

VOBA N.7 S.r.l

QUARTERLY SERVICER'S REPORT

Quarterly Report Date
Collection Period
Interest Period
Payment Date

	13.01.2022
01.10.2021	31.12.2021
27.10.2021	27.01.2022
	27.01.2022

COLLECTIONS

	Total A+B	Principal A	Interest B
Amount collected	23.116.699,32	21.137.432,89	1.979.266,43
Payment of Instalmentes relative to the Portfolio	18.636.104,75	16.659.866,28	1.976.238,47
Recoveries	26.827,49	26.827,49	
Prepayments	4.453.767,08	4.450.739,12	3.027,96
Insurance Indemnities	0,00		
Penalty Interest	1.398,62		1.398,62
Other (pursuant to the Transaction Documents)	18.247,51	18.247,51	
Adjustments (+/-)			
Loans Repurchased (including non eligible loans if any)	6.680.657,17	6.668.642,07	12.015,10
Total	29.817.002,62	27.824.322,47	1.992.680,15

COLLATERAL DESCRIPTION

Beginning of Period Loan Balance

BOP Total Loan Balance	€ 385.763.522,03
BOP Total Number of Loans	2.672
BOP Average Loan Size	€ 144.372,58
BOP WA Portfolio Yields (%)	2,02

Loan Asset Movements

Option to repurchase individual receivables

Outstanding Principal of repurchased Loans	6.668.642,07 €
Number of repurchased Loans	76
Purchase price on repurchased Loans	6.680.657,17 €

	€	% of the O/S principal	Maximum level (%)
Purchase Price of Individual Receivables repurchased since the Valuation Date	12.055.422,82 €	10%	
Purchase Price of Individual Receivables repurchased during the same year	6.668.642,07 €	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	13
Current Principal of Renegotiated Loans (%) in the period	€ 5.044.089

	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				1%	
Deferments / Moratorie					
In Bonis					8%
Deferments / Moratorie	1	€ 719.365,93	€ 42.619.458,43		
Moratorie Covid-19	0	€ 0,00	€ 402.372.530,14		
Total Accordi Transattivi					5%
Total					
Loans subject to accollo					
Non liberatorio	4	€ 311.079,34	€ 13.680.775,80	-	-
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	3	€ 359.029,49	€ 9.702.639,91	6,00%	
Total					
Loans with reduction of fixed rate	0	€ 0,00	€ 15.994.988,00		
Loans with reduction of spread	8	€ 3.797.866,97	€ 52.211.916,82	15,00%	
Fixed rate switched to floating rate	0	€ 0,00	€ 1.649.283,00		
Floating rate loans switched to fixed rate	1	€ 167.826,87	€ 5.283.706,87		
Total					
Change of the Payments Frequency					5%
Total loans with six monthly payments frequency					
All Accordi Transattivi, Accolli and Renegotiations	13	5.044.089	127.587.485		

End of Period Loan Balance

EOP Total Loan Balance	€ 357.970.715,04
EOP Total Number of Loans	2.420
EOP Average Loan Size	€ 147.895,48
EOP WA Portfolio Yields (%)	2,02

Portfolio characteristics

Data	Reporting date (EOP)	Issue Date
Aggregate Current Principal Outstanding Balance (€)	€ 357.970.715,04	€ 749.228.439,16
Aggregate Original Principal Balance (€)	€ 731.412.873,78	€ 1.088.459.497,70
Average Current Principal Outstanding Balance (€)	€ 147.921,78	€ 167.500,21
Maximum Current Principal Outstanding Balance (€)	€ 7.949.537,80	€ 10.548.118,71
Current Principal Outstanding Balance of Fixed Rate Portfolio (€)	€ 59.880.639,45	€ 105.092.946,88
Weighted average seasoning (months)	75,15	38,00
Weighted average remaining maturity (yrs)	8,37	8,70
Proportion of Mortgage Loans in the Portfolio	81,23%	66,14%
Weighted average current LTV (%)	31,99%	39,30%
Weighted average original LTV (%)	51,05%	50,70%
Proportion of fixed rate loans in the Portfolio (%)	16,73%	14,03%
Proportion of floating rate loans in the Portfolio (%)	83,27%	85,97%
Weighted average interest rate (for fixed rate portfolio) (%)	2,40	2,64
Weighted average spread (for floating rate portfolio) (%)	2,04	2,13
Current Principal of performing loans (%)	96,87%	100,00%
Current Principal of Loans in Arrears (%)	2,49%	
Current Principal of Delinquent Loans (%)	0,11%	
Current Principal of Defaulted Loans (%)	0,53%	
Current Principal of loans in Arrears, Delinquent and Default (%)	3,13%	
Number of obligors	2.179	

