FROM: ALBA LEASING S.P.A.

TO:
ACCOUNT BANK
COMPUTATION AGENT
CORPORATE SERVICER
ISSUER
PRINCIPAL PAYING AGENT
EUROPEAN INVESTMENT FUND
REPRESENTATIVE OF NOTEHOLDERS
INITIAL SENIOR NOTES SUBSCRIBER
BACK-UP SERVICER

QUARTERLY SETTLEMENT REPORT - ALBA 2 SPV

QUARTERLY SETTLEMENT REPORT DATE	07/06/2012	
	Included	Included
QUARTERLY SETTLEMENT PERIOD	01/03/2012	31/05/2012
QUARTERLY INTEREST PERIOD	20/03/2012	20/06/2012
QUARTERLY PAYMENT DATE	20/06/2012	

1) COLLECTIONS

	Principal	Interest	Total	Total Cumulative
1) Amount Collected				
1.1 Instalments	12.054.411,62	2.826.747,93	14.881.159,55	
1.2 Recoveries	0,00	0,00	-	-
1.3 Prepayments	495.939,10	42.202,88	538.141,98	774.907,81
1.4 Late charges	-	1.599,16	1.599,16	
1.5 Others	0,00	0,00	-	
Total	12.550.350,72	2.870.549,97	15.420.900,69	774.907,81
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	12.550.350,72	2.870.549,97	15.420.900,69	
5) Collections used to buy a Subsequent Portfolio	- 12.550.350,72			
6) Collections not used to buy new portfolios	-			
7) Total Available Cash			2.870.549,97	
8) Interest accrued on Eligible Investments			5.866,41	
9) Collected Residual Value to be repaid to the Originator			7,35	
10) Collected Excess Indemnity Amount to be repaid to the Originator			-	

** reasons for repurchase:*

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	212.347,86	61.172.454,16	3.046.254,68	58.126.199,48	58.338.547,34	61.384.802,02
	Pool 2	159.007,34	125.805.355,53	1.865.786,20	123.939.569,33	124.098.576,67	125.964.362,87
	Pool 3	-	86.438.096,35	8.607.145,37	77.830.950,98	77.830.950,98	86.438.096,35
	Pool 4	11.919,24	23.847.392,44	1.425.981,88	22.421.410,56	22.433.329,80	23.859.311,68
	Total	**383.274,44**	**297.263.298,48**	**14.945.168,13**	**282.318.130,35**	**282.701.404,79**	**297.646.572,92**
Delinquent Receivables	Pool 1	102.164,74	564.412,07	31.595,53	532.816,54	634.981,28	666.576,81
	Pool 2	90.665,68	2.016.058,52	25.881,06	1.990.177,46	2.080.843,14	2.106.724,20
	Pool 3	-	-	-	-	-	-
	Pool 4	-	-	-	-	-	-
	Total	**192.830,42**	**2.580.470,59**	**57.476,59**	**2.522.994,00**	**2.715.824,42**	**2.773.301,01**
Total Collateral Portfolio	Pool 1	314.512,60	61.736.866,23	3.077.850,21	58.659.016,02	58.973.528,62	62.051.378,83
	Pool 2	249.673,02	127.821.414,05	1.891.667,26	125.929.746,79	126.179.419,81	128.071.087,07
	Pool 3	-	86.438.096,35	8.607.145,37	77.830.950,98	77.830.950,98	86.438.096,35
	Pool 4	11.919,24	23.847.392,44	1.425.981,88	22.421.410,56	22.433.329,80	23.859.311,68
	Total	**576.104,86**	**299.843.769,07**	**15.002.644,72**	**284.841.124,35**	**285.417.229,21**	**300.419.873,93**
Defaulted Receivables	Pool 1	11.927,14	86.253,46	1.644,17	84.609,29	96.536,43	98.180,60
	Pool 2	-	-	-	-	-	-
	Pool 3	-	-	-	-	-	-
	Pool 4	-	-	-	-	-	-
	Total	**11.927,14**	**86.253,46**	**1.644,17**	**84.609,29**	**96.536,43**	**98.180,60**
Total Accounting Portfolio	Pool 1	326.439,74	61.823.119,69	3.079.494,38	58.743.625,31	59.070.065,05	62.149.559,43
	Pool 2	249.673,02	127.821.414,05	1.891.667,26	125.929.746,79	126.179.419,81	128.071.087,07
	Pool 3	-	86.438.096,35	8.607.145,37	77.830.950,98	77.830.950,98	86.438.096,35
	Pool 4	11.919,24	23.847.392,44	1.425.981,88	22.421.410,56	22.433.329,80	23.859.311,68
	Total	**588.032,00**	**299.930.022,53**	**15.004.288,89**	**284.925.733,64**	**285.513.765,64**	**300.518.054,53**

	days buckets						
Delinquent Receivables	30-89	114.867,42	1.457.170,05	32.456,55	1.424.713,50	1.539.580,92	1.572.037,47
	90-180	31.793,85	1.123.300,54	25.020,04	1.098.280,50	1.130.074,35	1.155.094,39
	other	46.169,15	-	-	-	46.169,15	46.169,15
	Total	**192.830,42**	**2.580.470,59**	**57.476,59**	**2.522.994,00**	**2.715.824,42**	**2.773.301,01**

