

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

11/01/2022

QUARTERLY SETTLEMENT PERIOD

14/10/2021	31/12/2021
------------	------------

QUARTERLY INTEREST PERIOD

16/11/2021	27/01/2022
------------	------------

QUARTERLY PAYMENT DATE

27/01/2022

Rossella Berguzzi

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
19.147.718,90	2.304.278,46	21.451.997,36
36.450,85	11.582,12	48.032,97
569.451,33	29.661,70	599.113,03
-	37,06	37,06
-	-	-
19.753.621,08	2.345.559,34	22.099.180,42

2) Receivables Purchased by the Seller

-	-	-
---	---	---

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

-	-	-
---	---	---

4) Total Available Cash

19.753.621,08	2.345.559,34	22.099.180,42
---------------	--------------	---------------

5) Interest accrued on Eligible Investments

--

6) Collected Residual Value to be repaid to the Originator

-

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

-

RB

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	5.629,20	230.971.353,62	6.834.084,17	224.137.269,45	224.142.898,65	230.976.982,82
	Pool 2	11.789,73	545.593.206,61	8.425.241,20	537.167.965,41	537.179.755,14	545.604.996,34
	Pool 3	393,76	351.169.077,19	48.536.205,97	302.632.871,22	302.633.264,98	351.169.470,95
	Pool 4	-	17.228.970,44	327.819,59	16.901.150,85	16.901.150,85	17.228.970,44
	Total	17.812,69	1.144.962.607,86	64.123.350,93	1.080.839.256,93	1.080.857.069,62	1.144.980.420,55
Delinquent Receivables	Pool 1	-	-	-	-	-	-
	Pool 2	-	-	-	-	-	-
	Pool 3	-	-	-	-	-	-
	Pool 4	-	-	-	-	-	-
	Total	-	-	-	-	-	-
Total Collateral Portfolio	Pool 1	5.629,20	230.971.353,62	6.834.084,17	224.137.269,45	224.142.898,65	230.976.982,82
	Pool 2	11.789,73	545.593.206,61	8.425.241,20	537.167.965,41	537.179.755,14	545.604.996,34
	Pool 3	393,76	351.169.077,19	48.536.205,97	302.632.871,22	302.633.264,98	351.169.470,95
	Pool 4	-	17.228.970,44	327.819,59	16.901.150,85	16.901.150,85	17.228.970,44
	Total	17.812,69	1.144.962.607,86	64.123.350,93	1.080.839.256,93	1.080.857.069,62	1.144.980.420,55
Defaulted Receivables	Pool 1	2.961,22	265.214,62	5.948,23	259.266,39	262.227,61	268.175,84
	Pool 2	9.108,62	500.854,70	6.939,46	493.915,24	503.023,86	509.963,32
	Pool 3	517,30	5.663.103,80	933.733,33	4.729.370,47	4.729.887,77	5.663.621,10
	Pool 4	-	-	-	-	-	-
	Total	12.587,14	6.429.173,12	946.621,02	5.482.552,10	5.495.139,24	6.441.760,26
Total Accounting Portfolio	Pool 1	8.590,42	231.236.568,24	6.840.032,40	224.396.535,84	224.405.126,26	231.245.158,66
	Pool 2	20.898,35	546.094.061,31	8.432.180,66	537.661.880,65	537.682.779,00	546.114.959,66
	Pool 3	911,06	356.832.180,99	49.469.939,30	307.362.241,69	307.363.152,75	356.833.092,05
	Pool 4	-	17.228.970,44	327.819,59	16.901.150,85	16.901.150,85	17.228.970,44
	Total	30.399,83	1.151.391.780,98	65.069.971,95	1.086.321.809,03	1.086.352.208,86	1.151.422.180,81

		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	-	-	-	-	-	-	-	-
	Pool 2	-	-	-	-	-	-	-	-
	Pool 3	-	-	-	-	-	-	-	-
	Pool 4	-	-	-	-	-	-	-	-
	Total	-	-	-	-	-	-	-	-

		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	-	-	-	-	-	-	-	-
	Pool 2	-	-	-	-	-	-	-	-
	Pool 3	-	-	-	-	-	-	-	-
	Pool 4	-	-	-	-	-	-	-	-
	Total	-	-	-	-	-	-	-	-

		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	-	-	-	-	-	-	-	-
	Pool 2	-	-	-	-	-	-	-	-
	Pool 3	-	-	-	-	-	-	-	-
	Pool 4	-	-	-	-	-	-	-	-
	Total	-	-	-	-	-	-	-	-

		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	-	-	-	-	-	-	-	-
	Pool 2	-	-	-	-	-	-	-	-
	Pool 3	-	-	-	-	-	-	-	-
	Pool 4	-	-	-	-	-	-	-	-
	Total	-	-	-	-	-	-	-	-

RB

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	-	-	184.571,37	1.256.751,41	2.134.585,91	705.235.110,56	372.028.237,68	1.080.839.256,93
Delinquent	-	-	-	-	-	-	-	-
Defaulted	-	-	-	-	-	803.460,62	4.679.091,48	5.482.552,10
Total	-	-	184.571,37	1.256.751,41	2.134.585,91	706.038.571,18	376.707.329,16	1.086.321.809,03

2) Outstanding Principal Instalments by type of Interest Rate

Index	Performing Receivables	%	Delinquent Receivables	%	Defaulted Receivables	%	Total	%
Fixed	66.772.370,66	6,18%	-	0,00%	107.364,00	1,96%	66.879.734,66	6,16%
Floating	1.014.066.886,27	93,82%	-	0,00%	5.375.188,10	98,04%	1.019.442.074,37	93,84%
Euribor 1m	21.828.579,07	2,02%	-	0,00%	-	0,00%	21.828.579,07	2,01%
Euribor 3m	992.238.307,20	91,80%	-	0,00%	5.375.188,10	98,04%	997.613.495,30	91,83%
Euribor 6m	-	0,00%	-	0,00%	-	0,00%	-	0,00%
Total	1.080.839.256,93		-		5.482.552,10		1.086.321.809,03	

