

VOBA N.7 S.r.l

QUARTERLY SERVICER'S REPORT

Quarterly Report Date
 Collection Period
 Interest Period
 Payment Date

	14/10/2019
01/07/2019	30/09/2019
29/07/2019	29/10/2019
	29/10/2019

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
31.400.467,73
26.107.740,02
1.891,79
5.290.835,92
0,00
7.881,13
29.766,94
0,00
31.438.115,80

Principal A	Interest B
28.362.873,36	3.037.594,37
23.076.195,68	3.031.544,34
1.891,79	
5.284.785,89	6.050,03
	7.881,13
29.766,94	
28.392.640,30	3.045.475,50

COLLATERAL DESCRIPTION

Beginning of Period Loan Balance

BOP Total Loan Balance	€ 586.305.144,41
BOP Total Number of Loans	3.973
BOP Average Loan Size	€ 147.572,40
BOP WA Portfolio Yields (%)	2,16

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
---	------

Accordi Transattivi, Accolli, Renegotiations and Suspensions

Number of Renegotiated Loans in the period	26
Current Principal of Renegotiated Loans (%) in the period	€ 9.244.595,00

	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	€ 4.029.904,00	€ 13.452.236,87		8%
Total Accordi Transattivi					5%
Loans subject to accollo					
Non liberatorio	3	€ 909.430,00	€ 8.656.651,83		
Liberatorio				2,00%	
Total Accordi Transattivi					
Total Accordi Transattivi (Ipotecari)					
Total Accordi Transattivi (Chirografari)					
Renegotiated loans					
Loans with extension of the amortisation plan	3	€ 785.664,00	€ 3.367.367,00	6,00%	
Total					
Loans with reduction of fixed rate	2	€ 110.838,00	€ 1.063.098,00		
Loans with reduction of spread	12	€ 3.621.785,00	€ 15.123.276,54	15,00%	
Fixed rate switched to floating rate	1	€ 696.404,00	€ 1.078.710,00		
Floating rate loans switched to fixed rate	0	€ 0,00	€ 945.178,00		
Total					
Change of the Payments Frequency					5%
Total loans with six monthly payments frequency					
All Accordi Transattivi, Accolli and Renegotiations	26	9.244.595	35.029.866		

End of Period Loan Balance

EOP Total Loan Balance	€ 557.828.375,75
EOP Total Number of Loans	3.835
EOP Average Loan Size	€ 145.457,20
EOP WA Portfolio Yields (%)	2,13

Portfolio characteristics

Data	Reporting date (EOP)	Issue Date
Aggregate Current Principal Outstanding Balance (€)	€ 557.828.375,75	€ 749.228.439,16
Aggregate Original Principal Balance (€)	€ 961.597.296,78	€ 1.088.459.497,70
Average Current Principal Outstanding Balance (€)	€ 145.457,20	€ 167.500,21
Maximum Current Principal Outstanding Balance (€)	€ 9.419.674,20	€ 10.548.118,71
Current Principal Outstanding Balance of Fixed Rate Portfolio (€)	€ 84.959.721,45	€ 105.092.946,88
Weighted average seasoning (months)	52,51	38,00
Weighted average remaining maturity (yrs)	8,35	8,70
Proportion of Mortgage Loans in the Portfolio	72,00%	66,14%
Weighted average current LTV (%)	35,49%	39,30%
Weighted average original LTV (%)	50,92%	50,70%
Proportion of fixed rate loans in the Portfolio (%)	15,23%	14,03%
Proportion of floating rate loans in the Portfolio (%)	84,77%	85,97%
Weighted average interest rate (for fixed rate portfolio) (%)	2,60	2,64
Weighted average spread (for floating rate portfolio) (%)	2,11	2,13
Current Principal of performing loans (%)	98,16%	100,00%
Current Principal of Loans in Arrears (%)	1,33%	
Current Principal of Delinquent Loans (%)	0,27%	
Current Principal of Defaulted Loans (%)	0,24%	
Current Principal of loans in Arrears, Delinquent and Default (%)	1,84%	
Number of obligors	3.425	

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	1.580	399.679.597,19	508.841,25	400.188.438,44	64.482,22	400.252.920,66
Delinquent Loans	5	644.653,22	23.000,60	667.653,82	8.380,53	676.034,35
Collateral Portfolio	1.585	400.324.250,41	531.841,85	400.856.092,26	72.862,75	400.928.955,01
Defaulted Loans	5	699.718,55	53.145,47	752.864,02	0,00	752.864,02
Total Portfolio	1.590	401.023.968,96	584.987,32	401.608.956,28	72.862,75	401.681.819,03