PORTFOLIO SITUATION

Mortgage Pool						
Number of Loans	Outstanding Principal Instalments (A)	Unpaid Principal Instalment (B)	Outstanding Principal (C)=(A)+(B)	Unpaid Interest Instalment (D)	Total (E)=(C)+(D)	
Performing Loans	1.262	288.560.764,12	468.702,34	289.029.466,46	31.766,84	289.061.233,30
Delinquent Loans	4	357.208,94	12.113,65	369.322,59	2.087,22	371.409,81
Collateral Portfolio	1.266	288.917.973,06	480.815,99	289.398.789,05	33.854,06	289.432.643,11
Defaulted Loans	9	1.221.819,45	148.287,99	1.370.107,44	26.545,09	1.396.652,53
Total Portfolio	1.275	290.139.792,51	629.103,98	290.768.896,49	60.399,15	290.829.295,64

Unsecured Pool						
Number of Loans	Outstanding Principal Instalments (A)	Unpaid Principal Instalment (B)	Outstanding Principal (C)=(A)+(B)	Unpaid Interest Instalment (D)	Total (E)=(C)+(D)	
Performing Loans	1.123	66.625.331,32	28.905,40	66.654.236,72	5.656,06	66.659.892,78
Delinquent Loans	1	10.512,99	1.892,50	12.405,49	395,41	12.800,90
Collateral Portfolio	1.124	66.635.844,31	30.797,90	66.666.642,21	6.051,47	66.672.693,68
Defaulted Loans	21	388.859,07	146.317,27	535.176,34	2.501,12	537.677,46
Total Portfolio	1.145	67.024.703,38	177.115,17	67.201.818,55	8.552,59	67.210.371,14

Total Portfolio						
Number of Loans	Outstanding Principal Instalments (A)	Unpaid Principal Instalment (B)	Outstanding Principal (C)=(A)+(B)	Unpaid Interest Instalment (D)	Total (E)=(C)+(D)	
Performing Loans	2.385	355.186.095,44	497.607,74	355.683.703,18	37.422,90	355.721.126,08
Delinquent Loans	5	367.721,93	14.006,15	381.728,08	2.482,63	384.210,71
Collateral Portfolio	2.390	355.553.817,37	511.613,89	356.065.431,26	39.905,53	356.105.336,79
Defaulted Loans	30	1.610.679	294.605	1.905.283,78	29.046,21	1.934.329,99
Total Portfolio	2.420	357.164.495,89	806.219,15	357.970.715,04	68.951,74	358.039.666,78

Arrears Buckets	Number of Loans	% By Number	Amount	% of Amount
Performing Balance	2.329	96,24%	346.757.098,97	96,87%
>0 - <=1 months in arrears	49	2,02%	7.921.754,01	2,21%
>1 - <=2 months in arrears	5	0,21%	721.067,06	0,20%
>2 - <=3 months in arrears	2	0,08%	283.783,14	0,08%
>3 - <=4 months in arrears		0,00%		0,00%
>4 - <=5 months in arrears		0,00%		0,00%
>5 - <=6 months in arrears		0,00%		0,00%
6+ months in arrears		0,00%		0,00%
Delinquents	5	0,21%	381.728,08	0,11%
Defaults	30	1,24%	1.905.283,78	0,53%
Total Outstanding Principal Balance	2.390	98,76%	356.065.431,26	99,47%
Total Principal Balance	2.420	100,00%	357.970.715,04	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	-	48.842,67
Average Collateral Portfolio during the Period	369.955.055,00	393.773.644,21
Quarterly Default Ratio	0,00%	0,01%

Portfolio Delinquency Ratio

	<i>Current Report</i>	<i>Last Quarterly Servicer's Report</i>
Outstanding Principal of the Delinquent Loans	381.728,08	450.880,61
Collateral Portfolio	356.065.431,26	383.844.678,73
Delinquency Ratio	0,11%	0,12%

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	3.140.798,41	3.140.798,41
Outstanding Principal of the Portfolio purchased as determined at the Valuation Date	749.228.439,16	749.228.439,16
Cumulative Gross Default Ratio	0,42%	0,42%

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	3.140.798,41	3.140.798,41
sum of all Recoveries in respect of the Defaulted Loans from the Valuation Date up to the end of the Period	1.177.049,39	1.150.221,90
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	0,26%	0,27%