RB

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	7.738.532,07	0,72%
Top 10	56.047.064,70	5,19%
Top 50	149.631.440,30	13,84%
Top 100	219.263.627,91	20,29%
Collateral Portfolio Outstanding Principal	1.080.839.256,93	

2) Collateral Portfolio Outstanding Principal by Geographical Area

Area	Outstanding Principal	%
Central Italy	142.690.825,78	13,20%
Southern Italy	259.025.600,98	23,97%
Others	679.122.830,17	62,83%
Collateral Portfolio Outstanding Principal	1.080.839.256,93	

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)

68

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

	spread
Pool 1	2,79%
Pool 2	2,54%
Pool 3	2,56%
Pool 4	2,15%
TOTAL	2,59%

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

	Outstanding Principal	%	Weighted Average TAN
Collateral Portfolio Outstanding Principal	66.772.370,66	6,18%	2,15%

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

	Outstanding Principal	Weighted Average TAN
Collateral Portfolio Outstanding Principal	1.080.839.256,93	2,18%

7) Collateral Portfolio Outstanding Principal by Origination Channel

Total Portfolio after Purchase	Outstanding Principal	%
Shareholder Banks	655.188.398,01	60,62%
Other	425.650.858,92	39,38%
Collateral Portfolio Outstanding Principal	1.080.839.256,93	

8) Collateral Portfolio Outstanding Principal by Leasing Product

	Outstanding Principal	%
Prestoleasing - Fidejussione DK	323.498.001,36	29,93%
Other	757.341.255,57	70,07%
Collateral Portfolio Outstanding Principal	1.080.839.256,93	

RB

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
5.499.030,85				
1.103.991.372,45				
0,4981%	3,25%	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%

RB

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
1022338	P3	30/11/21	-	72.103,07	72.103,07
1045749	P3	30/11/21	-	127.323,66	127.323,66
1155167	P2	30/11/21	-	42.974,41	42.974,41
1158734	P1	30/11/21	-	114.255,51	114.255,51
1165471	P1	30/11/21	-	18.009,94	18.009,94
1170850	P2	30/11/21	-	6.860,88	6.860,88
1071949	P3	31/12/21	-	50.278,99	50.278,99
1075725	P3	31/12/21	-	268.927,49	268.927,49
1140872	P2	31/12/21	312,47	14.563,47	14.875,94
1152406	P3	31/12/21	-	4.211.830,12	4.211.830,12
1153788	P2	31/12/21	2.163,51	97.681,76	99.845,27
1156310	P2	31/12/21	3.013,67	135.323,28	138.336,95
1161116	P1	31/12/21	2.076,46	107.364,00	109.440,46
1166426	P2	31/12/21	1.298,11	68.008,57	69.306,68
1168765	P1	31/12/21	417,62	22.493,24	22.910,86
1170719	P2	31/12/21	2.320,86	129.429,76	131.750,62
			11.602,70	5.487.428,15	5.499.030,85

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

Contract	Pool	Default Date	Unpaid Principal	Outstanding Principal	Outstanding Amount
1022338	P3	30/11/21	-	72.103,07	72.103,07
1045749	P3	30/11/21	-	127.323,66	127.323,66
1155167	P2	30/11/21	-	42.974,41	42.974,41
1158734	P1	30/11/21	-	114.255,51	114.255,51
1165471	P1	30/11/21	-	18.009,94	18.009,94
1170850	P2	30/11/21	-	6.860,88	6.860,88
1071949	P3	31/12/21	-	50.278,99	50.278,99
1075725	P3	31/12/21	-	268.927,49	268.927,49
1140872	P2	31/12/21	312,47	14.563,47	14.875,94
1152406	P3	31/12/21	-	4.211.830,12	4.211.830,12
1153788	P2	31/12/21	2.163,51	97.681,76	99.845,27
1156310	P2	31/12/21	3.013,67	135.323,28	138.336,95
1161116	P1	31/12/21	2.076,46	107.364,00	109.440,46
1166426	P2	31/12/21	1.298,11	68.008,57	69.306,68
1168765	P1	31/12/21	417,62	22.493,24	22.910,86
1170719	P2	31/12/21	2.320,86	129.429,76	131.750,62
			11.602,70	5.487.428,15	5.499.030,85

RB

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

Outstanding Principal of renegotiated contracts	0,00%
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

Outstanding Amount of repurchased contracts	0,00%	Limit	Trigger
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

Outstanding Amount of repurchased contracts	0,00%
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

Outstanding Principal of Moratoria contracts	0,00%
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

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

4a) % Amount Repurchased

Outstanding Amount of repurchased contracts	0,00%	Limit	Trigger
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

Outstanding Amount of repurchased contracts	0,00%	Limit	Trigger
Initial Purchase Price of the Portfolio	1.103.991.372,45	5,00%	

8) Global Moratoria ex-lege *

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

8a) % Moratoria Amount

Outstanding Principal of Moratoria contracts	0,00%
Initial Purchase Price of the Portfolio	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

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

Outstanding Principal of renegotiated contracts	0,00%
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

Outstanding Principal of Moratoria contracts	0,00%
Initial Purchase Price of the Portfolios	1.103.991.372,45

RB

6) SERVICING FEES

	Amount (Euro)	IVA (Euro)	Total (Euro)
Articolo 9.1.1 Servicing Agreement	64.851,42	-	64.851,42
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

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

RB