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	2.212	154.675.449,68	138.622,08	154.814.071,76	12.719,75	154.826.791,51
Delinquent Loans	19	747.763,74	99.386,14	847.149,88	16.624,26	863.774,14
Collateral Portfolio	2.231	155.423.213,42	238.008,22	155.661.221,64	29.344,01	155.690.565,65
Defaulted Loans	14	430.817,58	127.380,25	558.197,83	2.620,18	560.818,01
Total Portfolio	2.245	155.854.031,00	365.388,47	156.219.419,47	31.964,19	156.251.383,66

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	3.792	554.355.046,87	647.463,33	555.002.510,20	77.201,97	555.079.712,17
Delinquent Loans	24	1.392.416,96	122.386,74	1.514.803,70	25.004,79	1.539.808,49
Collateral Portfolio	3.816	555.747.463,83	769.850,07	556.517.313,90	102.206,76	556.619.520,66
Defaulted Loans	19	1.130.536	180.526	1.311.061,85	2.620,18	1.313.682,03
Total Portfolio	3.835	556.877.999,96	950.375,79	557.828.375,75	104.826,94	557.933.202,69

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

3.718	96,95%	547.576.067,63	98,16%
26	0,68%	2.406.604,49	0,43%
41	1,07%	3.749.957,05	0,67%
7	0,18%	1.269.881,03	0,23%
	0,00%		0,00%
	0,00%		0,00%
	0,00%		0,00%
	0,00%		0,00%
24	0,63%	1.514.803,70	0,27%
19	0,50%	1.311.061,85	0,24%
3.816	99,50%	556.517.313,90	99,76%
3.835	100,00%	557.828.375,75	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	607.755,65	345.087,10
Average Collateral Portfolio during the Period	570.997.583,06	604.092.868,40
Quarterly Default Ratio	0,11%	0,06%

Portfolio Delinquency Ratio		
	Current Report	Last Quarterly Servicer's Report
Outstanding Principal of the Delinquent Loans	1.514.803,70	1.831.835,72
Collateral Portfolio	556.517.313,90	585.477.852,21
Delinquency Ratio	0,27%	0,31%

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	1.790.712,09	1.182.956,44
Outstanding Principal of the Portfolio purchased as determined at the Valuation Date	749.228.439,16	749.228.439,16
Cumulative Gross Default Ratio	0,24%	0,16%

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	1.790.712,09	1.182.956,44
sum of all Recoveries in respect of the Defaulted Loans from the Valuation Date up to the end of the Period	363.116,25	361.224,46
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	0,19%	0,11%

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	363.116,25	361.224,46
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	1.790.712,09	1.182.956,44
Recoveries Ratio	20,28%	30,54%

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%)	3,6%	
Constant Principal Repayment Rate (PPR%)	18,4%	
Weighted Average Current Remaining Term to Maturity (in years)	8,35	8,70
Weighted average interest rate (for fixed rate portfolio) (%)	2,60	2,64
Weighted average spread (for floating rate portfolio) (%)	2,11	2,13

Interest Payment Type	Current Period			
	Number of Loans	% By Number	Amount	% of amount
Variable	3.370	87,9%	472.868.654,30	84,8%
Fixed	465	12,1%	84.959.721,45	15,2%
Total	3.835	100,0%	557.828.375,75	100,0%

Indexation	Current Period			
	Number of Loans	% By Number	Amount	% of amount
not indexed portfolio	465	12,1%	84.959.721,45	15,2%
euribor 3m portfolio	278	7,2%	84.491.087,18	15,1%
euribor 6m portfolio	3.092	80,6%	388.377.567,12	69,6%
Total	3.835	100,0%	557.828.375,75	100,0%

Regional Distribution	Current Period			
	Number of Loans	% By Number	Amount	% of amount
Friuli Venezia Giulia	73	1,9%	5.916.981,34	1,1%
Lombardia	13	0,3%	7.561.707,62	1,4%
Trentino Alto Adige	1.770	46,2%	334.646.858,42	60,0%
Veneto	1.959	51,1%	206.172.093,71	37,0%
other	20	0,5%	3.530.734,66	0,6%
Total	3.835	100,0%	557.828.375,75	100,0%

LTV Ratio	Current Period			
	Number of Loans	% By Number	Amount	% of amount
>=0%<-10%	2.574	67,1%	189.216.679,17	33,9%
>=10%<-20%	342	8,9%	59.103.076,48	10,6%
>=20%<-30%	272	7,1%	73.926.320,21	13,3%
>=30%<-40%	247	6,4%	73.072.977,89	13,1%
>=40%<-50%	165	4,3%	66.099.074,28	11,8%
>=50%<-60%	127	3,3%	51.591.184,92	9,2%
>=60%<-70%	68	1,8%	35.547.590,81	6,4%
>=70%<-80%	34	0,9%	8.453.065,34	1,5%
80%	6	0,2%	818.406,65	0,1%
Total	3.835	100,0%	557.828.375,75	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	640	16,7%	67.954.019,66	12,2%
>=24 - <36	1.571	41,0%	181.167.734,38	32,5%
>=36 - <48	700	18,3%	137.945.968,37	24,7%
>=48 - <60	155	4,0%	43.279.507,56	7,8%
>=60 - <72	72	1,9%	12.507.414,54	2,2%
>=72 - <84	43	1,1%	7.438.244,32	1,3%
>=84	654	17,1%	107.535.486,92	19,3%
Total	3.835	100,0%	557.828.375,75	100,0%

distribution by maturity	Current Period			
	Number of Loans	% By Number	Amount	% of amount
2018	0	0,0%	0,00	0,0%
2019	88	2,3%	1.843.074,19	0,3%
2020	320	8,3%	7.144.545,49	1,3%

