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 11 SPV

QUARTERLY SETTLEMENT REPORT DATE	08/06/2021	
QUARTERLY SETTLEMENT PERIOD	01/03/2021	31/05/2021
QUARTERLY INTEREST PERIOD	29/03/2021	28/06/2021
QUARTERLY PAYMENT DATE	28/06/2021	

Rossella Bergonzi

1) COLLECTIONS

	Principal	Interest	Total
1) Amount Collected			
1.1 Instalments	**43.288.157,22**	**5.025.764,16**	**48.313.921,38**
1.2 Recoveries	**- 70.205,43**	**208.099,18**	**137.893,75**
1.3 Prepayments	**2.325.189,55**	**131.343,02**	**2.456.532,57**
1.4 Late charges	**-**	**668,67**	**668,67**
1.5 Others	**-**	**-**	**-**
Total	**45.543.141,34**	**5.365.875,03**	**50.909.016,37**
2) Receivables Purchased by the Seller	16.460,40	-	**16.460,40**
3) Amounts accrued and paid to the SPV as Indemnity Amount under Transfer Agreement (art. 15)	-	-	**-**
4) Total Available Cash	45.559.601,74	5.365.875,03	50.925.476,77
5) Interest accrued on Eligible Investments			
6) Collected Residual Value to be repaid to the Originator			74.392,11
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	- 3.340,70	222.027.697,94	8.339.323,53	213.688.374,41	213.685.033,71	222.024.357,24
	Pool 2	72.132,37	624.211.151,24	10.672.287,96	613.538.863,28	613.610.995,65	624.283.283,61
	Pool 3	- 5.674,65	305.275.070,84	39.588.357,87	265.686.712,97	265.681.038,32	305.269.396,19
	Pool 4	-	10.965.662,49	231.458,56	10.734.203,93	10.734.203,93	10.965.662,49
	Total	**63.117,02**	**1.162.479.582,51**	**58.831.427,92**	**1.103.648.154,59**	**1.103.711.271,61**	**1.162.542.699,53**
Delinquent Receivables	Pool 1	- 2.962,05	107.982,47	1.477,72	106.504,75	103.542,70	105.020,42
	Pool 2	69.605,14	204.747,88	3.091,53	201.656,35	271.261,49	274.353,02
	Pool 3	-	-	-	-	-	-
	Pool 4	-	-	-	-	-	-
	Total	**66.643,09**	**312.730,35**	**4.569,25**	**308.161,10**	**374.804,19**	**379.373,44**
Total Collateral Portfolio	Pool 1	- 6.302,75	222.135.680,41	8.340.801,25	213.794.879,16	213.788.576,41	222.129.377,66
	Pool 2	141.737,51	624.415.899,12	10.675.379,49	613.740.519,63	613.882.257,14	624.557.636,63
	Pool 3	- 5.674,65	305.275.070,84	39.588.357,87	265.686.712,97	265.681.038,32	305.269.396,19
	Pool 4	-	10.965.662,49	231.458,56	10.734.203,93	10.734.203,93	10.965.662,49
	Total	**129.760,11**	**1.162.792.312,86**	**58.835.997,17**	**1.103.956.315,69**	**1.104.086.075,80**	**1.162.922.072,97**
Defaulted Receivables	Pool 1	12.844,40	646.048,50	10.651,42	635.397,08	648.241,48	658.892,90
	Pool 2	12.450,18	1.804.661,59	27.253,47	1.777.408,12	1.789.858,30	1.817.111,77
	Pool 3	1.871,70	936.167,06	126.600,00	809.567,06	811.438,76	938.038,76
	Pool 4	-	-	-	-	-	-
	Total	**27.166,28**	**3.386.877,15**	**164.504,89**	**3.222.372,26**	**3.249.538,54**	**3.414.043,43**
Total Accounting Portfolio	Pool 1	6.541,65	222.781.728,91	8.351.452,67	214.430.276,24	214.436.817,89	222.788.270,56
	Pool 2	154.187,69	626.220.560,71	10.702.632,96	615.517.927,75	615.672.115,44	626.374.748,40
	Pool 3	- 3.802,95	306.211.237,90	39.714.957,87	266.496.280,03	266.492.477,08	306.207.434,95
	Pool 4	-	10.965.662,49	231.458,56	10.734.203,93	10.734.203,93	10.965.662,49
	Total	**156.926,39**	**1.166.179.190,01**	**59.000.502,06**	**1.107.178.687,95**	**1.107.335.614,34**	**1.166.336.116,40**

		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	- 941,44	- 1.697,57	-	- 323,04	-	-	-	- 2.962,05
	Pool 2	1.455,89	42.468,09	-	25.354,10	-	-	327,06	69.605,14
	Pool 3								-
	Pool 4								-
	Total	**514,45**	**40.770,52**	**-**	**25.031,06**	**-**	**-**	**327,06**	**66.643,09**

