

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

07/10/2021

QUARTERLY SETTLEMENT PERIOD

01/07/2021	30/09/2021
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QUARTERLY INTEREST PERIOD

27/07/2021	27/10/2021
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QUARTERLY PAYMENT DATE

27/10/2021

Rossella Berpouz

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
37.297.759,22	4.088.161,94	41.385.921,16
1.024.234,74	- 139.861,91	884.372,83
1.574.578,04	51.802,38	1.626.380,42
-	1.292,47	1.292,47
-	-	-
39.896.572,00	4.001.394,88	43.897.966,88

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

39.896.572,00	4.001.394,88	43.897.966,88
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5) Interest accrued on Eligible Investments

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6) Collected Residual Value to be repaid to the Originator

148.782,82

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	- 6.299,94	83.915.369,42	5.090.939,83	78.824.429,59	78.818.129,65	83.909.069,48
	Pool 2	- 113.928,41	252.388.991,27	6.714.878,57	245.674.112,70	245.560.184,29	252.275.062,86
	Pool 3	- 6.104,37	164.323.722,60	21.302.251,62	143.021.470,98	143.027.575,35	164.329.826,97
	Pool 4	-	5.238.240,70	313.145,13	4.925.095,57	4.925.095,57	5.238.240,70
	Total	- 114.123,98	505.866.323,99	33.421.215,15	472.445.108,84	472.330.984,86	505.752.200,01
Delinquent Receivables	Pool 1	- 99.333,96	993.252,08	48.316,86	944.935,22	1.044.269,18	1.092.586,04
	Pool 2	- 119.985,97	829.570,50	15.550,97	814.019,53	934.005,50	949.556,47
	Pool 3	-	158.362,39	25.000,00	133.362,39	133.362,39	158.362,39
	Pool 4	-	-	-	-	-	-
	Total	- 219.319,93	1.981.184,97	88.867,83	1.892.317,14	2.111.637,07	2.200.504,90
Total Collateral Portfolio	Pool 1	- 93.034,02	84.908.621,50	5.139.256,69	79.769.364,81	79.862.398,83	85.001.655,52
	Pool 2	- 6.057,56	253.218.561,77	6.730.429,54	246.488.132,23	246.494.189,79	253.224.619,33
	Pool 3	- 6.104,37	164.482.084,99	21.327.251,62	143.154.833,37	143.160.937,74	164.488.189,36
	Pool 4	-	5.238.240,70	313.145,13	4.925.095,57	4.925.095,57	5.238.240,70
	Total	- 105.195,95	507.847.508,96	33.510.082,98	474.337.425,98	474.442.621,93	507.952.704,91
Defaulted Receivables	Pool 1	- 749.092,46	2.439.800,11	126.810,84	2.312.989,27	3.062.081,73	3.188.892,57
	Pool 2	- 1.898.303,78	8.741.297,78	219.243,46	8.522.054,32	10.420.358,10	10.639.601,56
	Pool 3	- 93.196,99	5.509.281,69	809.400,00	4.699.881,69	4.793.078,68	5.602.478,68
	Pool 4	-	-	-	-	-	-
	Total	- 2.740.593,23	16.690.379,58	1.155.454,30	15.534.925,28	18.275.518,51	19.430.972,81
Total Accounting Portfolio	Pool 1	- 842.126,48	87.348.421,61	5.266.067,53	82.082.354,08	82.924.480,56	88.190.548,09
	Pool 2	- 1.904.361,34	261.959.859,55	6.949.673,00	255.010.186,55	256.914.547,89	263.864.220,89
	Pool 3	- 99.301,36	169.991.366,68	22.136.651,62	147.854.715,06	147.954.016,42	170.090.668,04
	Pool 4	-	5.238.240,70	313.145,13	4.925.095,57	4.925.095,57	5.238.240,70
	Total	- 2.845.789,18	524.537.888,54	34.665.537,28	489.872.351,26	492.718.140,44	527.383.677,72

