

VOBA N.7 S.r.l

QUARTERLY SERVICER'S REPORT

Quarterly Report Date
 Collection Period
 Interest Period
 Payment Date

	13/07/2018
01/05/2018	30/06/2018
01/05/2018	27/07/2018
	27/07/2018

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
0,00
22.818.229,63
0,00
3.822.527,52
0,00
1.974,13
20.572,47
0,00
26.663.303,75

Principal A	Interest B
20.043.132,46	2.775.097,17
3.808.103,50	14.424,02
	1.974,13
20.572,47	
23.871.808,43	2.791.495,32

COLLATERAL DESCRIPTION

Beginning of Period Loan Balance

BOP Total Loan Balance	€ 749.228.439,16
BOP Total Number of Loans	4.473
BOP Average Loan Size	€ 167.500,21
BOP WA Portfolio Yields (%)	2,15

Loan Asset Movements

Option to repurchase individual receivables

Outstanding Principal of repurchased Loans	
Number of repurchased Loans	
Purchase price on repurchased Loans	

	€	% of the O/S principal	Maximum level (%)
Purchase Price of Individual Receivables repurchased since the Valuation Date		10%	
Purchase Price of Individual Receivables repurchased during the same year		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	14
Current Principal of Renegotiated Loans (%) in the period	€ 2.150.738,00

	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	8	€ 1.007.269,17	€ 1.007.269,17		8%
Total Accordi Transattivi Total					5%
Loans subject to accollo					
Non liberatorio	5	€ 1.336.768,00	€ 1.336.768,00		
Liberatorio				2,00%	
Total Accordi Transattivi Total Accordi Transattivi (Ipotecari) Total Accordi Transattivi (Chirografari)					
Renegotiated loans					
Loans with extension of the amortisation plan Total				6,00%	
Loans with reduction of fixed rate	5	€ 732.793,54	€ 732.793,54	15,00%	
Loans with reduction of spread Fixed rate switched to floating rate	1	€ 410.675,00	€ 410.675,00		
Floating rate loans switched to fixed rate Total Change of the Payments Frequency Total loans with six monthly payments frequency					5%
All Accordi Transattivi, Accolli and Renegotiations	14	2.150.738	2.150.738		

End of Period Outstanding Mortgage Loan Balance

EOP Total Loan Balance	€ 725.376.975,53
EOP Total Number of Loans	4.422
EOP Average Loan Size	€ 164.038,21
EOP WA Portfolio Yields (%)	2,14

Portfolio characteristics

Data	Reporting date (EOP)	Issue Date
Aggregate Current Principal Outstanding Balance (€)	€ 725.376.975,53	€ 749.228.439,16
Aggregate Original Principal Balance (€)	€ 1.076.702.628,06	€ 1.088.459.497,70
Average Current Principal Outstanding Balance (€)	€ 164.038,21	€ 167.500,21
Maximum Current Principal Outstanding Balance (€)	€ 10.548.118,71	€ 10.548.118,71
Current Principal Outstanding Balance of Fixed Rate Portfolio (€)	€ 102.855.889,85	€ 105.092.946,88
Weighted average seasoning (months)	38,01	38,00
Weighted average remaining maturity (yrs)	8,80	8,70
Proportion of Mortgage Loans in the Portfolio	66,68%	66,14%
Weighted average current LTV (%)	38,81%	39,30%
Weighted average original LTV (%)	50,72%	50,70%
Proportion of fixed rate loans in the Portfolio (%)	14,18%	14,03%
Proportion of floating rate loans in the Portfolio (%)	85,82%	85,97%
Weighted average interest rate (for fixed rate portfolio) (%)	2,64	2,64
Weighted average spread (for floating rate portfolio) (%)	2,13	2,13
Current Principal of performing loans (%)	98,93%	100,00%
Current Principal of Loans in Arrears (%)	0,95%	
Current Principal of Delinquent Loans (%)	0,12%	
Current Principal of Defaulted Loans (%)	0,00%	
Current Principal of loans in Arrears, Delinquent and Default (%)	1,07%	
Number of obligors	3.935	

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	1.736	482.260.787,57	535.753,44	482.796.541,01	102.745,10	482.899.286,11
Delinquent Loans	2	884.148,15	11.249,16	895.397,31	3.718,18	899.115,49
Collateral Portfolio	1.738	483.144.935,72	547.002,60	483.691.938,32	106.463,28	483.798.401,60
Defaulted Loans	-					
Total Portfolio	1.738	483.144.935,72	547.002,60	483.691.938,32	106.463,28	483.798.401,60

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	2.684	241.341.422,47	343.614,74	241.685.037,21	34.548,82	241.719.586,03
Delinquent Loans						
Collateral Portfolio	2.684	241.341.422,47	343.614,74	241.685.037,21	34.548,82	241.719.586,03
Defaulted Loans						
Total Portfolio	2.684	241.341.422,47	343.614,74	241.685.037,21	34.548,82	241.719.586,03

