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

QUARTERLY SETTLEMENT REPORT - SUNNY 2

QUARTERLY SETTLEMENT REPORT DATE	12/12/2025	
	Included	Included
QUARTERLY SETTLEMENT PERIOD	01/09/2025	30/11/2025
QUARTERLY INTEREST PERIOD	29/09/2025	29/12/2025
QUARTERLY PAYMENT DATE	29/12/2025	

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Prepared by Alba Leasing - Ufficio Tesoreria

Firmato digitalmente da: Rossella Bergonzi
Data: 12/12/2025 15:27:04

1) COLLECTIONS

	Principal	Interest	Total
1) Amount Collected			
1.1 Instalments	**11.208.842,92**	**3.919.492,14**	**15.128.335,06**
1.2 Recoveries	**216.226,26**	**42.579,68**	**258.805,94**
1.3 Prepayments	**9.263.537,80**	**138.974,12**	**9.402.511,92**
1.4 Late charges	**-**	**0,00**	**0,00**
1.5 Others	**0,00**	**0,00**	**0,00**
Total	**20.688.606,98**	**4.101.045,94**	**24.789.652,92**
2) Receivables Purchased by the Seller	**0,00**		**0,00**
3) Amounts accrued and paid to the SPV as Indemnity Amount under Transfer Agreement (art. 21)			**0,00**
4) Total Available Cash	20.688.606,98	4.101.045,94	24.789.652,92
5) Collections used to buy a Subsequent Portfolio	20.688.606,98		
6) Collections not used to buy new portfolios			
7) Total Available Cash			24.789.652,92
8) Interest accrued on Eligible Investments			
9) Collected Residual Value to be repaid to the Originator			**0,00**
10) 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
(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)	Effective Outstanding Principal (D) = (B) - (C)	Effective Outstanding Amount (A) +(D)	Total Portfolio including Residual Optional Instalment (A+B)
Performing Receivables	Pool 1	-	-	-	-	-	-
	Pool 2	- 128,46	96.348.888,14	1.975.423,60	94.373.464,54	94.373.336,08	96.348.759,68
	Pool 3	-	244.660.640,56	36.363.328,99	208.297.311,57	208.297.311,57	244.660.640,56
	Pool 4	-	34.766.776,40	1.015.125,17	33.751.651,23	33.751.651,23	34.766.776,40
	Total	**- 128,46**	**375.776.305,10**	**39.353.877,76**	**336.422.427,34**	**336.422.298,88**	**375.776.176,64**
Delinquent Receivables	Pool 1	-	-	-	-	-	-
	Pool 2	-	-	-	-	-	-
	Pool 3	-	-	-	-	-	-
	Pool 4	-	-	-	-	-	-
	Total	**-**	**-**	**-**	**-**	**-**	**-**
Total Collateral Portfolio	Pool 1	-	-	-	-	-	-
	Pool 2	- 128,46	96.348.888,14	1.975.423,60	94.373.464,54	94.373.336,08	96.348.759,68
	Pool 3	-	244.660.640,56	36.363.328,99	208.297.311,57	208.297.311,57	244.660.640,56
	Pool 4	-	34.766.776,40	1.015.125,17	33.751.651,23	33.751.651,23	34.766.776,40
	Total	**- 128,46**	**375.776.305,10**	**39.353.877,76**	**336.422.427,34**	**336.422.298,88**	**375.776.176,64**
Defaulted Receivables	Pool 1	-	-	-	-	-	-
	Pool 2	-	-	-	-	-	-
	Pool 3	-	-	-	-	-	-
	Pool 4	-	-	-	-	-	-
	Total	**-**	**-**	**-**	**-**	**-**	**-**
Total Accounting Portfolio	Pool 1	-	-	-	-	-	-
	Pool 2	- 128,46	96.348.888,14	1.975.423,60	94.373.464,54	94.373.336,08	96.348.759,68
	Pool 3	-	244.660.640,56	36.363.328,99	208.297.311,57	208.297.311,57	244.660.640,56
	Pool 4	-	34.766.776,40	1.015.125,17	33.751.651,23	33.751.651,23	34.766.776,40
	Total	**- 128,46**	**375.776.305,10**	**39.353.877,76**	**336.422.427,34**	**336.422.298,88**	**375.776.176,64**

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

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

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

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

2) PORTFOLIO SITUATION AS AT THE END OF THE RELEVANT QUARTERLY SETTLEMENT PERIOD
(before the purchase of the Subsequent Portfolio)

1) Accounting Portfolio Effective 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	-	-	-	234.970,50	22.717.713,70	85.191.398,88	105.517.279,81	122.761.064,45	**336.422.427,34**
Delinquent	-	-	-	-	-	-	-	-	**-**
Defaulted	-	-	-	-	-	-	-	-	**-**
Total	**-**	**-**	**-**	**234.970,50**	**22.717.713,70**	**85.191.398,88**	**105.517.279,81**	**122.761.064,45**	**336.422.427,34**

