

VOBA N.7 S.r.l

QUARTERLY SERVICER'S REPORT

Quarterly Report Date
 Collection Period
 Interest Period
 Payment Date

	13/07/2020
01/04/2020	30/06/2020
27/04/2020	27/07/2020
	27/07/2020

COLLECTIONS

Amount collected

Payment of Instalmentes relative to the Portfolio
 Recoveries
 Prepayments
 Insurance Indemnities
 Penalty Interest
Other (pursuant to the Transaction Documents)
Adjustments (+/-)
Loans Repurchased (including non eligible loans if any)
Total

Total A+B
15.425.201,83
11.219.071,86
461.191,77
3.744.938,20
0,00
3.652,28
15.775,14
0,00
15.444.629,25

Principal A	Interest B
12.727.872,72	2.697.329,11
8.525.391,81	2.693.680,05
461.191,77	
3.741.289,14	3.649,06
	3.652,28
15.775,14	
12.743.647,86	2.700.981,39

COLLATERAL DESCRIPTION

Beginning of Period Loan Balance

BOP Total Loan Balance	€ 489.083.024,24
BOP Total Number of Loans	3.447
BOP Average Loan Size	€ 141.886,58
BOP WA Portfolio Yields (%)	2,09

Loan Asset Movements

Option to repurchase individual receivables

Outstanding Principal of repurchased Loans	0,00 €
Number of repurchased Loans	0
Purchase price on repurchased Loans	0,00 €

	€	% of the O/S principal	Maximum level (%)
Purchase Price of Individual Receivables repurchased since the Valuation Date	5.386.780,75 €	10%	
Purchase Price of Individual Receivables repurchased during the same year	5.386.780,75 €	1%	

Respect by the the Originator of the limit of repurchased loans	True
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Accordi Transattivi, Accolli, Renegotiations and Suspensions

Number of Renegotiated Loans in the period	35
Current Principal of Renegotiated Loans (%) in the period	€ 13.257.099

	Number of loans (in the period)	Outstanding Principal due (in the period)	Cumulative Outstanding Principal (from the Valuation Date to the end of the period included)	Maximum Level (%) of the Total Outstanding Principal of the portfolio at Valuation Date	Maximum Level (%) of the current Outstanding Principal of the Total Portfolio
Loans currently subject to dilazioni and accordi transattivi, of which:					
Loans in Sofferenza and Incaglio Deferments / Moratorie				1%	
In Bonis Deferments / Moratorie	11	€ 5.784.111,52	€ 27.379.130,67		8%
Moratorie Covid-19	1.341	€ 224.812.460,34	€ 294.619.919,23		
Total Accordi Transattivi					5%
Total					
Loans subject to accollo					
Non liberatorio	3	€ 126.034,00	€ 10.139.960,83		
Liberatorio	0	€ 0,00	€ 125.492,00	2,00%	
Total Accordi Transattivi					
Total Accordi Transattivi (Ipotecari)					
Total Accordi Transattivi (Chirografari)					
Renegotiated loans					
Loans with extension of the amortisation plan	1	€ 290.053,00	€ 5.372.801,00	6,00%	
Total					
Loans with reduction of fixed rate	1	€ 77.314,00	€ 7.427.792,00		
Loans with reduction of spread	21	€ 5.303.163,00	€ 33.785.458,54	15,00%	
Fixed rate switched to floating rate	0	€ 0,00	€ 1.540.216,00		
Floating rate loans switched to fixed rate	1	€ 1.802.457,00	€ 3.640.863,00		
Total					
Change of the Payments Frequency					5%
Total loans with six monthly payments frequency					
All Accordi Transattivi, Accolli and Renegotiations	35	13.257.099	79.271.753		

End of Period Loan Balance

EOP Total Loan Balance	€ 476.360.246,99
EOP Total Number of Loans	3.330
EOP Average Loan Size	€ 143.051,13
EOP WA Portfolio Yields (%)	2,09