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	1.177.049,39	1.150.221,90
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	3.140.798,41	3.140.798,41
Recoveries Ratio	37,48%	36,62%

Trigger Events		N
	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%)	4,6%	
Constant Principal Repayment Rate (PPR%)	26,0%	
Weighted Average Current Remaining Term to Maturity (in years)	8,37	8,70
Weighted average interest rate (for fixed rate portfolio) (%)	2,40	2,64
Weighted average spread (for floating rate portfolio) (%)	2,04	2,13

Interest Payment Type	Current Period			
	Number of Loans	% By Number	Amount	% of amount
Variable	2.124	87,8%	298.090.075,59	83,3%
Fixed	296	12,2%	59.880.639,45	16,7%
Total	2.420	100,0%	357.970.715,04	100,0%

Indexation	Current Period			
	Number of Loans	% By Number	Amount	% of amount
not indexed portfolio	296	12,2%	59.880.639,45	16,7%
euribor 3m portfolio	177	7,3%	45.684.549,38	12,8%
euribor 6m portfolio	1.947	80,5%	252.405.526,21	70,5%
Total	2.420	100,0%	357.970.715,04	100,0%

Regional Distribution	Current Period			
	Number of Loans	% By Number	Amount	% of amount
Friuli Venezia Giulia	43	1,8%	3.532.005,24	1,0%
Lombardia	10	0,4%	3.801.677,02	1,1%
Trentino Alto Adige	1.181	48,8%	227.475.254,82	63,5%
Veneto	1.174	48,5%	121.974.600,56	34,1%
other	12	0,5%	1.187.177,40	0,3%
Total	2.420	100,0%	357.970.715,04	100,0%

LTV Ratio	Current Period			
	Number of Loans	% By Number	Amount	% of amount
>=0%<-10%	1.483	61,3%	98.812.481,78	27,6%
>=10%<-20%	262	10,8%	45.039.334,19	12,6%
>=20%<-30%	260	10,7%	68.029.991,37	19,0%
>=30%<-40%	164	6,8%	43.127.665,99	12,0%
>=40%<-50%	127	5,2%	55.679.669,68	15,6%
>=50%<-60%	75	3,1%	30.341.441,71	8,5%
>=60%<-70%	38	1,6%	13.759.561,80	3,8%
>=70%<-80%	11	0,5%	3.180.568,52	0,9%
80%	-	0,0%	-	0,0%
Total	2.420	100,0%	357.970.715,04	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%

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%

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%

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%

PORTFOLIO DESCRIPTION

	Number of Loans	% By Number	Amount	% of amount	Number of Loans	% By Number	Amount	% of amount
Natural Persons (SAE 614-615)	950	39,3%	82.069.788,42	22,9%	1.764	39,4%	166.349.849,06	22,2%
Other SAE	1.470	60,7%	275.900.926,62	77,1%	2.709	60,6%	582.878.590,10	77,8%
Total	2.420	100,0%	357.970.715,04	100,0%	4.473	100,0%	749.228.439,16	100,0%