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	33.461,47	48.940,46	16.438,67	-	334,84	158,52	99.333,96
	Pool 2	8.298,16	17.075,07	10.090,61	-	-	1.536,72	119.985,97
	Pool 3	-	-	-	-	82.985,41	-	-
	Pool 4	-	-	-	-	-	-	-
	Total	41.759,63	66.015,53	26.529,28	-	82.985,41	1.695,24	219.319,93

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	369.913,48	108.564,80	514.773,80	-	-	-	993.252,08
	Pool 2	414.058,80	34.244,32	381.267,38	-	-	-	829.570,50
	Pool 3	158.362,39	-	-	-	-	-	158.362,39
	Pool 4	-	-	-	-	-	-	-
	Total	942.334,67	142.809,12	896.041,18	-	-	-	1.981.184,97

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	403.374,95	157.505,26	531.212,47	-	334,84	158,52	1.092.586,04
	Pool 2	422.356,96	51.319,39	391.357,99	-	82.985,41	1.536,72	949.556,47
	Pool 3	158.362,39	-	-	-	-	-	158.362,39
	Pool 4	-	-	-	-	-	-	-
	Total	984.094,30	208.824,65	922.570,46	-	82.985,41	1.695,24	2.200.504,90

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	22.770,39	2.804,00	22.742,47	-	-	-	48.316,86
	Pool 2	7.782,87	676,10	7.092,00	-	-	-	15.550,97
	Pool 3	25.000,00	-	-	-	-	-	25.000,00
	Pool 4	-	-	-	-	-	-	-
	Total	55.553,26	3.480,10	29.834,47	-	-	-	88.867,83

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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	-	352,65	533.306,58	1.960.256,17	7.184.071,19	310.030.638,53	152.737.189,02	472.445.108,84
Delinquent	-	-	-	-	-	1.758.954,75	133.362,39	1.892.317,14
Defaulted	-	106.438,62	71.935,15	76.176,14	268.458,79	10.312.034,89	4.699.881,69	15.534.925,28
Total	-	106.085,97	605.241,73	2.036.432,31	7.452.529,98	322.101.628,17	157.570.433,10	489.872.351,26

2) Outstanding Principal Instalments by type of Interest Rate

Index	Performing Receivables	%	Delinquent Receivables	%	Defaulted Receivables	%	Total	%
Fixed	23.506.021,53	4,98%	-	0,00%	153.910,81	0,99%	23.659.932,34	4,83%
Floating	448.939.087,31	95,02%	1.892.317,14	100,00%	15.381.014,47	99,01%	466.212.418,92	95,17%
Euribor 1m	1.770.713,63	0,37%	-	0,00%	-	0,00%	1.770.713,63	0,36%
Euribor 3m	447.168.373,68	94,65%	1.892.317,14	100,00%	15.381.014,47	99,01%	464.441.705,29	94,81%
Euribor 6m	-	0,00%	-	0,00%	-	0,00%	-	0,00%
Total	472.445.108,84		1.892.317,14		15.534.925,28		489.872.351,26	

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	6.832.002,28	1,44%
Top 10	36.374.300,96	7,67%
Top 50	98.231.994,66	20,71%
Top 100	136.797.727,28	28,84%
Collateral Portfolio Outstanding Principal	474.337.425,98	

2) Collateral Portfolio Outstanding Principal by Geographical Area

Area	Outstanding Principal	%
Central Italy	83.848.043,11	17,68%
Southern Italy	92.330.387,28	19,47%
Others	298.158.995,59	62,86%
Collateral Portfolio Outstanding Principal	474.337.425,98	

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)

56

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

	spread
Pool 1	3,00%
Pool 2	2,48%
Pool 3	2,16%
Pool 4	2,17%
TOTAL	2,46%

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

	Outstanding Principal	%	Weighted Average TAN
Collateral Portfolio Outstanding Principal	23.506.021,53	4,96%	2,03%

6) Collateral Portfolio Outstanding Principal by Origination Channel

Total Portfolio after Purchase	Outstanding Principal	%
Shareholder Banks	286.936.915,23	60,49%
Other	187.400.510,75	39,51%
Collateral Portfolio Outstanding Principal	474.337.425,98	

