

VOBA N.7 S.r.l

QUARTERLY SERVICER'S REPORT

Quarterly Report Date
 Collection Period
 Interest Period
 Payment Date

	14/04/2020
01/01/2020	31/03/2020
27/01/2020	27/04/2020
	27/04/2020

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	Principal A	Interest B
30.694.092,35	28.140.901,34	2.553.191,01
22.723.563,28	20.183.514,88	2.540.048,40
45.000,00	45.000,00	
7.925.529,07	7.912.386,46	13.142,61
0,00		
4.931,23		4.931,23
24.806,43	24.806,43	
5.429.810,47	5.386.780,75	43.029,72
36.153.640,48	33.552.488,52	2.601.151,96

COLLATERAL DESCRIPTION

Beginning of Period Loan Balance

BOP Total Loan Balance	€ 522.607.234,02
BOP Total Number of Loans	3.658
BOP Average Loan Size	€ 142.866,93
BOP WA Portfolio Yields (%)	2,12

Loan Asset Movements

Option to repurchase individual receivables

Outstanding Principal of repurchased Loans	5.386.780,75 €
Number of repurchased Loans	65
Purchase price on repurchased Loans	5.429.810,47 €

	€	% 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	44
Current Principal of Renegotiated Loans (%) in the period	€ 16.050.984,28

	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	15	€ 4.330.098,28	€ 21.595.019,15		8%
Moratorie Covid-19	278	€ 69.807.458,89	€ 69.807.458,89		
Total Accordi Transattivi					5%
Total					
Loans subject to accollo					
Non liberatorio	5	€ 1.106.111,00	€ 10.013.926,83		-
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	6	€ 1.431.204,00	€ 5.082.748,00	6,00%	
Total					
Loans with reduction of fixed rate	8	€ 3.716.503,00	€ 6.921.193,00		
Loans with reduction of spread	15	€ 6.573.179,00	€ 27.268.529,54	15,00%	
Fixed rate switched to floating rate	0	€ 0,00	€ 1.501.423,00		
Floating rate loans switched to fixed rate	0	€ 0,00	€ 1.152.555,00		
Total					
Change of the Payments Frequency					5%
Total loans with six monthly payments frequency					
All Accordi Transattivi, Accolli and Renegotiations	44	16.050.984	63.646.960		

End of Period Loan Balance

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

Portfolio characteristics

Data	Reporting date (EOP)	Issue Date
Aggregate Current Principal Outstanding Balance (€)	€ 489.083.024,24	€ 749.228.439,16
Aggregate Original Principal Balance (€)	€ 890.343.107,96	€ 1.088.459.497,70
Average Current Principal Outstanding Balance (€)	€ 141.886,58	€ 167.500,21
Maximum Current Principal Outstanding Balance (€)	€ 9.035.788,78	€ 10.548.118,71
Current Principal Outstanding Balance of Fixed Rate Portfolio (€)	€ 74.787.900,11	€ 105.092.946,88
Weighted average seasoning (months)	57,92	38,00
Weighted average remaining maturity (yrs)	8,35	8,70
Proportion of Mortgage Loans in the Portfolio	74,08%	66,14%
Weighted average current LTV (%)	34,40%	39,30%
Weighted average original LTV (%)	50,90%	50,70%
Proportion of fixed rate loans in the Portfolio (%)	15,29%	14,03%
Proportion of floating rate loans in the Portfolio (%)	84,71%	85,97%
Weighted average interest rate (for fixed rate portfolio) (%)	2,49	2,64
Weighted average spread (for floating rate portfolio) (%)	2,08	2,13
Current Principal of performing loans (%)	90,89%	100,00%
Current Principal of Loans in Arrears (%)	8,48%	
Current Principal of Delinquent Loans (%)	0,33%	
Current Principal of Defaulted Loans (%)	0,30%	
Current Principal of loans in Arrears, Delinquent and Default (%)	9,11%	
Number of obligors	3.084	

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	1.490	359.564.947,67	499.330,60	360.064.278,27	95.190,12	360.159.468,39
Delinquent Loans	10	1.400.704,00	29.575,23	1.430.279,23	15.242,41	1.445.521,64
Collateral Portfolio	1.500	360.965.651,67	528.905,83	361.494.557,50	110.432,53	361.604.990,03
Defaulted Loans	6	776.782,26	60.912,29	837.694,55	0,00	837.694,55
Total Portfolio	1.506	361.742.433,93	589.818,12	362.332.252,05	110.432,53	362.442.684,58

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	1.914	125.661.561,30	261.858,28	125.923.419,58	24.180,66	125.947.600,24
Delinquent Loans	8	187.184,98	16.936,83	204.121,81	3.009,45	207.131,26
Collateral Portfolio	1.922	125.848.746,28	278.795,11	126.127.541,39	27.190,11	126.154.731,50
Defaulted Loans	19	463.734,32	159.496,48	623.230,80	4.014,70	627.245,50
Total Portfolio	1.941	126.312.480,60	438.291,59	126.750.772,19	31.204,81	126.781.977,00