PORTFOLIO DESCRIPTION

A2 - Forestry and logging	11	0,5%	1.469.384,39	0,4%
A3 - Fishing and aquaculture	5	0,2%	801.526,58	0,2%
B8 - Other mining and quarrying	4	0,2%	262.969,65	0,1%
C10 - Manufacture of food products	44	1,8%	4.465.182,07	1,2%
C11 - Manufacture of beverages	6	0,2%	1.931.387,15	0,5%
C13 - Manufacture of textiles	3	0,1%	128.358,33	0,0%
C14 - Manufacture of wearing apparel	17	0,7%	1.585.102,94	0,4%
C15 - Manufacture of leather and related products	7	0,3%	161.468,59	0,0%
C16 - Manufacture of wood and of products of wood and cork, except furniture; manuf	50	2,1%	4.352.173,50	1,2%
C17 - Manufacture of paper and paper products	4	0,2%	1.158.177,41	0,3%
C18 - Printing and reproduction of recorded media	13	0,5%	874.354,78	0,2%
C20 - Manufacture of chemicals and chemical products	2	0,1%	13.986,84	0,0%
C22 - Manufacture of rubber and plastic products	12	0,5%	2.338.068,45	0,7%
C23 - Manufacture of other non-metallic mineral products	20	0,8%	1.690.341,48	0,5%
C24 - Manufacture of basic metals	2	0,1%	1.732.328,87	0,5%
C25 - Manufacture of fabricated metal products, except machinery and equipment	60	2,5%	6.205.796,60	1,7%
C26 - Manufacture of computer, electronic and optical products	6	0,2%	1.294.200,11	0,4%
C27 - Manufacture of electrical equipment	6	0,2%	128.297,57	0,0%
C28 - Manufacture of machinery and equipment n.e.c.	18	0,7%	1.263.089,06	0,4%
C31 - Manufacture of furniture	23	1,0%	2.446.636,14	0,7%
C32 - Other manufacturing	26	1,1%	1.832.357,87	0,5%
C33 - Repair and installation of machinery and equipment	17	0,7%	1.293.021,17	0,4%
D35 - Electricity, gas, steam and air conditioning supply	16	0,7%	14.452.044,04	4,0%
E36 - Water collection, treatment and supply	1	0,0%	5.297.861,17	1,5%
E37 - Sewerage	1	0,0%	36.926,06	0,0%
E38 - Waste collection, treatment and disposal activities; materials recovery	2	0,1%	658.893,38	0,2%
E39 - Remediation activities and other waste management services	1	0,0%	153.068,05	0,0%
F41 - Construction of buildings	63	2,6%	16.716.236,40	4,7%
F42 - Civil engineering	5	0,2%	62.113,02	0,0%
F43 - Specialised construction activities	210	8,7%	16.024.963,83	4,5%
G45 - Wholesale and retail trade and repair of motor vehicles and motorcycles	65	2,7%	8.029.903,30	2,2%
G46 - Wholesale trade, except of motor vehicles and motorcycles	123	5,1%	8.018.680,78	2,2%
G47 - Retail trade, except of motor vehicles and motorcycles	208	8,6%	14.960.048,88	4,2%
H49 - Land transport and transport via pipelines	57	2,4%	6.374.564,97	1,8%
H52 - Warehousing and support activities for transportation	2	0,1%	1.080.560,68	0,3%
I55 - Accommodation	248	10,2%	89.391.456,82	25,0%
I56 - Food and beverage service activities	230	9,5%	19.425.233,35	5,4%
J58 - Publishing activities	1	0,0%	15.525,06	0,0%
J60 - Programming and broadcasting activities	1	0,0%	62.224,70	0,0%
J62 - Computer programming, consultancy and related activities	6	0,2%	238.349,69	0,1%
J63 - Information service activities	14	0,6%	1.049.384,84	0,3%
K64 - Financial service activities, except insurance and pension funding	3	0,1%	3.674.866,09	1,0%
K66 - Activities auxiliary to financial services and insurance activities	3	0,1%	406.826,17	0,1%
L68 - Real estate activities	203	8,4%	36.422.965,60	10,2%
M69 - Legal and accounting activities	31	1,3%	2.807.296,42	0,8%
M70 - Activities of head offices; management consultancy activities	15	0,6%	2.091.768,22	0,6%
M71 - Architectural and engineering activities; technical testing and analysis	34	1,4%	4.944.695,35	1,4%
M72 - Scientific research and development	1	0,0%	58.375,69	0,0%
M73 - Advertising and market research	3	0,1%	720.060,94	0,2%
M74 - Other professional, scientific and technical activities	33	1,4%	1.770.913,14	0,5%

PORTFOLIO DESCRIPTION

M75 - Veterinary activities	2	0,1%	66.454,72	0,0%
N77 - Rental and leasing activities	13	0,5%	592.938,95	0,2%
N79 - Travel agency, tour operator and other reservation service and related activities	4	0,2%	19.315,62	0,0%
N81 - Services to buildings and landscape activities	14	0,6%	248.303,12	0,1%
N82 - Office administrative, office support and other business support activities	14	0,6%	2.066.466,53	0,6%
P85 - Education	10	0,4%	742.423,87	0,2%
Q86 - Human health activities	32	1,3%	3.559.719,81	1,0%
Q88 - Social work activities without accommodation	1	0,0%	44.784,83	0,0%
R90 - Creative, arts and entertainment activities	3	0,1%	336.605,74	0,1%
R92 - Gambling and betting activities	3	0,1%	691.483,62	0,2%
R93 - Sports activities and amusement and recreation activities	10	0,4%	265.097,95	0,1%
S94 - Activities of membership organisations	1	0,0%	7.617,82	0,0%
S95 - Repair of computers and personal and household goods	19	0,8%	1.351.127,51	0,4%
S96 - Other personal service activities	91	3,8%	2.725.786,11	0,8%
N.A.	51	2,1%	4.690.036,87	1,3%
Total	2.420	100,0%	357.970.715,04	100,0%

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.