Portfolio characteristics

Data	Reporting date (EOP)	Issue Date
Aggregate Current Principal Outstanding Balance (€)	€ 476.360.246,99	€ 749.228.439,16
Aggregate Original Principal Balance (€)	€ 866.852.209,51	€ 1.088.459.497,70
Average Current Principal Outstanding Balance (€)	€ 143.051,13	€ 167.500,21
Maximum Current Principal Outstanding Balance (€)	€ 9.035.788,78	€ 10.548.118,71
Current Principal Outstanding Balance of Fixed Rate Portfolio (€)	€ 75.520.439,84	€ 105.092.946,88
Weighted average seasoning (months)	57,72	38,00
Weighted average remaining maturity (yrs)	8,91	8,70
Proportion of Mortgage Loans in the Portfolio	74,70%	66,14%
Weighted average current LTV (%)	34,28%	39,30%
Weighted average original LTV (%)	50,95%	50,70%
Proportion of fixed rate loans in the Portfolio (%)	15,85%	14,03%
Proportion of floating rate loans in the Portfolio (%)	84,15%	85,97%
Weighted average interest rate (for fixed rate portfolio) (%)	2,48	2,64
Weighted average spread (for floating rate portfolio) (%)	2,07	2,13
Current Principal of performing loans (%)	97,99%	100,00%
Current Principal of Loans in Arrears (%)	1,19%	
Current Principal of Delinquent Loans (%)	0,61%	
Current Principal of Defaulted Loans (%)	0,21%	
Current Principal of loans in Arrears, Delinquent and Default (%)	2,01%	
Number of obligors	2.991	

PORTFOLIO SITUATION

Mortgage Pool

Number of Loans	Outstanding Principal Instalments	Unpaid Principal Instalment	Outstanding Principal	Unpaid Interest Instalment	Total	
	(A)	(B)	(C)=(A)+(B)	(D)	(E)=(C)+(D)	
Performing Loans	1.451	352.558.075,42	114.429,80	352.672.505,22	21.961,89	352.694.467,11
Delinquent Loans	12	2.648.826,41	49.831,11	2.698.657,52	33.150,91	2.731.808,43
Collateral Portfolio	1.463	355.206.901,83	164.260,91	355.371.162,74	55.112,80	355.426.275,54
Defaulted Loans	5	446.460,02	27.204,42	473.664,44	0,00	473.664,44
Total Portfolio	1.468	355.653.361,85	191.465,33	355.844.827,18	55.112,80	355.899.939,98

Unsecured Pool

Number of Loans	Outstanding Principal Instalments	Unpaid Principal Instalment	Outstanding Principal	Unpaid Interest Instalment	Total	
	(A)	(B)	(C)=(A)+(B)	(D)	(E)=(C)+(D)	
Performing Loans	1.834	119.721.233,64	49.876,70	119.771.110,34	3.124,08	119.774.234,42
Delinquent Loans	9	168.448,13	28.920,75	197.368,88	4.382,29	201.751,17
Collateral Portfolio	1.843	119.889.681,77	78.797,45	119.968.479,22	7.506,37	119.975.985,59
Defaulted Loans	19	401.760,97	145.179,62	546.940,59	2.757,54	549.698,13
Total Portfolio	1.862	120.291.442,74	223.977,07	120.515.419,81	10.263,91	120.525.683,72

Total Portfolio

Number of Loans	Outstanding Principal Instalments	Unpaid Principal Instalment	Outstanding Principal	Unpaid Interest Instalment	Total	
	(A)	(B)	(C)=(A)+(B)	(D)	(E)=(C)+(D)	
Performing Loans	3.285	472.279.309,06	164.306,50	472.443.615,56	25.085,97	472.468.701,53
Delinquent Loans	21	2.817.274,54	78.751,86	2.896.026,40	37.533,20	2.933.559,60
Collateral Portfolio	3.306	475.096.583,60	243.058,36	475.339.641,96	62.619,17	475.402.261,13
Defaulted Loans	24	848,221	172,384	1.020.605,03	2.757,54	1.023.362,57
Total Portfolio	3.330	475.944.804,59	415.442,40	476.360.246,99	65.376,71	476.425.623,70

Arrears Buckets

Performing Balance
>0 - <=1 months in arrears
>1 - <=2 months in arrears
>2 - <=3 months in arrears
>3 - <=4 months in arrears
>4 - <=5 months in arrears
>5 - <=6 months in arrears
6+ months in arrears
Delinquents
Defaults
Total Outstanding Principal Balance
Total Principal Balance