		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	60.929,91	47.052,56	-	-	-	-	-	107.982,47
	Pool 2	83.524,49	89.353,52	-	-	-	-	31.869,87	204.747,88
	Pool 3								-
	Pool 4								-
	Total	**144.454,40**	**136.406,08**	**-**	**-**	**-**	**-**	**31.869,87**	**312.730,35**

		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	59.988,47	45.354,99	-	- 323,04	-	-	-	105.020,42
	Pool 2	84.980,38	131.821,61	-	25.354,10	-	-	32.196,93	274.353,02
	Pool 3	-	-	-	-	-	-	-	-
	Pool 4	-	-	-	-	-	-	-	-
	Total	**144.968,85**	**177.176,60**	**-**	**25.031,06**	**-**	**-**	**32.196,93**	**379.373,44**

		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	800,00	677,72	-	-	-	-	-	1.477,72
	Pool 2	1.191,53	1.400,00	-	-	-	-	500,00	3.091,53
	Pool 3								-
	Pool 4								-
	Total	**1.991,53**	**2.077,72**	**-**	**-**	**-**	**-**	**500,00**	**4.569,25**

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

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	-	- 33,76	91.753,36	588.731,91	3.484.017,53	742.699.363,65	356.784.321,90	**1.103.648.154,59**
Delinquent	-	-	-	-	-	308.161,10	-	**308.161,10**
Defaulted	-	-	-	-	-	2.200.938,95	1.021.433,31	**3.222.372,26**
Total	**-**	**- 33,76**	**91.753,36**	**588.731,91**	**3.484.017,53**	**745.208.463,70**	**357.805.755,21**	**1.107.178.687,95**

2) Outstanding Principal Instalments by type of Interest Rate

Index	Performing Receivables	%	Delinquent Receivables	%	Defaulted Receivables	%	Total	%
Fixed	58.011.750,37	5,26%	-	0,00%	27.570,08	0,86%	58.039.320,45	5,24%
Floating	1.045.636.404,22	94,74%	308.161,10	100,00%	3.194.802,18	99,14%	1.049.139.367,50	94,76%
Euribor 1m	2.952.697,72	0,27%	-	0,00%	-	0,00%	2.952.697,72	0,27%
Euribor 3m	1.042.683.706,50	94,48%	308.161,10	100,00%	3.194.802,18	99,14%	1.046.186.669,78	94,49%
Euribor 6m	-	0,00%	-	0,00%	-	0,00%	-	0,00%
Total	**1.103.648.154,59**		**308.161,10**		**3.222.372,26**		**1.107.178.687,95**	

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	5.796.217,62	0,53%
Top 10	48.506.480,81	4,39%
Top 50	150.500.421,09	13,63%
Top 100	222.001.978,02	20,11%
Collateral Portfolio Outstanding Principal	**1.103.956.315,69**	

2) Collateral Portfolio Outstanding Principal by Geographical Area

Area	Outstanding Principal	%
Central Italy	172.383.796,14	15,62%
Southern Italy	237.284.624,24	21,49%
Others	694.287.895,31	62,89%
Collateral Portfolio Outstanding Principal	**1.103.956.315,69**	

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): 64

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

	spread
Pool 1	2,88%
Pool 2	2,42%
Pool 3	2,67%
Pool 4	2,45%
TOTAL	2,57%

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

	Outstanding Principal	%	Weighted Average TAN
Collateral Portfolio Outstanding Principal	58.011.750,37	**5,25%**	**2,20%**

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

	Outstanding Principal	Weighted Average TAN
Collateral Portfolio Outstanding Principal	1.103.956.315,69	**2,22%**

7) Collateral Portfolio Outstanding Principal by Origination Channel

Total Portfolio after Purchase	Outstanding Principal	%
Shareholder Banks	675.011.105,53	61,14%
Other	428.945.210,16	38,86%
Collateral Portfolio Outstanding Principal	**1.103.956.315,69**	

8) Collateral Portfolio Outstanding Principal by Leasing Product

	Outstanding Principal	%
Prestoleasing - Fidejussione DK	326.759.089,10	29,60%
Other	777.197.226,59	70,40%
Collateral Portfolio Outstanding Principal	**1.103.956.315,69**	

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4) RATIOS

1) Gross Cumulative Default Ratio

		Limit	Cash Trapping Condition	Limit	Class C Notes Interest Subordination Event
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	4.405.052,38				
(b) the aggregate of the Outstanding Principal of the Receivables comprised in the Portfolio at the Valuation Date.	1.247.827.248,10				
	0,3530%	4,50%	NO	12,50%	NO

Payment Date	Limit
1st	3,25%
2nd	3,25%
3rd	3,75%
4th	4,50%
5th	5,00%
6th	6,00%
7th	6,50%
8th	6,50%
9th	7,50%
Thereafter	7,50%