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	(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	-	895,45	36.216,13	114.798,63	24.450.274,18	113.750.075,48	60.341.191,20	83.624.679,29	282.318.130,35
Delinquent	-	1.856,51	-	6.016,70	151.495,68	1.517.098,77	527.179,75	319.346,59	2.522.994,00
Defaulted	-	-	-	-	68.671,60	15.937,69	-	-	84.609,29
Total	-	2.751,96	36.216,13	120.815,33	24.670.441,46	115.283.111,94	60.868.370,95	83.944.025,88	284.925.733,64

2) Outstanding Principal Instalments by type of Interest Rate

Index	Performing Receivables	%	Delinquent Receivables	%	Defaulted Receivables	%	Total	%
Fixed	11.222.399,88	3,98%	89.593,16	3,55%	68.671,60	81,16%	11.380.664,64	3,99%
Floating	271.095.730,47	96,02%	2.433.400,84	96,45%	15.937,69	18,84%	273.545.069,00	96,01%
Euribor 1m	81.216.634,56	28,77%	803.057,07	31,83%	-	0,00%	82.019.691,63	28,79%
Euribor 3m	189.624.673,12	67,17%	1.630.343,77	64,62%	15.937,69	18,84%	191.270.954,58	67,13%
Euribor 6m	254.422,79	0,09%	-	0,00%	-	0,00%	254.422,79	0,09%
Total	282.318.130,35		2.522.994,00		84.609,29		284.925.733,64	

(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)

Prepared by Alba Leasing - Ufficio Tesoreria

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	284.841.124,35
Subsequent Portfolio to be purchased	12.532.644,52
Total Portfolio after Purchase	**297.373.768,87**

1) Collateral Portfolio by Pool

	Outstanding Principal	%	Unpaid Principal	Outstanding Amount	%	Concentration Limit	Trigger
Pool 1	58.659.016,02	19,73%	314.512,60	58.973.529	19,79%	15,00%	NO
Pool 2	131.900.705,46	44,36%	249.673,02	132.150.378	44,35%	65,00%	NO
Pool 3	84.392.636,83	28,38%	-	84.392.637	28,32%	30,00%	NO
Pool 4	22.421.410,56	7,54%	11.919,24	22.433.330	7,53%		
Collateral Portfolio Outstanding Principal	**297.373.768,87**		**576.104,86**	**297.949.873,73**			

2) Concentration Risk for the Collateral Portfolio

	Top Lessees	% on the Collateral Portfolio Outstanding Principal	% on the Collateral Portfolio Outstanding Amount Principal	Concentration Limit	Trigger
Top 50	101.845.062,85	34,25%	34,18%	40,00%	NO
Top 100	131.873.207,08	44,35%	44,26%	55,00%	NO
Collateral Portfolio Outstanding Principal	**297.373.768,87**				

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

	Spread	Limit	Trigger
Pool 1	3,22%		
Pool 2	2,92%		
Pool 3	2,52%		
Pool 4	2,33%		
Collateral Portfolio Outstanding Principal	**2,81%**	2,70%	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	38.293.097,17	12,88%		
Southern Italy	61.146.156,14	20,56%	22,00%	NO
Others	197.934.515,56	66,56%	60,00%	NO
Collateral Portfolio Outstanding Principal	**297.373.768,87**			

Central Italy: Toscana, Marche, Umbria, Lazio

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

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

2) Collateral Portfolio Outstanding Principal by Origination Channel

Total Portfolio after Purchase	Outstanding Principal	%	Limit	Trigger
Shareholder Banks	263.124.045,96	88,48%	-	-
Other	34.249.722,91	11,52%	-	-
Collateral Portfolio Outstanding Principal	**297.373.768,87**			

Subsequent/Additional Portfolio to be purchased	Outstanding Principal	%	Limit	Trigger
Shareholder Banks	11.226.995,37	89,58%	85,00%	NO
Other	1.305.649,15	10,42%	-	-
Collateral Portfolio Outstanding Principal	**12.532.644,52**			

3) Collateral Portfolio Outstanding Principal by Leasing Product

	Outstanding Principal	%	Limit	Trigger
Prestoleasing - Fidejussione DK	159.765.474,94	53,73%	40,00%	NO
Other	137.608.293,93	46,27%	-	-
Collateral Portfolio Outstanding Principal	**297.373.768,87**			

4) Collateral Portfolio Outstanding Principal by RAE

	Outstanding Principal	%	Limit	Trigger
Buildings and Constructions	71.891.806,12	24,18%	25,00%	NO
Other	225.481.962,75	75,82%	-	-
Collateral Portfolio Outstanding Principal	**297.373.768,87**			

4) RATIOS

Outstanding Amount of Collateral Portfolio	**297.949.873,73**
Outstanding Amount of Collateral Portfolio for the preceding Quarterly Collection Period	**297.949.823,60**