Number of Loans % By Number Amount % of Amount

3.219	96,67%	466.797.864,86	97,99%
53	1,59%	4.469.194,45	0,94%
9	0,27%	1.053.104,99	0,22%
4	0,12%	123.451,26	0,03%
	0,00%		0,00%
	0,00%		0,00%
	0,00%		0,00%
	0,00%		0,00%
21	0,63%	2.896.026,40	0,61%
24	0,72%	1.020.605,03	0,21%
3.306	99,28%	475.339.641,96	99,79%
3.330	100,00%	476.360.246,99	100,00%

PORTFOLIO PERFORMANCE

Portfolio Default Ratio		
	<i>Current Report</i>	<i>Last Quarterly Servicer's Report</i>
Outstanding Principal of all the Loans classified as default during the Period	29.645,64	17.764,45
Average Collateral Portfolio during the Period	481.480.870,43	504.372.163,07
Quarterly Default Ratio	0,01%	0,00%

Portfolio Delinquency Ratio		
	<i>Current Report</i>	<i>Last Quarterly Servicer's Report</i>
Outstanding Principal of the Delinquent Loans	2.896.026,40	1.634.401,04
Collateral Portfolio	475.339.641,96	487.622.098,89
Delinquency Ratio	0,61%	0,34%

Cumulative Gross Default Ratio		
	<i>Current Report</i>	<i>Last Quarterly Servicer's Report</i>
Sum of Outstanding Principal as of the Default Date of all the Loans classified as default from the Valuation Date up to the end of the Period	2.037.549,09	2.007.903,45
Outstanding Principal of the Portfolio purchased as determined at the Valuation Date	749.228.439,16	749.228.439,16
Cumulative Gross Default Ratio	0,27%	0,27%

Cumulative Net Default Ratio		
	<i>Current Report</i>	<i>Last Quarterly Servicer's Report</i>
sum of Outstanding Principal as of the Default Date of all the Loans classified as default from the Valuation Date up to the end of the Period	2.037.549,09	2.007.903,45
sum of all Recoveries in respect of the Defaulted Loans from the Valuation Date up to the end of the Period	913.584,63	452.392,86
Outstanding Principal of each Portfolio purchased as determined at the relevant Valuation Date	749.228.439,16	749.228.439,16
Cumulative Net Default Ratio	0,15%	0,21%

Cumulative Recoveries Ratio		
	<i>Current Report</i>	<i>Last Quarterly Servicer's Report</i>
sum of all Recoveries in respect of the total Loans from the Valuation Date up to the end of the Period	913.584,63	452.392,86
sum of Outstanding Principal as of the Default Date of all the Loans classified as default from the Valuation Date up to the end of the Period	2.037.549,09	2.007.903,45
Recoveries Ratio	44,84%	22,53%

Trigger Events	Non-payment	N
	Breach of other obligation	N
	Insolvency of the Issuer	N
	Unlawfulness	N
Performance Trigger	Cumulative Gross Default > 14%	N

PORTFOLIO DESCRIPTION

Portfolio Characteristics	Current Period	Issue Date
Constant Prepayment Rate (CPR%)	3,0%	
Constant Principal Repayment Rate (PPR%)	9,7%	
Weighted Average Current Remaining Term to Maturity (in years)	8,91	8,70
Weighted average interest rate (for fixed rate portfolio) (%)	2,48	2,64
Weighted average spread (for floating rate portfolio) (%)	2,07	2,13

Interest Payment Type	Current Period			
	Number of Loans	% By Number	Amount	% of amount
Variable	2.915	87,5%	400.839.807,15	84,1%
Fixed	415	12,5%	75.520.439,84	15,9%
Total	3.330	100,0%	476.360.246,99	100,0%

Original Information			
Number of Loans	% By Number	Amount	% of amount
3.953	88,4%	644.135.492,28	86,0%
520	11,6%	105.092.946,88	14,0%
4.473	100,0%	749.228.439,16	100,0%