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5) OTHER INFO 1 (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
1125125	P1	31/3/21	4.195,57	34.631,04	38.826,61
1127405	P2	31/3/21	-	37.601,47	37.601,47
1135918	P2	31/3/21	-	41.309,22	41.309,22
1137508	P2	31/3/21	-	12.298,74	12.298,74
1137535	P2	31/3/21	-	6.746,35	6.746,35
1148299	P3	31/3/21	-	141.710,98	141.710,98
1131002	P2	30/4/21	-	101.919,39	101.919,39
1145082	P2	30/4/21	1.603,45	22.847,99	24.451,44
1124104	P2	31/5/21	-	20.325,23	20.325,23
1129321	P1	31/5/21	959,40	29.751,49	30.710,89
1129767	P1	31/5/21	-	57.981,64	57.981,64
1129776	P1	31/5/21	-	57.981,64	57.981,64
1132060	P1	31/5/21	1.276,89	46.921,21	48.198,10
1134969	P1	31/5/21	-	33.108,10	33.108,10
1135121	P1	31/5/21	-	67.069,58	67.069,58
1135140	P1	31/5/21	-	20.349,58	20.349,58
1135148	P1	31/5/21	-	20.349,58	20.349,58
1144598	P1	31/5/21	-	40.158,71	40.158,71
1152736	P1	31/5/21	-	20.429,83	20.429,83
			8.035,31	**813.491,77**	**821.527,08**

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

Contract	Pool	Default Date	Unpaid Principal	Outstanding Principal	Outstanding Amount
1128434	P2	31/07/2020	-	62.873,89	62.873,89
1144730	P1	31/07/2020	261,44	17.237,70	17.499,14
1145172	P2	31/07/2020	407,72	27.805,81	28.213,53
1061895	P2	31/08/2020	-	3.771,60	3.771,60
1127620	P2	30/09/2020	-	32.110,65	32.110,65
1128660	P2	30/09/2020	- 24,88	15.290,18	15.265,30
1133277	P1	30/09/2020	-	11.905,16	11.905,16
1133731	P3	30/09/2020	-	262.183,57	262.183,57
1137024	P2	30/09/2020	- 32,90	20.231,85	20.198,95
1143434	P2	30/09/2020	-	33.813,03	33.813,03
1146886	P2	30/09/2020	-	19.039,53	19.039,53
1147374	P1	30/09/2020	- 21,67	12.270,44	12.248,77
1153194	P2	30/09/2020	6.972,58	395.486,34	402.458,92
1126898	P1	30/11/2020	4.292,52	112.331,56	116.624,08
1147759	P2	30/11/2020	-	49.506,50	49.506,50
1150438	P1	30/11/2020	1.814,56	24.303,49	26.118,05
1065540	P3	31/12/2020	-	947.604,34	947.604,34
1127603	P2	31/12/2020	-	61.751,99	61.751,99
1127870	P2	31/12/2020	862,08	31.922,28	32.784,36
1127871	P2	31/12/2020	2.344,90	84.352,19	86.697,09
1127873	P2	31/12/2020	265,26	9.822,24	10.087,50
1127875	P2	31/12/2020	305,54	10.990,97	11.296,51
1127878	P2	31/12/2020	1.049,45	37.751,46	38.800,91
1127885	P2	31/12/2020	755,99	27.993,38	28.749,37
1129536	P2	31/12/2020	-	25.465,38	25.465,38
1129541	P2	31/12/2020	-	45.702,31	45.702,31
1133316	P1	31/12/2020	1.318,09	12.442,43	13.760,52
1135511	P2	31/12/2020	-	71.854,23	71.854,23
1136417	P2	31/12/2020	-	60.734,22	60.734,22
1137164	P2	31/12/2020	-	26.472,64	26.472,64
1139426	P2	31/12/2020	-	60.863,59	60.863,59
1140248	P2	31/12/2020	-	16.438,79	16.438,79
1140265	P2	31/12/2020	-	60.064,06	60.064,06
1142999	P1	31/12/2020	1.439,16	11.223,91	12.663,07
1124478	P3	31/01/2021	-	257.280,69	257.280,69
1125958	P2	31/01/2021	-	112.502,62	112.502,62
1135580	P1	31/01/2021	971,61	6.293,34	7.264,95
1136429	P2	31/01/2021	-	64.531,64	64.531,64
1144668	P2	31/01/2021	- 0,01	25.301,83	25.301,82
1144680	P2	31/01/2021	- 0,01	18.020,11	18.020,10
1126957	P2	28/02/2021	3.625,51	95.771,60	99.397,11
1146753	P3	28/02/2021	1.859,59	143.533,18	145.392,77
1149622	P2	28/02/2021	-	30.914,24	30.914,24
1151734	P2	28/02/2021	-	97.297,81	97.297,81
1125125	P1	31/03/2021	4.195,57	34.631,04	38.826,61
1127405	P2	31/03/2021	-	37.601,47	37.601,47
1135918	P2	31/03/2021	-	41.309,22	41.309,22
1137508	P2	31/03/2021	-	12.298,74	12.298,74
1137535	P2	31/03/2021	-	6.746,35	6.746,35
1148299	P3	31/03/2021	-	141.710,98	141.710,98
1131002	P2	30/04/2021	-	101.919,39	101.919,39
1145082	P2	30/04/2021	1.603,45	22.847,99	24.451,44
1124104	P2	31/05/2021	-	20.325,23	20.325,23
1129321	P1	31/05/2021	959,40	29.751,49	30.710,89
1129767	P1	31/05/2021	-	57.981,64	57.981,64
1129776	P1	31/05/2021	-	57.981,64	57.981,64
1132060	P1	31/05/2021	1.276,89	46.921,21	48.198,10
1134969	P1	31/05/2021	-	33.108,10	33.108,10
1135121	P1	31/05/2021	-	67.069,58	67.069,58
1135140	P1	31/05/2021	-	20.349,58	20.349,58
1135148	P1	31/05/2021	-	20.349,58	20.349,58
1144598	P1	31/05/2021	-	40.158,71	40.158,71
1152736	P1	31/05/2021	-	20.429,83	20.429,83
			36.501,84	**4.368.550,54**	**4.405.052,38**