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	4.420	723.602.210,04	879.368,18	724.481.578,22	137.293,92	724.618.872,14
Delinquent Loans	2	884.148,15	11.249,16	895.397,31	3.718,18	899.115,49
Collateral Portfolio	4.422	724.486.358,19	890.617,34	725.376.975,53	141.012,10	725.517.987,63
Defaulted Loans						
Total Portfolio	4.422	724.486.358,19	890.617,34	725.376.975,53	141.012,10	725.517.987,63

Arrears Buckets	Number of Loans	% By Number	Amount	% of Amount
Performing Balance	4.374	98,91%	717.651.371,08	98,93%
>0 - <=1 months in arrears	21	0,47%	2.964.111,64	0,41%
>1 - <=2 months in arrears	18	0,41%	3.303.360,72	0,46%
>2 - <=3 months in arrears	7	0,16%	562.734,78	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	2	0,05%	895.397,31	0,12%
Defaults		0,00%		0,00%
Total Outstanding Principal Balance	4.422	100,00%	725.376.975,53	100,00%
Total Principal Balance	4.422	100,00%	725.376.975,53	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	-	-
Average Collateral Portfolio during the Period	362.688.487,77	-
Quarterly Default Ratio		

Portfolio Delinquency Ratio		
	<i>Current Report</i>	<i>Last Quarterly Servicer's Report</i>
Outstanding Principal of the Delinquent Loans	895.397,31	-
Collateral Portfolio	725.376.975,53	-
Delinquency Ratio	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	-	-
Outstanding Principal of the Portfolio purchased as determined at the Valuation Date	749.228.439,16	-
Cumulative Gross Default Ratio	0,00%	

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	-	-
sum of all Recoveries in respect of the Defaulted Loans from the Valuation Date up to the end of the Period	-	-
Outstanding Principal of each Portfolio purchased as determined at the relevant Valuation Date	749.228.439,16	-
Cumulative Net Default Ratio	0,00%	

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	-	-
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	-	-
Recoveries Ratio		

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

PORTFOLIO DESCRIPTION

Portfolio Characteristics	Current Period	Issue Date
Constant Prepayment Rate (CPR%)	N/A	
Constant Principal Repayment Rate (PPR%)	N/A	
Weighted Average Current Remaining Term to Maturity (in years)	8,80	
Weighted average interest rate (for fixed rate portfolio) (%)	2,64	
Weighted average spread (for floating rate portfolio) (%)	2,13	

Interest Payment Type	Current Period			
	Number of Loans	% By Number	Amount	% of amount
Variable	3.905	88,3%	622.521.085,68	85,8%
Fixed	517	11,7%	102.855.889,85	14,2%
Total	4.422	100,0%	725.376.975,53	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	517	11,7%	102.855.889,85	14,2%
euribor 3m portfolio	323	7,3%	118.348.109,83	16,3%
euribor 6m portfolio	3.582	81,0%	504.172.975,85	69,5%
Total	4.422	100,0%	725.376.975,53	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	87	2,0%	8.208.930,39	1,1%
Lombardia	18	0,4%	11.806.848,70	1,6%
Trentino Alto Adige	2.040	46,1%	426.611.989,15	58,8%
Veneto	2.253	50,9%	271.617.558,77	37,4%
other	24	0,5%	7.131.648,52	1,0%
Total	4.422	100,0%	725.376.975,53	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%	2.991	67,6%	273.183.539,45	37,7%
>=10%<-20%	337	7,6%	69.905.804,96	9,6%
>=20%<-30%	281	6,4%	70.806.291,12	9,8%
>=30%<-40%	264	6,0%	91.307.601,75	12,6%
>=40%<-50%	216	4,9%	77.621.029,05	10,7%
>=50%<-60%	152	3,4%	66.898.106,38	9,2%
>=60%<-70%	94	2,1%	34.739.068,07	4,8%
>=70%<-80%	60	1,4%	33.416.074,81	4,6%
80%	27	0,6%	7.499.459,94	1,0%
Total	4.422	100,0%	725.376.975,53	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	1.131	25,6%	139.841.837,75	19,3%
>=12 - <24	1.748	39,5%	250.808.838,58	34,6%
>=24 - <36	505	11,4%	128.448.002,30	17,7%
>=36 - <48	133	3,0%	40.897.317,86	5,6%
>=48 - <60	87	2,0%	14.181.723,07	2,0%
>=60 - <72	45	1,0%	8.213.733,05	1,1%
>=72 - <84	132	3,0%	27.714.343,49	3,8%
>=84	641	14,5%	115.271.179,43	15,9%
Total	4.422	100,0%	725.376.975,53	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	66	1,5%	2.389.550,77	0,3%
2019	268	6,1%	18.392.406,56	2,5%
2020	377	8,5%	21.834.051,02	3,0%