Indexation	Current Period			
	Number of Loans	% By Number	Amount	% of amount
not indexed portfolio	415	12,5%	75.520.439,84	15,9%
euribor 3m portfolio	242	7,3%	70.384.710,56	14,8%
euribor 6m portfolio	2.673	80,3%	330.455.096,59	69,4%
Total	3.330	100,0%	476.360.246,99	100,0%

Original Information			
Number of Loans	% By Number	Amount	% of amount
520	11,6%	105.092.946,88	14,0%
324	7,2%	121.640.257,81	16,2%
3.629	81,1%	522.495.234,47	69,7%
4.473	100,0%	749.228.439,16	100,0%

Regional Distribution	Current Period			
	Number of Loans	% By Number	Amount	% of amount
Friuli Venezia Giulia	64	1,9%	5.022.105,02	1,1%
Lombardia	10	0,3%	6.272.894,45	1,3%
Trentino Alto Adige	1.565	47,0%	294.138.139,47	61,7%
Veneto	1.674	50,3%	169.055.390,13	35,5%
other	17	0,5%	1.871.717,92	0,4%
Total	3.330	100,0%	476.360.246,99	100,0%

Original Information			
Number of Loans	% By Number	Amount	% of amount
89	2,0%	8.936.904,76	1,2%
18	0,4%	12.316.178,41	1,6%
2.066	46,2%	439.159.768,06	58,6%
2.276	50,9%	281.602.009,20	37,6%
24	0,5%	7.213.578,73	1,0%
4.473	100,0%	749.228.439,16	100,0%

LTV Ratio	Current Period			
	Number of Loans	% By Number	Amount	% of amount
>=0%<-10%	2.182	65,5%	152.458.298,79	32,0%
>=10%<-20%	322	9,7%	55.843.363,42	11,7%
>=20%<-30%	264	7,9%	72.512.242,23	15,2%
>=30%<-40%	224	6,7%	59.136.488,57	12,4%
>=40%<-50%	146	4,4%	56.665.938,34	11,9%
>=50%<-60%	110	3,3%	46.924.200,28	9,9%
>=60%<-70%	51	1,5%	25.347.257,54	5,3%
>=70%<-80%	28	0,8%	6.957.391,97	1,5%
80%	3	0,1%	515.065,85	0,1%
Total	3.330	100,0%	476.360.246,99	100,0%

Original Information			
Number of Loans	% By Number	Amount	% of amount
3.019	67,5%	286.180.504,17	38,2%
338	7,6%	69.406.404,11	9,3%
282	6,3%	71.101.443,19	9,5%
259	5,8%	90.900.139,83	12,1%
224	5,0%	80.952.563,74	10,8%
157	3,5%	64.609.944,80	8,6%
103	2,3%	43.952.677,34	5,9%
60	1,3%	33.533.460,23	4,5%
31	0,7%	8.591.301,75	1,1%
4.473	100,0%	749.228.439,16	100,0%

Seasoning in Months	Current Period			
	Number of Loans	% By Number	Amount	% of amount
>=0 - <12	-	0,0%	0,00	0,0%
>=12 - <24	-	0,0%	0,00	0,0%
>=24 - <36	1.194	35,9%	129.595.251,42	27,2%
>=36 - <48	1.232	37,0%	162.716.808,35	34,2%
>=48 - <60	209	6,3%	70.138.960,67	14,7%
>=60 - <72	70	2,1%	14.307.439,71	3,0%
>=72 - <84	60	1,8%	10.011.269,45	2,1%
>=84	565	17,0%	89.590.517,39	18,8%
Total	3.330	100,0%	476.360.246,99	100,0%

Original Information			
Number of Loans	% By Number	Amount	% of amount
1.143	25,6%	145.293.453,30	19,4%
1.766	39,5%	258.732.165,99	34,5%
511	11,4%	132.614.270,41	17,7%
135	3,0%	41.735.568,24	5,6%
87	1,9%	14.444.005,78	1,9%
46	1,0%	8.495.110,89	1,1%
135	3,0%	28.518.431,37	3,8%
650	14,5%	119.395.433,18	15,9%
4.473	100,0%	749.228.439,16	100,0%

