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

QUARTERLY SETTLEMENT REPORT - ALBA 1 SPV

QUARTERLY SETTLEMENT REPORT DATE	07/01/2013	
	Included	Included
QUARTERLY SETTLEMENT PERIOD	01/10/2012	31/12/2012
QUARTERLY INTEREST PERIOD	22/10/2012	22/01/2013
QUARTERLY PAYMENT DATE	22/01/2013	

1) COLLECTIONS

	Principal	Interest	Total
1) Amount Collected			
1.1 Instalments	27.145.987,71	3.450.013,04	30.596.000,75
1.2 Recoveries	455.297,51	- 236.947,59	218.349,92
1.3 Prepayments	929.249,89	40.299,84	969.549,73
1.4 Late charges	-	8.148,51	8.148,51
1.5 Others	3.836,67	-	3.836,67
Total	28.534.371,78	3.261.513,80	31.795.885,58
2) Receivables Purchased by the Seller	-	-	-
3) Amounts accrued and paid to the SPV as Indemnity Amount under Transfer Agreement (art. 21)	-	-	-
4) Total Available Cash	28.534.371,78	3.261.513,80	31.795.885,58
5) Collections used to buy an Additional Portfolio	- 28.534.371,78		
6) Collections not used to buy new portfolios	-		
7) Total Available Cash			3.261.513,80
8) Interest accrued on Eligible Investments			-
9) Collected Residual Value to be repaid to the Originator			-
10) Collected Excess Indemnity Amount to be repaid to the Originator			-

Prepared by Alba Leasing - Ufficio Tesoreria

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	245.153,51	70.167.269,90	5.810.540,82	64.356.729,08	64.601.882,59	70.412.423,41
	Pool 2	175.090,72	294.822.396,23	6.376.942,20	288.445.454,03	288.620.544,75	294.997.486,95
	Pool 3	4.290,83	74.546.987,14	9.036.742,37	65.510.244,77	65.514.535,60	74.551.277,97
	Total	**424.535,06**	**439.536.653,27**	**21.224.225,39**	**418.312.427,88**	**418.736.962,94**	**439.961.188,33**
Delinquent Receivables	Pool 1	347.413,28	1.407.097,44	122.902,20	1.284.195,24	1.631.608,52	1.754.510,72
	Pool 2	1.243.843,34	8.321.629,37	139.604,70	8.182.024,67	9.425.868,01	9.565.472,71
	Pool 3	5.586,52	685.009,13	71.840,00	613.169,13	618.755,65	690.595,65
	Total	**1.596.843,14**	**10.413.735,94**	**334.346,90**	**10.079.389,04**	**11.676.232,18**	**12.010.579,08**
Total Collateral Portfolio	Pool 1	592.566,79	71.574.367,34	5.933.443,02	65.640.924,32	66.233.491,11	72.166.934,13
	Pool 2	1.418.934,06	303.144.025,60	6.516.546,90	296.627.478,70	298.046.412,76	304.562.959,66
	Pool 3	9.877,35	75.231.996,27	9.108.582,37	66.123.413,90	66.133.291,25	75.241.873,62
	Total	**2.021.378,20**	**449.950.389,21**	**21.558.572,29**	**428.391.816,92**	**430.413.195,12**	**451.971.767,41**
Defaulted Receivables	Pool 1	506.637,92	1.133.603,72	89.787,00	1.043.816,72	1.550.454,64	1.640.241,64
	Pool 2	2.649.489,35	8.505.986,02	169.785,41	8.336.200,61	10.985.689,96	11.155.475,37
	Pool 3	61.188,07	1.857.053,82	492.540,00	1.364.513,82	1.425.701,89	1.918.241,89
	Total	**3.217.315,34**	**11.496.643,56**	**752.112,41**	**10.744.531,15**	**13.961.846,49**	**14.713.958,90**
Total Accounting Portfolio	Pool 1	1.099.204,71	72.707.971,06	6.023.230,02	66.684.741,04	67.783.945,75	73.807.175,77
	Pool 2	4.068.423,41	311.650.011,62	6.686.332,31	304.963.679,31	309.032.102,72	315.718.435,03
	Pool 3	71.065,42	77.089.050,09	9.601.122,37	67.487.927,72	67.558.993,14	77.160.115,51
	Total	**5.238.693,54**	**461.447.032,77**	**22.310.684,70**	**439.136.348,07**	**444.375.041,61**	**466.685.726,31**

