3.994,13	3.994,13
1079755	P2	30/09/22	-	7.096,25	7.096,25
1081281	P1	30/09/22	-	8.387,74	8.387,74
1171621	P2	30/09/22	-	136.182,84	136.182,84
1020811	P3	31/10/22	2.545,33	302.779,76	305.325,09
1117746	P2	30/11/22	850,38	9.780,82	10.631,20
1137971	P2	31/01/23	4.461,08	42.841,27	47.302,35
1080049	P2	31/01/23	2.916,37	13.391,63	16.308,00
1180228	P2	31/01/23	8.442,30	117.185,52	125.627,82
1152408	P2	28/02/23	3.572,96	27.722,30	31.295,26
1156963	P2	28/02/23	-	74.374,19	74.374,19
1179357	P2	28/02/23	1.330,40	23.065,01	24.395,41
1128622	P2	31/03/23	690,12	10.307,94	10.998,06
1137263	P2	31/03/23	1.071,57	10.999,07	12.070,64
1175647	P2	31/03/23	-	78.809,53	78.809,53
1181630	P2	31/03/23	9.986,92	129.748,24	139.735,16
1184793	P2	31/03/23	-	34.968,35	34.968,35
1184973	P2	31/03/23	520,82	15.007,02	15.527,84
1190088	P2	31/03/23	-	8.467,16	8.467,16
1121880	P1	30/04/23	7.001,31	32.443,53	39.444,84
1056932	P3	30/04/23	-	392.404,08	392.404,08
1179923	P2	30/04/23	-	338.560,50	338.560,50
1185435	P2	30/04/23	930,07	52.230,24	53.160,31
1194833	P2	30/04/23	855,99	52.107,01	52.963,00
1184465	P2	30/04/23	2.596,70	161.298,65	163.895,35
			47.772,32	2.164.710,56	2.212.482,88

* These are contracts that have been repurchased in the warehouse phase

RB

6) SERVICING FEES

	Amount (Euro)	IVA (Euro)	Total (Euro)
Articolo 9.1.1 Servicing Agreement	74.175,70	-	74.175,70
Articolo 9.1.2 Servicing Agreement	500,00	110,00	610,00
Articolo 9.1.3 Servicing Agreement	500,00	110,00	610,00

RB

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 option 3(d) of Art. 6 of Regulation (EU) 2402/2017