PORTFOLIO DESCRIPTION

	distribution by maturity			
	Current Period			
	Number of Loans	% By Number	Amount	% of amount
2018	0	0,0%	0,00	0,0%
2019	3	0,1%	84.796,46	0,0%
2020	118	3,5%	1.440.942,31	0,3%
2021	446	13,4%	9.712.245,05	2,0%
2022	642	19,3%	27.106.426,83	5,7%
2023	481	14,4%	27.566.270,13	5,8%
2024	219	6,6%	20.666.070,77	4,3%
2025	179	5,4%	25.468.897,71	5,3%
2026	194	5,8%	44.600.491,18	9,4%
2027	219	6,6%	53.492.378,39	11,2%
2028	155	4,7%	38.051.395,28	8,0%
2029	122	3,7%	36.254.132,04	7,6%
2030	87	2,6%	36.891.210,87	7,7%
2031	98	2,9%	27.329.434,61	5,7%
2032	125	3,8%	40.742.966,23	8,6%
2033	93	2,8%	38.014.205,72	8,0%
2034	18	0,5%	8.152.282,82	1,7%
2035	22	0,7%	5.794.996,67	1,2%
2036	41	1,2%	8.289.417,76	1,7%
2037	34	1,0%	17.607.023,71	3,7%
2038	17	0,5%	3.929.706,53	0,8%
2039	5	0,2%	1.905.494,72	0,4%
2040	6	0,2%	1.334.501,02	0,3%
2041	0	0,0%	0,00	0,0%
2042	3	0,1%	1.257.048,64	0,3%
2043	1	0,0%	214.972,36	0,0%
2044	0	0,0%	0,00	0,0%
2045	0	0,0%	0,00	0,0%
2046	0	0,0%	0,00	0,0%
2047	1	0,0%	163.477,84	0,0%
2048	1	0,0%	289.461,34	0,1%
Total	3.330	100,0%	476.360.246,99	100,0%

	Original Information			
	Number of Loans	% By Number	Amount	% of amount
	79	1,8%	4.074.116,36	0,5%
	273	6,1%	20.228.730,26	2,7%
	380	8,5%	24.228.134,30	3,2%
	773	17,3%	50.294.000,66	6,7%
	928	20,7%	77.862.254,59	10,4%
	340	7,6%	40.470.492,68	5,4%
	250	5,6%	49.737.625,74	6,6%
	178	4,0%	39.202.004,65	5,2%
	246	5,5%	69.274.423,41	9,2%
	252	5,6%	82.789.866,92	11,1%
	119	2,7%	42.089.278,79	5,6%
	116	2,6%	37.575.430,38	5,0%
	80	1,8%	40.686.031,27	5,4%
	144	3,2%	56.991.864,73	7,6%
	139	3,1%	60.527.226,00	8,1%
	30	0,7%	6.634.251,64	0,9%
	15	0,3%	4.446.513,10	0,6%
	30	0,7%	6.358.355,40	0,8%
	43	1,0%	20.450.611,28	2,7%
	36	0,8%	8.434.828,71	1,1%
	6	0,1%	2.297.268,11	0,3%
	5	0,1%	1.640.308,61	0,2%
	5	0,1%	1.029.293,24	0,1%
	4	0,1%	1.415.344,87	0,2%
	1	0,0%	184.902,66	0,0%
	0	0,0%	0,00	0,0%
	0	0,0%	0,00	0,0%
	0	0,0%	0,00	0,0%
	0	0,0%	0,00	0,0%
	1	0,0%	305.280,80	0,0%
		0,0%		0,0%
Total	4.473	100,0%	749.228.439,16	100,0%

	Borrower Type (SAE)			
	Current Period			
	Number of Loans	% By Number	Amount	% of amount
Natural Persons (SAE 614-615)	1.297	38,9%	108.166.882,96	22,7%
Other SAE	2.033	61,1%	368.193.364,03	77,3%
Total	3.330	100,0%	476.360.246,99	100,0%

	Original Information			
	Number of Loans	% By Number	Amount	% of amount
	1.764	39,4%	166.349.849,06	22,2%
	2.709	60,6%	582.878.590,10	77,8%
Total	4.473	100,0%	749.228.439,16	100,0%