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

	RESIDUAL LIFE							
by status of contracts	Indeterminate	(0-1) month	(2-3) months	(4-6) months	(7-11) months	(1-5) years	more than 5 years	Total
Performing	-	8,85	8.102,39	124.964,33	1.477.962,93	283.384.929,92	133.316.477,16	**418.312.427,88**
Delinquent	-	-	-	1.320,97	6.225,95	5.788.704,64	4.283.137,48	**10.079.389,04**
Defaulted	-	-	-	6.025,35	223.427,29	8.920.675,43	1.594.403,08	**10.744.531,15**
Total	**-**	**8,85**	**8.102,39**	**132.310,65**	**1.707.616,17**	**298.094.309,99**	**139.194.017,72**	**439.136.348,07**

2) Outstanding Principal Instalments by type of Interest Rate

Index	Performing Receivables	%	Delinquent Receivables	%	Defaulted Receivables	%	Total	%
Fixed	10.379.672,26	2,48%	124.548,26	1,24%	126.091,88	1,17%	10.630.312,40	2,42%
Floating	407.932.755,62	97,52%	9.954.840,78	98,76%	10.618.439,27	98,83%	428.506.035,67	97,58%
Euribor 1m	270.908.502,24	64,76%	6.729.882,46	66,77%	9.929.704,08	92,42%	287.568.088,78	65,48%
Euribor 3m	137.024.253,38	32,76%	3.224.958,32	32,00%	688.735,19	6,41%	140.937.946,89	32,09%
Total	**418.312.427,88**		**10.079.389,04**		**10.744.531,15**		**439.136.348,07**	

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	428.391.816,92
Subsequent Portfolio to be purchased	31.126.834,11
Total Portfolio after Purchase	**459.518.651,03**

1) Collateral Portfolio by Pool

	Outstanding Principal	%	Unpaid Principal	Outstanding Amount	%	Concentration Limit	Trigger
Pool 1	71.586.608,88	15,58%	592.566,79	72.179.176	15,64%	25,00%	NO
Pool 2	319.780.941,18	69,59%	1.418.934,06	321.199.875	69,59%	75,00%	NO
Pool 3*	68.151.100,97	14,83%	9.877,35	68.160.978	14,77%	15,00%	NO
Collateral Portfolio Outstanding Principal	**459.518.651,03**		**2.021.378,20**	**461.540.029,23**			

* Il limite del 2 mln € per contratto non è mai superato

2) Concentration Risk for the Collateral Portfolio

	Top Lessees	% on the Collateral Portfolio Outstanding Principal	% on the Collateral Portfolio Outstanding Amount	Concentration Limit	Trigger
Top 1	3.854.707,54	0,84%	0,84%	1,00%	NO
Top 2	7.454.637,38	1,62%	1,62%		
Top 3	10.444.354,79	2,27%	2,26%		
Top 4	13.234.800,41	2,88%	2,87%		
Top 5	15.867.912,14	3,45%	3,44%	4,00%	NO
Top 10	26.254.252,11	5,71%	5,69%	7,50%	NO
Top 20	43.044.804,11	9,37%	9,33%	12,40%	NO
Top 50	75.157.570,32	16,36%	16,28%		
Top 100	111.153.914,33	24,19%	24,08%		
Collateral Portfolio Outstanding Principal	**459.518.651,03**				

3) Average Spread for the Collateral Portfolio of the floating rate contracts

	Spread	Limit	Trigger
Pool 1	3,23%		
Pool 2	2,98%		
Pool 3	2,36%		
Collateral Portfolio Outstanding Principal	**2,9173%**	1,95%	NO

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

	Outstanding Principal	%	Limit	Trigger	Weighted Average TAN	Limit	Trigger
Collateral Portfolio Outstanding Principal	11.480.871,08	**2,50%**	5,00%	NO	**5,14%**	4,00%	NO