7) Collateral Portfolio Outstanding Principal by Leasing Product

	Outstanding Principal	%
Prestoleasing - Fidejussione DK	155.872.984,25	32,86%
Other	318.464.441,73	67,14%
Collateral Portfolio Outstanding Principal	474.337.425,98	

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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
25.982.295,05				
950.696.912,63				
2,7330%	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%

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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	- 217.644,75	- 1.452.944,06	- 156.523,64	-
Contracts - number	-1	6	0	0

1a) % Amount Renegotiated

Outstanding Principal of renegotiated contracts	- 1.827.112
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

Outstanding Amount of repurchased contracts	0,00%	Limit	Trigger
Initial Purchase Price of the Portfolio	-	1,50%	
	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

Outstanding Amount of repurchased contracts	0,00%
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	- 3.733.517,35	- 9.280.722,72	- 1.089.652,79	-
Contracts - number	-	-	-	-

7a) % Moratoria Amount

Outstanding Principal of Moratoria contracts	- 14.103.892,86
Initial Purchase Price of the Portfolio	950.696.912,63

2) Global Renegotiations **

(Includes remodelations Extra decreto_no Moratoria ex-lege)

	Pool 1	Pool 2	Pool 3	Pool 4
Outstanding Principal - amount	1.484.650,80	12.780.426,51	8.464.278,26	-
Contracts - number	60	128	7	0

2a) % Amount Renegotiated

Outstanding Principal of renegotiated contracts	2,39%	Limit	Trigger
Initial Purchase Price of the Portfolio	22.729.356	5,00%	
N. of Contracts of the Portfolio	950.696.912,63		
	11.512		

4) Global Repurchases

(no Moratoria ex-lege)

	Pool 1	Pool 2	Pool 3	Pool 4
Outstanding Principal - amount	-	511.218,92	-	-
Contracts - number	-	3	-	-

4a) % Amount Repurchased

Outstanding Amount of repurchased contracts	0,05%	Limit	Trigger
Initial Purchase Price of the Portfolio	511.218,92	8,00%	
	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

Outstanding Amount of repurchased contracts	0,00%	Limit	Trigger
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	54.028.115,49	155.322.578,84	80.009.910,60	190.711,67
Contracts - number	1.850	3.074	198	3

8a) % Moratoria Amount

Outstanding Principal of Moratoria contracts	30,46%
Initial Purchase Price of the Portfolio	289.551.316,60
	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 remodelations Extra decreto_no Moratoria ex-lege)

	Pool 1	Pool 2	Pool 3	Pool 4
Outstanding Principal - amount	-	85.321,30	-	-
Contracts - number	-	1	-	-

2a bis)

Outstanding Principal of renegotiated contracts	85.321
Initial Purchase Price of the Portfolio	950.696.912,63
Outstanding Principal of the Portfolio	489.872.351,26

% Amount Renegotiated

	0,01%
	0,02%

8 bis) Global Moratoria ex-lege - Still Outstanding

	Pool 1	Pool 2	Pool 3	Pool 4
Outstanding Principal - amount	21.393.257,37	66.254.218,08	32.397.999,54	190.711,67
Contracts - number	567	915	76	3

8a bis)

Outstanding Principal of Moratoria contracts	120.236.186,66
Initial Purchase Price of the Portfolio	950.696.912,63
Outstanding Principal of the Portfolio	489.872.351,26