2) Effective Outstanding Principal Instalments by type of Interest Rate

Index	**Performing Receivables**	**%**	**Delinquent Receivables**	**%**	**Defaulted Receivables**	**%**	**Total**	**%**
Fixed	5.865.034,46	1,74%	-	0,00%	-	0,00%	5.865.034,46	1,74%
Floating	330.557.392,88	98,26%	-	0,00%	-	0,00%	330.557.392,88	98,26%
Euribor 365 1m puntuale	1.291.729,60	0,38%	-	0,00%	-	0,00%	1.291.729,60	0,38%
Euribor 365 3m puntuale	329.265.663,28	97,87%	-	0,00%	-	0,00%	329.265.663,28	97,87%
Euribor 360 3m lettera	-	0,00%	-	0,00%	-	0,00%	-	0,00%
Euribor 365 3m media	-	0,00%	-	0,00%	-	0,00%	-	0,00%
Total	**336.422.427,34**		**-**		**-**		**336.422.427,34**	

(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)

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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	336.422.427,34	
Subsequent Portfolio to be purchased	92.260.912,93	
Total Portfolio after Purchase	**428.683.340,27**	-

1) Collateral Portfolio by Pool

	Effective Outstanding Principal	% Effective Outstanding Principal	Unpaid Principal	Effective Outstanding Amount	%	Concentration Limit	Breach Y/N
Pool 1		0,00%		-	0,00%		
Pool 2	109.765.697,99	25,61%	- 128,46	109.765.569,53	25,61%		
Pool 3	263.627.276,39	61,50%	-	263.627.276,39	61,50%		
Pool 4	55.290.365,89	12,90%	-	55.290.365,89	12,90%	30,00%	N
Collateral Portfolio Effective Outstanding Principal	**428.683.340,27**	**100,00%**	**- 128,46**	**428.683.211,81**	**100,00%**		

2) Concentration Risk for the Collateral Portfolio

	Effective Outstanding Principal	% Effective Outstanding Principal	Concentration Limit	Breach Y/N
Marcegaglia (01268039)	31.246.576,26	7,29%	15,00%	N
5 Credit Estimate Obligor (max 10% each)	-	0,00%	10,00%	N
Larger except Top Obligor & Credit Estimate	15.820.003,36	3,69%	5,00%	N
Top 5	108.380.932,39	25,28%		
Top 10	163.413.532,76	38,12%		
Collateral Portfolio Effective Outstanding Principal	**428.683.340,27**			

3) Collateral Portfolio Effective Outstanding Principal by Geographical Area

Area	Effective Outstanding Principal	%	Concentration Limit	Breach Y/N
Central Italy	46.304.922,74	10,80%		
Southern Italy	69.829.455,89	16,29%	< 20%	N
North Italy	312.548.961,64	72,91%		
Collateral Portfolio Effective Outstanding Principal	**428.683.340,27**			

Central Italy: Toscana, Marche, Umbria, Lazio

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

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

4) Collateral Portfolio Effective Outstanding Principal by Remaining Maturity

	Years	Limits	Breach Y/N
WA Remaining Term	8,37	9	N

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

1) Weighted Average Spread by Effective Outstanding Principal of the Floating Rate contracts

		Concentration Limit	Breach Y/N
Pool 1	-		
Pool 2	**2,16%**		
Pool 3	**2,34%**		
Pool 4	**2,31%**		
TOTAL	**2,29%**	2,00%	N

2) Effective Outstanding Principal of the Collateral Portfolio by type of Interest Rate

Index	Effective Outstanding Principal	% Effective Outstanding Principal	Concentration Limit	Breach Y/N
Fixed	11.594.864,47	2,70%	5,00%	N
Floating	**417.088.475,80**	**97,30%**		
Euribor 365 1m puntuale	1.291.729,60	0,30%		
Euribor 365 3m puntuale	415.796.746,20	96,99%		
Euribor 360 3m lettera	-	0,00%		
Euribor 365 3m media	-	0,00%		
Collateral Portfolio Effective Outstanding Principal	**428.683.340,27**			

3) Collateral Portfolio Effective Outstanding Principal by SECTOR RAE

Scope Sector	Effective Outstanding Principal	% Effective Outstanding Principal	Limit	Breach Y/N
Real estate: development	95.784.442,05	22,34%	28,00%	N
Top 1	95.784.442,05	22,34%	28,00%	N
Top 3	210.743.922,54	49,16%	60,00%	N
Single Industry except Top 3	48.579.450,87	11,33%	12,00%	N
Collateral Portfolio Effective Outstanding Principal	**428.683.340,27**			

4) Collateral Portfolio Effective Outstanding Principal by Rating Class (Internal Alba)

Rating Class (Internal Alba)	Effective Outstanding Principal	% Effective Outstanding Principal	Limit	Breach Y/N
>=7	54.314.086,66	12,67%	25,00%	N
9	2.490.924,95	0,58%	5,00%	N
Collateral Portfolio Effective Outstanding Principal	**428.683.340,27**			