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	3.404	485.226.508,97	761.188,88	485.987.697,85	119.370,78	486.107.068,63
Delinquent Loans	18	1.587.888,98	46.512,06	1.634.401,04	18.251,86	1.652.652,90
Collateral Portfolio	3.422	486.814.397,95	807.700,94	487.622.098,89	137.622,64	487.759.721,53
Defaulted Loans	25	1.240.517	220.409	1.460.925,35	4.014,70	1.464.940,05
Total Portfolio	3.447	488.054.914,53	1.028.109,71	489.083.024,24	141.637,34	489.224.661,58

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

3.066	88,95%	444.503.107,13	90,89%
286	8,30%	37.786.229,71	7,73%
42	1,22%	2.051.810,67	0,42%
10	0,29%	1.646.550,34	0,34%
	0,00%		0,00%
	0,00%		0,00%
	0,00%		0,00%
	0,00%		0,00%
18	0,52%	1.634.401,04	0,33%
25	0,73%	1.460.925,35	0,30%
3.422	99,27%	487.622.098,89	99,70%
3.447	100,00%	489.083.024,24	100,00%

PORTFOLIO PERFORMANCE

Portfolio Default Ratio		
	Current Report	Last Quarterly Servicer's Report
Outstanding Principal of all the Loans classified as default during the Period	17.764,45	199.426,91
Average Collateral Portfolio during the Period	504.372.163,07	538.819.770,57
Quarterly Default Ratio	0,00%	0,04%

Portfolio Delinquency Ratio		
	Current Report	Last Quarterly Servicer's Report
Outstanding Principal of the Delinquent Loans	1.634.401,04	1.373.424,32
Collateral Portfolio	487.622.098,89	521.122.227,24
Delinquency Ratio	0,34%	0,26%

Cumulative Gross Default Ratio		
	Current Report	Last Quarterly Servicer's Report
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	2.007.903,45	1.990.139,00
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		
	Current Report	Last Quarterly Servicer's Report
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	2.007.903,45	1.990.139,00
sum of all Recoveries in respect of the Defaulted Loans from the Valuation Date up to the end of the Period	452.392,86	407.392,86
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	0,21%	0,21%

Cumulative Recoveries Ratio		
	Current Report	Last Quarterly Servicer's Report
sum of all Recoveries in respect of the total Loans from the Valuation Date up to the end of the Period	452.392,86	407.392,86
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	2.007.903,45	1.990.139,00
Recoveries Ratio	22,53%	20,47%

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%)	5,9%	
Constant Principal Repayment Rate (PPR%)	23,3%	
Weighted Average Current Remaining Term to Maturity (in years)	8,35	8,70
Weighted average interest rate (for fixed rate portfolio) (%)	2,49	2,64
Weighted average spread (for floating rate portfolio) (%)	2,08	2,13

Interest Payment Type	Current Period			
	Number of Loans	% By Number	Amount	% of amount
Variable	3.023	87,7%	414.295.124,13	84,7%
Fixed	424	12,3%	74.787.900,11	15,3%
Total	3.447	100,0%	489.083.024,24	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	424	12,3%	74.787.900,11	15,3%
euribor 3m portfolio	253	7,3%	72.762.033,51	14,9%
euribor 6m portfolio	2.770	80,4%	341.533.090,62	69,8%
Total	3.447	100,0%	489.083.024,24	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	65	1,9%	5.144.571,78	1,1%
Lombardia	10	0,3%	6.638.674,49	1,4%
Trentino Alto Adige	1.626	47,2%	300.742.214,27	61,5%
Veneto	1.729	50,2%	174.677.657,80	35,7%
other	17	0,5%	1.879.905,90	0,4%
Total	3.447	100,0%	489.083.024,24	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%	2.275	66,0%	159.342.063,63	32,6%
>=10%<-20%	323	9,4%	54.614.927,81	11,2%
>=20%<-30%	273	7,9%	75.975.372,94	15,5%
>=30%<-40%	231	6,7%	60.837.889,34	12,4%
>=40%<-50%	148	4,3%	56.752.189,56	11,6%
>=50%<-60%	111	3,2%	47.576.700,40	9,7%
>=60%<-70%	55	1,6%	26.485.257,20	5,4%
>=70%<-80%	28	0,8%	6.981.990,95	1,4%
80%	3	0,1%	516.632,41	0,1%
Total	3.447	100,0%	489.083.024,24	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	1.228	35,6%	132.753.816,07	27,1%
>=36 - <48	1.267	36,8%	166.719.629,58	34,1%
>=48 - <60	221	6,4%	71.713.350,13	14,7%
>=60 - <72	72	2,1%	14.497.521,67	3,0%
>=72 - <84	61	1,8%	10.222.595,79	2,1%
>=84	598	17,3%	93.176.111,00	19,1%
Total	3.447	100,0%	489.083.024,24	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%

distribution by maturity	Current Period			
	Number of Loans	% By Number	Amount	% of amount
2018	0	0,0%	0,00	0,0%
2019	4	0,1%	113.475,86	0,0%
2020	222	6,4%	2.772.698,53	0,6%