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%

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%

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	690	18,0%	29.204.840,89	5,2%	773	17,3%	50.294.000,66	6,7%
2022	815	21,3%	49.884.221,88	8,9%	928	20,7%	77.862.254,59	10,4%
2023	315	8,2%	27.342.087,42	4,9%	340	7,6%	40.470.492,68	5,4%
2024	230	6,0%	37.174.793,56	6,7%	250	5,6%	49.737.625,74	6,6%
2025	159	4,1%	26.370.421,49	4,7%	178	4,0%	39.202.004,65	5,2%
2026	236	6,2%	58.004.343,80	10,4%	246	5,5%	69.274.423,41	9,2%
2027	234	6,1%	62.643.556,84	11,2%	252	5,6%	82.789.866,92	11,1%
2028	118	3,1%	38.274.902,74	6,9%	119	2,7%	42.089.278,79	5,6%
2029	111	2,9%	30.710.037,86	5,5%	116	2,6%	37.575.430,38	5,0%
2030	74	1,9%	37.641.762,02	6,7%	80	1,8%	40.686.031,27	5,4%
2031	137	3,6%	48.641.914,39	8,7%	144	3,2%	56.991.864,73	7,6%
2032	134	3,5%	51.391.424,04	9,2%	139	3,1%	60.527.226,00	8,1%
2033	31	0,8%	8.623.960,96	1,5%	30	0,7%	6.634.251,64	0,9%
2034	15	0,4%	4.066.564,12	0,7%	15	0,3%	4.446.513,10	0,6%
2035	29	0,8%	5.980.930,97	1,1%	30	0,7%	6.358.355,40	0,8%
2036	40	1,0%	18.297.705,94	3,3%	43	1,0%	20.450.611,28	2,7%
2037	35	0,9%	7.458.774,28	1,3%	36	0,8%	8.434.828,71	1,1%
2038	8	0,2%	2.730.065,42	0,5%	6	0,1%	2.297.268,11	0,3%
2039	5	0,1%	1.548.917,53	0,3%	5	0,1%	1.640.308,61	0,2%
2040	5	0,1%	881.045,71	0,2%	5	0,1%	1.029.293,24	0,1%
2041	3	0,1%	1.282.773,09	0,2%	4	0,1%	1.415.344,87	0,2%
2042	2	0,1%	392.076,11	0,1%	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%	293.635,01	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	3.835	100,0%	557.828.375,75	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)	1.484	38,7%	124.952.463,25	22,4%
Other SAE	2.351	61,3%	432.875.912,50	77,6%
Total	3.835	100,0%	557.828.375,75	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	2.030	52,9%	39.995.060,22	7,2%
>=50.000 - <100.000	606	15,8%	44.072.876,81	7,9%
>=100.000 - <150.000	334	8,7%	41.020.758,18	7,4%
>=150.000 - <200.000	207	5,4%	35.742.127,37	6,4%
>=200.000 - <250.000	128	3,3%	28.696.966,48	5,1%
>=250.000 - <300.000	83	2,2%	22.590.718,11	4,0%
>=300.000 - <350.000	80	2,1%	26.052.436,45	4,7%
>=350.000 - <400.000	61	1,6%	22.761.206,47	4,1%
>=400.000 - <450.000	36	0,9%	15.319.598,53	2,7%
>=450.000	270	7,0%	281.576.627,13	50,5%
Total	3.835	100,0%	557.828.375,75	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	3.454	90,1%	403.232.555,04	72,3%
Bi monthly	1	0,0%	416.968,78	0,1%
Quarterly	120	3,1%	50.821.874,30	9,1%
Semi-annually	240	6,3%	96.908.076,31	17,4%
Annually	20	0,5%	6.448.901,32	1,2%
Total	3.835	100,0%	557.828.375,75	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	1.101	69,2%	306.667.536,62	76,4%
Second Lien	307	19,3%	52.668.539,01	13,1%
Other	182	11,4%	42.272.880,65	10,5%
Total	1.590	100,0%	401.608.956,28	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	1.590	401.023.968,96	584.987,32	401.608.956,28	72.862,75
Unsecured Pool	2.245	155.854.031,00	365.388,47	156.219.419,47	31.964,19
Total Portfolio	3.835	556.877.999,96	950.375,79	557.828.375,75	104.826,94
					557.933.202,69

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.