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

1) Collateral Portfolio Outstanding Principal by Geographical Area

Area	Outstanding Principal	%	Concentration Limit	Trigger
Central Italy	92.149.810,99	20,05%	30,00%	NO
Southern Italy	45.866.367,26	9,98%	10,00%	NO
Others	321.502.472,78	69,97%	65,00%	NO
Collateral Portfolio Outstanding Principal	**459.518.651,03**			

Central Italy: Toscana, Marche, Umbria, Lazio, Molise, Abruzzo

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

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

2) Collateral Portfolio Outstanding Principal by Origination Channel

	Outstanding Principal	%	Limit	Trigger
Shareholder Banks	422.633.743,88	91,97%	70,00%	NO
Other	36.884.907,15	8,03%	-	-
Collateral Portfolio Outstanding Principal	**459.518.651,03**			

3) Collateral Portfolio Outstanding Principal by Leasing Product

	Outstanding Principal	%	Limit	Trigger
Prestoleasing - Fidejussione DK	269.838.573,06	58,72%	50,00%	NO
Other	189.680.077,97	41,28%	-	-
Collateral Portfolio Outstanding Principal	**459.518.651,03**			

4) Collateral Portfolio Outstanding Principal by RAE

	Outstanding Principal	%	Limit	Trigger
Buildings and Constructions	84.396.829,25	18,37%	18,50%	NO
Other	375.121.821,78	81,63%	-	-
Collateral Portfolio Outstanding Principal	**459.518.651,03**			

4) RATIOS

Outstanding Amount of Collateral Portfolio	**461.540.029,23**
Outstanding Amount of Collateral Portfolio for the preceding Quarterly Collection Period	**461.540.191,94**

1) Gross Cumulative Default Ratio

		Limit	Purchase Termination Event
The aggregate of the Outstanding Amount of the Receivables which arise from Lease Contract which become Defaulted Lease Contract from the Valuation Date of the Initial Portfolio to such Quarterly Settlement Date	14.773.638,29		
The Initial Purchase Price (as of the relevant Valuation Date) of all Receivables comprised in the Portfolios	652.144.455,80		
	2,27%	6,50%	NO

2) Pool Delinquency Ratio

	Outstanding Amount of Delinquent Receivables	Outstanding Amount of the Collateral Portfolio	Pool Delinquency Ratio	Pool Delinquency Ratio of the preceding quarter	Limit	Purchase Termination Event
Pool 1	1.631.608,52	66.233.491,11	2,46%	2,64%		
Pool 2	9.425.868,01	298.046.412,76	3,16%	3,19%		
Pool 3	618.755,65	66.133.291,25	0,94%	0,63%		
Portfolio Delinquency Ratio	11.676.232,18	430.413.195,12	2,71%	2,71%	6,50%	NO

3) Asset Coverage Test

	Asset Coverage Test	Asset Coverage Test of the preceding Quarter	Limit	Purchase Termination Event
The aggregate of the Outstanding Amount of all Receivables comprised in the Collateral Portfolio (including the Additional Portfolio or Subsequent Portfolio the Initial Purchase Price of which is due, subject to the relevant Formalities having been perfected, on such Quarterly Payment Date, plus the balance of the Debt Service Reserve Account as of such Quarterly Payment Date, plus the balance of the Principal Accumulation Account as of such Quarterly Payment Date	€ 468.924.673,97	€ 468.924.836,68		
The Notes Principal Amount Outstanding on such Quarterly Payment Date taking into account the Notes Further Instalment Payments to be made on such Quarterly Payment Date multiplied by 0,96	€ 450.167.915,52	€ 450.167.915,52		
	18.756.758,45	18.756.921,16	>=0	NO

5) OTHER INFO (renegotiations and repurchased contracts)

1) Renegotiations of the relevant Quarterly Settlement Period

	Outstanding Principal		
	Pool 1	Pool 2	Pool 3
Contracts			

	N. of Contracts		
	Pool 1	Pool 2	Pool 3
Contracts			

1a) % Amount Renegotiated	0,00%
Outstanding Principal of rinegociated contratcs	0
Initial Purchase Price of the Portfolios	652.144.455,80

1b) % N. of Contracts Renegotiated	0,00%
Number of rinegociated contratcs	0
N. of Contracts of the Aggregate Portfolio	9.768