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%

PORTFOLIO DESCRIPTION

2021	599	17,4%	18.402.817,41	3,8%	773	17,3%	50.294.000,66	6,7%
2022	738	21,4%	38.121.389,12	7,8%	928	20,7%	77.862.254,59	10,4%
2023	329	9,5%	24.279.472,05	5,0%	340	7,6%	40.470.492,68	5,4%
2024	205	5,9%	29.005.758,81	5,9%	250	5,6%	49.737.625,74	6,6%
2025	159	4,6%	21.853.873,86	4,5%	178	4,0%	39.202.004,65	5,2%
2026	220	6,4%	51.025.847,87	10,4%	246	5,5%	69.274.423,41	9,2%
2027	220	6,4%	55.699.701,27	11,4%	252	5,6%	82.789.866,92	11,1%
2028	126	3,7%	34.095.407,33	7,0%	119	2,7%	42.089.278,79	5,6%
2029	115	3,3%	33.903.767,06	6,9%	116	2,6%	37.575.430,38	5,0%
2030	65	1,9%	31.280.337,21	6,4%	80	1,8%	40.686.031,27	5,4%
2031	133	3,9%	42.111.982,84	8,6%	144	3,2%	56.991.864,73	7,6%
2032	124	3,6%	47.422.123,86	9,7%	139	3,1%	60.527.226,00	8,1%
2033	46	1,3%	15.783.979,20	3,2%	30	0,7%	6.634.251,64	0,9%
2034	15	0,4%	4.041.429,45	0,8%	15	0,3%	4.446.513,10	0,6%
2035	28	0,8%	5.453.524,55	1,1%	30	0,7%	6.358.355,40	0,8%
2036	38	1,1%	17.835.544,84	3,6%	43	1,0%	20.450.611,28	2,7%
2037	34	1,0%	8.130.087,49	1,7%	36	0,8%	8.434.828,71	1,1%
2038	12	0,3%	3.529.017,97	0,7%	6	0,1%	2.297.268,11	0,3%
2039	4	0,1%	1.099.263,96	0,2%	5	0,1%	1.640.308,61	0,2%
2040	5	0,1%	1.193.395,77	0,2%	5	0,1%	1.029.293,24	0,1%
2041	3	0,1%	1.258.838,50	0,3%	4	0,1%	1.415.344,87	0,2%
2042	1	0,0%	215.284,26	0,0%	1	0,0%	184.902,66	0,0%
2043	0	0,0%	0,00	0,0%	0	0,0%	0,00	0,0%
2044	0	0,0%	0,00	0,0%	0	0,0%	0,00	0,0%
2045	0	0,0%	0,00	0,0%	0	0,0%	0,00	0,0%
2046	0	0,0%	0,00	0,0%	0	0,0%	0,00	0,0%
2047	2	0,1%	454.005,17	0,1%	1	0,0%	305.280,80	0,0%
2048	0	0,0%	0,00	0,0%	0	0,0%	0,00	0,0%
Total	3.447	100,0%	489.083.024,24	100,0%	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)	1.343	39,0%	112.226.008,06	22,9%
Other SAE	2.104	61,0%	376.857.016,18	77,1%
Total	3.447	100,0%	489.083.024,24	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%
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	1.826	53,0%	33.344.662,23	6,8%
>=50.000 - <100.000	560	16,2%	40.702.752,09	8,3%
>=100.000 - <150.000	295	8,6%	36.240.552,45	7,4%
>=150.000 - <200.000	185	5,4%	31.918.432,63	6,5%
>=200.000 - <250.000	116	3,4%	25.986.948,36	5,3%
>=250.000 - <300.000	68	2,0%	18.567.677,47	3,8%
>=300.000 - <350.000	78	2,3%	25.152.856,57	5,1%
>=350.000 - <400.000	38	1,1%	14.121.858,96	2,9%
>=400.000 - <450.000	40	1,2%	16.846.901,01	3,4%
>=450.000	241	7,0%	246.200.382,47	50,3%
Total	3.447	100,0%	489.083.024,24	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	3.100	89,9%	353.655.453,56	72,3%
Bi monthly	1	0,0%	407.912,21	0,1%
Quarterly	109	3,2%	43.275.747,54	8,8%
Semi-annually	221	6,4%	87.285.926,94	17,8%
Annually	16	0,5%	4.457.983,99	0,9%
Total	3.447	100,0%	489.083.024,24	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	1.045	69,4%	276.008.750,81	76,2%
Second Lien	289	19,2%	47.693.356,70	13,2%
Other	172	11,4%	38.630.144,54	10,7%
Total	1.506	100,0%	362.332.252,05	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	1.506	361.742.433,93	589.818,12	362.332.252,05	110.432,53
Unsecured Pool	1.941	126.312.480,60	438.291,59	126.750.772,19	31.204,81
Total Portfolio	3.447	488.054.914,53	1.028.109,71	489.083.024,24	141.637,34
					(E)=(C)+(D)

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.