% Moratoria Amount

	12,65%
	24,54%

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

Contract	Rate	Contract Start	Stoped Principal	Outstanding Principal	Outstanding Amount
1115978	3%	11/20/2011	-	3,225,320	3,225,320
1115979	3%	11/20/2011	-	1,215,171	1,215,171
1115980	3%	11/20/2011	10,447,411	1,215,171	1,215,171
1115981	3%	11/20/2011	1,200,000	1,200,000	1,200,000
1115982	3%	11/20/2011	1,200,000	1,200,000	1,200,000
1115983	3%	11/20/2011	1,200,000	1,200,000	1,200,000
1115984	3%	11/20/2011	1,200,000	1,200,000	1,200,000
1115985	3%	11/20/2011	1,200,000	1,200,000	1,200,000
1115986	3%	11/20/2011	1,200,000	1,200,000	1,200,000
1115987	3%	11/20/2011	1,200,000	1,200,000	1,200,000
1115988	3%	11/20/2011	1,200,000	1,200,000	1,200,000
1115989	3%	11/20/2011	1,200,000	1,200,000	1,200,000
1115990	3%	11/20/2011	1,200,000	1,200,000	1,200,000
1115991	3%	11/20/2011	1,200,000	1,200,000	1,200,000
1115992	3%	11/20/2011	1,200,000	1,200,000	1,200,000
1115993	3%	11/20/2011	1,200,000	1,200,000	1,200,000
1115994	3%	11/20/2011	1,200,000	1,200,000	1,200,000
1115995	3%	11/20/2011	1,200,000	1,200,000	1,200,000
1115996	3%	11/20/2011	1,200,000	1,200,000	1,200,000
1115997	3%	11/20/2011	1,200,000	1,200,000	1,200,000
1115998	3%	11/20/2011	1,200,000	1,200,000	1,200,000
1115999	3%	11/20/2011	1,200,000	1,200,000	1,200,000
1116000	3%	11/20/2011	1,200,000	1,200,000	1,200,000
1116001	3%	11/20/2011	1,200,000	1,200,000	1,200,000
1116002	3%	11/20/2011	1,200,000	1,200,000	1,200,000
1116003	3%	11/20/2011	1,200,000	1,200,000	1,200,000
1116004	3%	11/20/2011	1,200,000	1,200,000	1,200,000
1116005	3%	11/20/2011	1,200,000	1,200,000	1,200,000
1116006	3%	11/20/2011	1,200,000	1,200,000	1,200,000
1116007	3%	11/20/2011	1,200,000	1,200,000	1,200,000
1116008	3%	11/20/2011	1,200,000	1,200,000	1,200,000
1116009	3%	11/20/2011	1,200,000	1,200,000	1,200,000
1116010	3%	11/20/2011	1,200,000	1,200,000	1,200,000
1116011	3%	11/20/2011	1,200,000	1,200,000	1,200,000
1116012	3%	11/20/2011	1,200,000	1,200,000	1,200,000
1116013	3%	11/20/2011	1,200,000	1,200,000	1,200,000
1116014	3%	11/20/2011	1,200,000	1,200,000	1,200,000
1116015	3%	11/20/2011	1,200,000	1,200,000	1,200,000
1116016	3%	11/20/2011	1,200,000	1,200,000	1,200,000
1116017	3%	11/20/2011	1,200,000	1,200,000	1,200,000
1116018	3%	11/20/2011	1,200,000	1,200,000	1,200,000
1116019	3%	11/20/2011	1,200,000	1,200,000	1,200,000
1116020	3%	11/20/2011	1,200,000	1,200,000	1,200,000
1116021	3%	11/20/2011	1,200,000	1,200,000	1,200,000
1116022	3%	11/20/2011	1,200,000	1,200,000	1,200,000
1116023	3%	11/20/2011	1,200,000	1,200,000	1,200,000
1116024	3%	11/20/2011	1,200,000	1,200,000	1,200,000
1116025	3%	11/20/2011	1,200,000	1,200,000	1,200,000
1116026	3%	11/20/2011	1,200,000	1,200,000	1,200,000
1116027	3%	11/20/2011	1,200,000	1,200,000	1,200,000

[illegible]

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

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6) SERVICING FEES

	Amount (Euro)	IVA (Euro)	Total (Euro)
Articolo 9.1 a) Servicing Agreement	28.339,86	-	28.339,86
Articolo 9.1 b) Servicing Agreement	1.019,36	224,26	1.243,62
Articolo 9.1 c) Servicing Agreement	500,00	110,00	610,00

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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

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