1) Gross Cumulative Default Ratio

		Limit	Purchase Termination Event
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 Contract which have become Defaulted Lease Contract in the period starting from the Valuation Date of the Initial Portfolio and ending on the last day of such Settlement Date	96.536,43		
The Initial Purchase Price (as of the relevant Valuation Date) of the Initial Portfolio	297.937.347,54		
	0,0324%	4,00%	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	634.981,28	58.973.528,62	1,08%	0,85%		
Pool 2	2.080.843,14	126.179.419,81	1,65%	0,76%		
Pool 3	-	77.830.950,98	0,00%	0,00%		
Pool 4	-	22.433.329,80	0,00%	0,00%		
Portfolio Delinquency Ratio	**2.715.824,42**	**285.417.229,21**	**0,95%**	**0,52%**	6,50%	NO

3) Asset Coverage Test

	Asset Coverage Test	Asset Coverage Test of the preceding Quarter	Limit	Purchase Termination Event
the sum of: (i) the aggregate of the Outstanding Amount of all Receivables comprised in the Collateral Portfolio (including the Subsequent Portfolio); plus (ii) the balance of the Debt Service Reserve Account as of such Payment Date; plus (iii) the balance of the Principal Accumulation Account as of such Payment Date (in any case net of any amount utilised or to be utilised towards payment of the Initial Purchase Price of the Subsequent Portfolio)	€ 302.899.873,73	€ 302.899.823,60		
the Principal Amount Outstanding of the Notes on such Payment Date multiplied by 0,98	€ 296.842.000,00	€ 296.842.000,00		
	6.057.873,73	**6.057.823,60**	>=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	Pool 4
Contracts				

	N. of Contracts			
	Pool 1	Pool 2	Pool 3	Pool 4
Contracts				

1a) % Amount Renegotiated	0,00%
Outstanding Principal of rinegociated contratcs	0
Initial Purchase Price of the Portfolios	318.351.767,62

1b) % N. of Contracts Renegotiated	0,00%
Number of rinegociated contratcs	0
N. of Contracts of the Aggregate Portfolio	4.620

2) Global Renegotiations

	Outstanding Principal			
	Pool 1	Pool 2	Pool 3	Pool 4
Contracts				

2a) % Amount Renegotiated	0,00%	Limit	Trigger
Outstanding Principal of rinegociated contratcs	0		NO
Initial Purchase Price of the Portfolios	318.351.767,62		

3) Repurchases of the relevant Quarterly Settlement Period

	Outstanding Principal			
	Pool 1	Pool 2	Pool 3	Pool 4
Contracts	0			

3a) % Amount Repurchased	0,00%	Limit	Trigger
Outstanding Amount of repurchased contratcs	-	1,50%	NO
Total Principal instalments	334.319.837,82		

4) Global Repurchases

	Outstanding Principal			
	Pool 1	Pool 2	Pool 3	Pool 4
Contracts	1,00			

4a) % Amount Repurchased	0,01%	Limit	Trigger
Outstanding Amount of repurchased contratcs	23.540,42	8,00%	NO
Initial Purchase Price of Initial Portfolio	297.937.347,54		

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

	Outstanding Principal			
	Pool 1	Pool 2	Pool 3	Pool 4
Contracts				

5a) % Amount Moratoria	0,00%
Outstanding Principal of Moratoria contratcs	0
Initial Purchase Price of the Portfolios	318.351.767,62

6) Global Suspension of payment (Moratoria)

	Outstanding Principal			
	Pool 1	Pool 2	Pool 3	Pool 4
Contracts				

6a) % Amount Moratoria	0,00%
Outstanding Principal of Moratoria contratcs	0
Initial Purchase Price of the Portfolios	318.351.767,62

		LIMIT
7) Weighted Average Life for the Collateral Portfolio	8,30	8,7

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
1014596	P1	30/4/12	2.825,64	19.653,80	22.479,44
1014597	P1	30/4/12	3.522,73	24.508,90	28.031,63
1014598	P1	30/4/12	3.522,73	24.508,90	28.031,63
1019098	P1	30/4/12	2.056,04	15.937,69	17.993,73
			11.927,14	**84.609,29**	**96.536,43**

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

Contract	Pool	Default Date	Unpaid Principal	Outstanding Principal	Outstanding Amount
1014596	P1	30/4/12	2.825,64	19.653,80	22.479,44
1014597	P1	30/4/12	3.522,73	24.508,90	28.031,63
1014598	P1	30/4/12	3.522,73	24.508,90	28.031,63
1019098	P1	30/4/12	2.056,04	15.937,69	17.993,73
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
			11.927,14	**84.609,29**	**96.536,43**

6) SERVICING FEES

	Amount *(Euro)*	IVA *(Euro)*	Total *(Euro)*
Articolo 10.1 a) Servicing Agreement	7.710,45	-	7.710,45
Articolo 10.1 b) Servicing Agreement	500,00	105	605
Articolo 10.1 c) Servicing Agreement	500,00	105	605