5) Portfolio Effective Outstanding Principal by Final PD

Final PD (Internal Alba)	Effective Outstanding Principal	% Effective Outstanding Principal	Limit	Breach Y/N
WA PD	428.683.340,27	1,39%	2,55%	N
>=4%	49.845.760,85	11,63%	28,00%	N
PD Scope for Credit estimate borrower (except obligors 06394193, 00349792, 06364105	-	0,00%	2,50%	N
Collateral Portfolio Effective Outstanding Principal	**428.683.340,27**			

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4) RATIOS

Outstanding Amount of Collateral Portfolic	**428.683.211,81**
Outstanding Amount of Collateral Portfolio for the preceding Quarterly Collection Perioc	**357.858.743,61**

1) Gross Cumulative Default Ratio

"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 Portfolios arising from Lease Contracts which have become Defaulted Lease Contracts in the period starting from the relevant 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 Aggregate Portfolios at the relevant Valuation Date.

Gross Cumulative Default Ratio	Limit	Cash Trapping Condition	Limit	Purchase Termination Event
-				
422.932.956,78				
-		NO	9,00%	NO

2) Delinquency Ratio

"Delinquency Ratio" means, on each Quarterly Settlement Date, the average percentage of the three previous periods between: (i) the Outstanding Amount of all the Receivables arising from Delinquent Lease Contracts comprised in the Collateral Portfolio as of the last Business Day of each month of the relevant Quarterly Settlement Period; and (ii) the Outstanding Amount of all the Receivables comprised in the Collateral Portfolio as of the last day of each month of the relevant Quarterly Settlement Period.

	Effective Outstanding Amount of Delinquent Receivables	Effective Outstanding Amount of the Collateral Portfolio	Delinquency Ratio	Delinquency Ratio of the preceding quarter	Limit	Purchase Termination Event
Month 1	-	353.712.052,74	0,00%	0,00%		
Month 2	-	349.546.455,47	0,00%	0,00%		
Month 3	-	336.422.298,88	0,00%	0,00%		
Delinquency Ratio	**-**	**1.039.680.807,09**	**0,00%**	**0,00%**	5,00%	NO

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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
Effective Outstanding Principal - amount				
Contracts - number				

1a) % Amount Renegotiated	
Effective Outstanding Principal of rinegociated contratcs	
Initial Purchase Price of the Portfolio	422.932.956,78
N. of Contracts of the Portfolio	147

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

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

2a) % Amount Renegotiated		Limit	Trigger
Effective Outstanding Principal of rinegociated contratcs		15,00%	
Initial Purchase Price of the Portfolio	422.932.956,78		
N. of Contracts of the Portfolio	147		

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
Effective Outstanding Principal - amount				
Contracts - number				

2a) % Amount Renegotiated	
Effective Outstanding Principal of rinegociated contratcs	
Initial Purchase Price of the Portfolios	422.932.956,78
N. of Contracts of the Portfolio	147

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

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

3a) % Amount Repurchased	0,00%	Limit	Trigger
Effective Outstanding Amount of repurchased contratcs	-	12,00%	
Initial Purchase Price of the Portfolio	422.932.956,78		

4) Global Repurchases
(no Moratoria ex-lege)

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

4a) % Amount Repurchased	0,00%	Limit	Trigger
Effective Outstanding Amount of repurchased contratcs	-	20,00%	
Initial Purchase Price of the Portfolio	422.932.956,78		

5) Repurchases of the relevant Quarterly Settlement Period
Moratoria ex-lege

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

5a) % Amount Repurchased	0,00%
Effective Outstanding Amount of repurchased contratcs	
Initial Purchase Price of the Portfolio	422.932.956,78

6) Global Repurchases
Moratoria ex-lege

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

6a) % Amount Repurchased	0,00%	Limit	Trigger
Effective Outstanding Amount of repurchased contratcs			
Initial Purchase Price of the Portfolio	422.932.956,78		

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

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

7a) % Moratoria Amount	
Effective Outstanding Principal of Moratoria contratcs	
Initial Purchase Price of the Portfolio	422.932.956,78

8) Global Moratoria ex-lege *

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

8a) % Moratoria Amount	
Effective Outstanding Principal of Moratoria contratcs	
Initial Purchase Price of the Portfolio	422.932.956,78

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
Effective Outstanding Principal - amount		-		
Contracts - number		-		

8a) % Moratoria Amount	
Effective Outstanding Principal of Moratoria contratcs	
Initial Purchase Price of the Portfolios	422.932.956,78

* These are all contracts that have been affected by the moratorium,
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

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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	Effective Outstanding Principal	Effective Outstanding Amount
			-	-	-

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

Contract	Pool	Default Date	Unpaid Principal	Effective Outstanding Principal	Effective Outstanding Amount
			-	-	-

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6) SERVICING FEES

	Amount *(Euro)*	IVA *(Euro)*	Total *(Euro)*
Articolo 9.1.1 Servicing Agreement	20.185,34	-	20.185,34
Articolo 9.1.2 Servicing Agreement	500,00	110,00	610,00
Articolo 9.1.3 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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