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%

PORTFOLIO DESCRIPTION

2021	765	17,3%	47.272.520,35	6,5%	773	17,3%	50.294.000,66	6,7%
2022	915	20,7%	74.397.611,76	10,3%	928	20,7%	77.862.254,59	10,4%
2023	341	7,7%	39.091.968,28	5,4%	340	7,6%	40.470.492,68	5,4%
2024	247	5,6%	48.115.958,70	6,6%	250	5,6%	49.737.625,74	6,6%
2025	178	4,0%	38.353.567,75	5,3%	178	4,0%	39.202.004,65	5,2%
2026	245	5,5%	67.408.796,02	9,3%	246	5,5%	69.274.423,41	9,2%
2027	251	5,7%	81.266.858,32	11,2%	252	5,6%	82.789.866,92	11,1%
2028	119	2,7%	41.882.854,33	5,8%	119	2,7%	42.089.278,79	5,6%
2029	114	2,6%	36.334.263,63	5,0%	116	2,6%	37.575.430,38	5,0%
2030	78	1,8%	39.903.723,12	5,5%	80	1,8%	40.686.031,27	5,4%
2031	143	3,2%	56.350.063,13	7,8%	144	3,2%	56.991.864,73	7,6%
2032	139	3,1%	59.643.115,63	8,2%	139	3,1%	60.527.226,00	8,1%
2033	30	0,7%	6.572.633,61	0,9%	30	0,7%	6.634.251,64	0,9%
2034	15	0,3%	4.417.880,49	0,6%	15	0,3%	4.446.513,10	0,6%
2035	30	0,7%	6.301.642,98	0,9%	30	0,7%	6.358.355,40	0,8%
2036	43	1,0%	20.244.433,41	2,8%	43	1,0%	20.450.611,28	2,7%
2037	36	0,8%	8.380.220,71	1,2%	36	0,8%	8.434.828,71	1,1%
2038	6	0,1%	2.280.814,14	0,3%	6	0,1%	2.297.268,11	0,3%
2039	5	0,1%	1.629.742,93	0,2%	5	0,1%	1.640.308,61	0,2%
2040	5	0,1%	1.022.575,26	0,1%	5	0,1%	1.029.293,24	0,1%
2041	4	0,1%	1.401.835,00	0,2%	4	0,1%	1.415.344,87	0,2%
2042	1	0,0%	183.963,27	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	1	0,0%	303.924,36	0,0%	1	0,0%	305.280,80	0,0%
2048	0	0,0%	0,00	0,0%	0	0,0%	0,00	0,0%
Total	4.422	100,0%	725.376.975,53	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)	1.737	39,3%	161.044.983,02	22,2%
Other SAE	2.685	60,7%	564.331.992,51	77,8%
Total	4.422	100,0%	725.376.975,53	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	2.120	47,9%	50.477.186,54	7,0%
>=50.000 - <100.000	805	18,2%	58.653.774,13	8,1%
>=100.000 - <150.000	413	9,3%	50.964.828,39	7,0%
>=150.000 - <200.000	259	5,9%	44.933.623,79	6,2%
>=200.000 - <250.000	159	3,6%	35.559.930,43	4,9%
>=250.000 - <300.000	110	2,5%	30.191.556,02	4,2%
>=300.000 - <350.000	77	1,7%	25.136.232,64	3,5%
>=350.000 - <400.000	72	1,6%	26.829.451,84	3,7%
>=400.000 - <450.000	56	1,3%	23.807.131,19	3,3%
>=450.000	351	7,9%	378.823.260,56	52,2%
Total	4.422	100,0%	725.376.975,53	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	3.987	90,2%	526.268.166,54	72,6%
Bi monthly	1	0,0%	447.277,98	0,1%
Quarterly	139	3,1%	67.335.687,45	9,3%
Semi-annually	274	6,2%	122.214.248,04	16,8%
Annually	21	0,5%	9.111.595,52	1,3%
Total	4.422	100,0%	725.376.975,53	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	1.201	69,1%	370.364.367,63	76,6%
Second Lien	336	19,3%	62.888.165,39	13,0%
Other	201	11,6%	50.439.405,30	10,4%
Total	1.738	100,0%	483.691.938,32	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	Outstanding Principal Instalments		Unpaid Principal Instalment		Total
		(A)	(B)	(C)=(A)+(B)	(D)	
Mortgage Pool	1.738	483.144.935,72	547.002,60	483.691.938,32	106.463,28	483.798.401,60
Unsecured Pool	2.684	241.338.942,62	346.094,59	241.685.037,21	34.876,13	241.719.913,34
Total Portfolio	4.422	724.483.878,34	893.097,19	725.376.975,53	141.339,41	725.518.314,94

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.