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	- 352.399,46	- 978.987,50	- 69.568,91	-
Contracts - number	-	4	-	-

1a) % Amount Renegotiated	**-0,11%**
Outstanding Principal of rinegociated contratcs	- 1.400.956
Initial Purchase Price of the Portfolio	1.247.827.248,10
N. of Contracts of the Portfolio	14.680

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

	Pool 1	Pool 2	Pool 3	Pool 4
Outstanding Principal - amount	6.561.989,17	14.384.601,73	7.453.723,30	-
Contracts - number	31	97	5	-

		Limit	Trigger
2a) % Amount Renegotiated	**2,28%**		
Outstanding Principal of rinegociated contratcs	28.400.314	5,00%	
Initial Purchase Price of the Portfolio	1.247.827.248,10		
N. of Contracts of the Portfolio	14.680		

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

	Pool 1	Pool 2	Pool 3	Pool 4
Outstanding Principal - amount		16.460,40		
Contracts - number		1		

		Limit	Trigger
3a) % Amount Repurchased	**0,00%**		
Outstanding Amount of repurchased contratcs	16.460	2,00%	
Initial Purchase Price of the Portfolio	1.247.827.248,10		

4) Global Repurchases
(no Moratoria ex-lege)

	Pool 1	Pool 2	Pool 3	Pool 4
Outstanding Principal - amount	-	16.460,40		
Contracts - number		1		

		Limit	Trigger
4a) % Amount Repurchased	**0,00%**		
Outstanding Amount of repurchased contratcs	16.460,40	8,00%	
Initial Purchase Price of the Portfolio	1.247.827.248,10		

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 contratcs	-
Initial Purchase Price of the Portfolio	1.247.827.248,10

6) Global Repurchases
Moratoria ex-lege

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

		Limit	Trigger
6a) % Amount Repurchased	**0,00%**		
Outstanding Amount of repurchased contratcs	-	9,00%	
Initial Purchase Price of the Portfolio	1.247.827.248,10		

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

	Pool 1	Pool 2	Pool 3	Pool 4
Outstanding Principal - amount	- 1.923.313,40	- 3.729.178,57	- 50.490,34	- 19.932,93
Contracts - number	-	1	-	-

7a) % Moratoria Amount	**-0,46%**
Outstanding Principal of Moratoria contratcs	- 5.722.915,24
Initial Purchase Price of the Portfolio	1.247.827.248,10

8) Global Moratoria ex-lege *

	Pool 1	Pool 2	Pool 3	Pool 4
Outstanding Principal - amount	115.022.043,16	336.556.434,86	130.888.928,60	4.275.100,08
Contracts - number	2.304	4.004	470	14

8a) % Moratoria Amount	**47,02%**
Outstanding Principal of Moratoria contratcs	586.742.506,70
Initial Purchase Price of the Portfolio	1.247.827.248,10

* 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

RB

6) SERVICING FEES

	Amount *(Euro)*	IVA *(Euro)*	Total *(Euro)*
Articolo 10.1.1 Servicing Agreement	66.222,68	-	66.222,68
Articolo 10.1.2 Servicing Agreement	500,00	110,00	610,00
Articolo 10.1.3 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 securatization as disclosed in the Prospectus, in accordance with option 3(d) of Art. 6 of Regulation (EU) 2402/2017

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