PORTFOLIO DESCRIPTION

Loan Size	Current Period			
	Number of Loans	% By Number	Amount	% of amount
>=0 - <50.000	1.756	52,7%	31.702.731,84	6,7%
>=50.000 - <100.000	546	16,4%	39.814.740,32	8,4%
>=100.000 - <150.000	285	8,6%	35.116.825,20	7,4%
>=150.000 - <200.000	177	5,3%	30.457.300,51	6,4%
>=200.000 - <250.000	107	3,2%	23.818.837,92	5,0%
>=250.000 - <300.000	74	2,2%	20.293.304,09	4,3%
>=300.000 - <350.000	72	2,2%	23.187.164,59	4,9%
>=350.000 - <400.000	38	1,1%	14.191.271,89	3,0%
>=400.000 - <450.000	39	1,2%	16.493.096,74	3,5%
>=450.000	236	7,1%	241.284.973,89	50,7%
Total	3.330	100,0%	476.360.246,99	100,0%

Original Information			
Number of Loans	% By Number	Amount	% of amount
2.116	47,3%	52.205.492,93	7,0%
810	18,1%	59.205.569,62	7,9%
428	9,6%	52.851.697,33	7,1%
268	6,0%	46.724.894,93	6,2%
160	3,6%	35.718.423,15	4,8%
116	2,6%	31.647.671,72	4,2%
84	1,9%	27.355.213,70	3,7%
73	1,6%	27.413.677,28	3,7%
54	1,2%	22.891.284,39	3,1%
364	8,1%	393.214.514,11	52,5%
4.473	100,0%	749.228.439,16	100,0%

Loan Payment Frequency	Current Period			
	Number of Loans	% By Number	Amount	% of amount
Monthly	2.990	89,8%	343.770.579,98	72,2%
Bi monthly	1	0,0%	399.249,02	0,1%
Quarterly	107	3,2%	42.488.262,59	8,9%
Semi-annually	217	6,5%	85.279.692,91	17,9%
Annually	15	0,5%	4.422.462,49	0,9%
Total	3.330	100,0%	476.360.246,99	100,0%

Original Information			
Number of Loans	% By Number	Amount	% of amount
4.028	90,1%	543.215.825,19	72,5%
1	0,0%	451.536,30	0,1%
140	3,1%	69.445.111,49	9,3%
282	6,3%	126.841.009,02	16,9%
22	0,5%	9.274.957,16	1,2%
4.473	100,0%	749.228.439,16	100,0%

Distribution by Lien (Mortgage Pool)	Current Period			
	Number of Loans	% By Number	Amount	% of amount
First Lien	1.019	69,4%	271.451.913,71	76,3%
Second Lien	284	19,3%	46.726.745,79	13,1%
Other	165	11,2%	37.666.167,68	10,6%
Total	1.468	100,0%	355.844.827,18	100,0%

Original Information			
Number of Loans	% By Number	Amount	% of amount
1.211	69,0%	378.577.382,54	76,4%
340	19,4%	64.442.237,45	13,0%
203	11,6%	52.485.537,07	10,6%
1.754	100,0%	495.505.157,06	100,0%

Distribution by Loan Type	Number of Loans	Current Period		Original Information	
		Outstanding Principal Instalments (A)	Unpaid Principal Instalment (B)	Outstanding Principal (C)=(A)+(B)	Unpaid Interest Instalment (D)
Mortgage Pool	1.468	355.653.361,85	191.465,33	355.844.827,18	55.112,80
Unsecured Pool	1.862	120.291.442,74	223.977,07	120.515.419,81	10.263,91
Total Portfolio	3.330	475.944.804,59	415.442,40	476.360.246,99	65.376,71
					476.425.623,70

NET ECONOMIC INTEREST

Confirmation of net economic interest held by originator

The Seller confirms that, as at the date of this report, it continues to hold the net economic interest in the securitisation as disclosed in the Prospectus, in accordance with article 405 (“Article 405”) of Regulation (EU) 575/2013 (the “CRR”), Circular no. 285/2013 (“Disposizioni di Vigilanza per le Banche”) issued by the Bank of Italy (the “Bank of Italy Instructions”) and article 51 (“Article 51”) of Regulation (EU) No 231/2013 (the “AIFMR”), as amended from time to time.