2) Global Renegotiations

	Outstanding Principal		
	Pool 1	Pool 2	Pool 3
Contracts			

		Limit	Trigger
2a) % Amount Renegotiated	0,00%	5,00%	NO
Outstanding Principal of rinegociated contratcs	0		
Initial Purchase Price of the Portfolios	652.144.455,80		

3) Repurchases of the relevant Quarterly Settlement Period

	Outstanding Principal		
	Pool 1	Pool 2	Pool 3
Contracts			

		Limit	Trigger
3a) % Amount Repurchased	0,00%	1,50%	NO
Outstanding Amount of repurchased contratcs			
Principal Instalments + Residual Optional Instalments of the total Portfolio	675.684.861,92		

4) Global Repurchases

	Outstanding Principal		
	Pool 1	Pool 2	Pool 3
Contracts	18.899,84	1.263.555,60	366.189,74

		Limit	Trigger
4a) % Amount Repurchased	0,27%	12,00%	NO
Outstanding Amount of repurchased contratcs	1.648.599,83		
Principal Instalments + Residual Optional Instalments of the total Portfolio	675.684.861,92		

5) Suspension of payment (Moratoria) granted to the Lessee of the relevant Quarterly Settlement Period

	Outstanding Principal		
	Pool 1	Pool 2	Pool 3
Contracts			

5a) % Amount Moratoria	0,00%
Outstanding Principal of Moratoria contratcs	0
Initial Purchase Price of the Portfolios	652.144.455,80

6) Global Suspension of payment (Moratoria)

	Outstanding Principal		
	Pool 1	Pool 2	Pool 3
Contracts			

6a) % Amount Moratoria	0,00%
Outstanding Principal of Moratoria contratcs	0
Initial Purchase Price of the Portfolios	652.144.455,80

7) Weighted Average Life for the Collateral Portfolio	3,30

5) OTHER INFO 2 (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
1000399	P2	31/12/12	1.703,49	6.414,89	8.118,38
1001308	P1	31/12/12	2.919,36	10.431,60	13.350,96
1001606	P2	30/11/12	9.949,42	40.286,38	50.235,80
1002630	P2	30/11/12	4.813,68	32.117,70	36.931,38
1002790	P2	31/10/12	72.418,37	442.775,62	515.193,99
1002817	P2	31/10/12	4.893,66	-	4.893,66
1002893	P2	30/11/12	9.450,87	35.383,53	44.834,40
1003046	P2	30/11/12	2.676,81	20.414,09	23.090,90
1003069	P2	31/12/12	15.829,35	65.031,12	80.860,47
1003332	P2	31/12/12	5.872,36	29.858,87	35.731,23
1003430	P1	31/12/12	876,93	-	876,93
1003510	P1	31/12/12	800,71	-	800,71
1003654	P2	31/12/12	3.185,77	30.783,08	33.968,85
1003659	P2	31/10/12	28.855,50	108.898,17	137.753,67
1003891	P2	31/10/12	17.679,98	105.817,20	123.497,18
1004187	P2	30/11/12	1.413,30	41.129,55	42.542,85
1004364	P2	31/12/12	4.247,18	90.242,63	94.489,81
1004502	P2	30/11/12	6.979,65	52.305,24	59.284,89
1005149	P2	31/10/12	5.488,62	33.558,45	39.047,07
1005155	P2	31/10/12	7.610,22	49.263,16	56.873,38
1005388	P2	30/11/12	6.672,22	75.863,73	82.535,95
1005398	P2	30/11/12	6.658,12	78.069,50	84.727,62
1005507	P1	31/12/12	2.343,60	5.160,29	7.503,89
1005988	P2	30/11/12	1.312,73	10.635,08	11.947,81
1006846	P2	31/10/12	14.680,56	88.817,61	103.498,17
1007061	P2	31/12/12	1.604,32	47.228,95	48.833,27
1008189	P2	30/11/12	3.036,43	26.315,72	29.352,15
1008244	P2	30/11/12	4.031,36	21.839,64	25.871,00
1008249	P2	30/11/12	9.484,25	69.892,30	79.376,55
1008263	P2	31/12/12	11.058,54	95.121,46	106.180,00
1008329	P2	31/12/12	10.614,69	43.716,80	54.331,49
1008535	P2	31/12/12	1.204,20	15.593,07	16.797,27
1008747	P2	31/12/12	1.366,23	8.352,20	9.718,43
1008838	P1	31/12/12	3.855,08	21.626,34	25.481,42
1009512	P2	30/11/12	1.537,43	7.211,24	8.748,67
1009610	P2	30/11/12	17.588,89	77.244,25	94.833,14
1009647	P2	30/11/12	13.101,77	112.322,35	125.424,12
1009699	P2	30/11/12	16.036,16	110.166,96	126.203,12
1009705	P2	30/11/12	16.210,51	111.364,19	127.574,70
1010046	P2	30/11/12	5.169,93	8.454,54	13.624,47
1010200	P2	30/11/12	7.571,53	30.507,85	38.079,38
1010227	P2	30/11/12	7.847,23	-	7.847,23
1011086	P1	30/11/12	4.159,47	5.493,34	9.652,81
1011415	P3	31/10/12	2.394,37	61.351,07	63.745,44
1011643	P2	30/11/12	11.612,18	50.198,47	61.810,65
1011695	P1	31/10/12	3.320,66	12.427,43	15.748,09
1011851	P1	31/10/12	8.982,21	37.764,85	46.747,06
1012852	P1	31/12/12	7.615,85	10.015,48	17.631,33
1013062	P1	31/12/12	2.410,56	12.067,58	14.478,14
1013067	P1	31/12/12	2.624,76	14.391,71	17.016,47
1013557	P2	30/11/12	9.963,04	65.919,25	75.882,29
1013801	P2	31/10/12	17.499,34	105.848,74	123.348,08
1013835	P1	30/11/12	11.582,63	30.988,70	42.571,33
1014317	P1	30/11/12	2.680,65	7.145,04	9.825,69
1014536	P1	31/10/12	744,30	-	744,30
1015510	P2	31/10/12	4.453,70	3.221,46	7.675,16
1015966	P2	31/12/12	5.484,73	15.531,50	21.016,23
1016004	P1	31/10/12	3.591,76	18.378,98	21.970,74
1016168	P2	30/11/12	1.131,09	4.454,09	5.585,18
1016609	P2	30/11/12	1.450,17	2.594,72	4.044,89
1016791	P1	31/10/12	3.568,12	9.445,52	13.013,64
1017101	P1	31/12/12	2.550,53	15.197,19	17.747,72
1017105	P1	30/11/12	2.908,84	15.197,19	18.106,03
1022637	P2	30/11/12	3.832,84	36.813,58	40.646,42
1025371	P2	30/11/12	2.813,33	136.405,49	139.218,82
1026025	P2	30/11/12	1.193,71	11.434,68	12.628,39
1026208	P2	31/12/12	3.275,59	44.390,17	47.665,76
			492.495,44	2.986.891,58	3.479.387,02

Prepared by Alba Leasing - Ufficio Tesoreria

6) INTEREST RATE SWAP - FLOATING RATE PORTFOLIO

AMOUNTS DUE BY THE ISSUER TO THE SWAP COUNTERPARTY

Party B Floating Amount	114.268,62	(A) = (B) - (C)
Interest Collections	3.498.461,39	(B)
Excess Amount	3.384.192,77	(C)

Excess Amount	3.384.192,77
Notional Amount	481.581.382,78
Weighted Average Spread	2,8109%
Days	90

AMOUNT DUE BY THE SWAP COUNTERPARTY TO THE ISSUER

Party A Floating Amount	252.295,14	(A')
Notional Amount	481.581.382,78	
Floating Rate	0,2050%	
Days	92	

Notional Amount next period		481.642.087,07
	Fixed	12.228.998,86
Floating		
	Euribor 1m	294.422.768,09
	Euribor 3m	174.990.320,12
Weighted Average Spread		2,9173%
Days		90

7) SERVICING FEES

	Amount *(Euro)*	IVA *(Euro)*	Total *(Euro)*
Articolo 10.1 a) Servicing Agreement	15.788,77	-	15.788,77
Articolo 10.1 b) Servicing Agreement	1.281,90	269,20	1.551,10
Articolo 10.1 c) Servicing Agreement	500,00	105,00	605,00