

Investor Report



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BNY MELLON

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IPD and Deal Details

Currency	EUR
Payment Date	January 28, 2022
Interest Period Begin Date (inclusive)	October 28, 2021
Interest Period End Date (exclusive)	January 28, 2022
Days in current Interest Period	92.00
Interest Basis	ACT/360
Final Maturity Date	January 28, 2065
Clearing	Monte Titoli



Note Level Data

Class A1 Notes

ISIN Class A1	IT0005417990
Original Rating (DBRS/S&P)	AA/A+
Currency	EUR
Denomination	1,000.00
Total Original Balance	173,891,000.00
Beginning Balance	139,921,800.05
Principal Repayment	6,820,474.53
Ending Balance	133,101,325.52
Rate of Interest	0.002500
Interest Accrued this Period	89,394.48
Previous Period Interest Arrears	0.00
Total Interest Due	89,394.48
Total Interest Distributions	89,394.48
Interest Arrears Carried Forward Total	0.00
Interest and Principal Distributions	6,909,869.01



Note Level Data

Class A2 Notes

ISIN Class A2	IT0005418006
Original Rating (DBRS/S&P)	AA(low)/A+
Currency	EUR
Denomination	1,000.00
Total Original Balance	11,179,000.00
Beginning Balance	11,179,000.00
Principal Repayment	0.00
Ending Balance	11,179,000.00
Rate of Interest	0.009500
Interest Accrued this Period	27,140.13
Previous Period Interest Arrears	0.00
Total Interest Due	27,140.13
Total Interest Distributions	27,140.13
Interest Arrears Carried Forward Total	0.00
Interest and Principal Distributions	27,140.13



Note Level Data

Class J Notes

ISIN Class J	IT0005418014
Original Rating (DBRS/S&P)	Not Rated
Currency	EUR
Denomination	1,000.00
Total Original Balance	69,034,000.00
Beginning Balance	69,034,000.00
Principal Repayment	0.00
Ending Balance	69,034,000.00
Rate of Interest	0.030000
Interest Accrued this Period	529,260.67
Previous Period Interest Arrears	2,611,786.34
Total Interest Due	3,141,047.01
Total Interest Distributions	0.00
Interest Arrears Carried Forward Total	3,141,047.01
Interest and Principal Distributions	0.00
Junior Note Premium	0.00



Issuer Available Funds

Collections	7,131,404.34
Other Amount Transferred into Collection Account	0.00
Interest on Accounts	0.00
General Reserve Account	4,626,750.00
Disposal of Portfolio Proceeds	0.00
Amounts pursuant to Receivables Transfer Agreement	0.00
Interest Premium or Profit from Eligible Investments	0.00
Other Amounts	0.00
<i>Principal Carried Over from Monte Titoli Rounding</i>	1.63
Total Issuer Available Funds	11,758,155.97



Priority of Payments

Pre-Enforcement Priority of Payments

1(i) Expenses	15,013.94
1(ii) Expenses Account Retention Amount	51,378.82
2 Representative of the Noteholders fees	0.00
3 Account Banks, Cash Manager, Calculation Agent, Principal Paying Agent, Back-up Servicer, Corporate Servicer, Servicers & Reporting Entity fees	128,002.62
4 Class A1 Interest	89,394.48
5 Class A2 Interest	27,140.13
6 General Reserve Target Amount	4,626,750.00
7 Class A1 Principal	6,820,474.53
<i>amount due to Monte Titoli rounding</i>	<i>1.46</i>
8 Class A2 Principal	0.00
<i>amount due to Monte Titoli rounding</i>	<i>0.00</i>
9 Amounts due to the Subscription Agent	0.00
10 Junior Note Interest	0.00
11 Junior Note Principal up to 100,000	0.00
12(i) Junior Note Premium	0.00
12(ii) Junior Note Principal	0.00



Account Information

General Reserve	
<i>General Reserve Target Amount</i>	4,626,750.00
Beginning Balance	4,626,750.00
withdrawals	4,626,750.00
credits	4,626,750.00
End balance	4,626,750.00

SERVICING REPORT

From the Master Servicer: Banca CARIGE

To: Lanterna Mortgage S.r.l.

(amounts in Euros)

Collection Period:

10/1/2021

-

12/31/2021

Quarterly Report Date

1/18/2022

PORTFOLIO

<i>At the begininning of the Collection Period</i>		<i>Banca Carige</i>	<i>Banca del Monte di Lucca</i>	<i>Total</i>
		<i>Outstanding Principal</i>	<i>Outstanding Principal</i>	<i>Total</i>
		<i>a</i>	<i>b</i>	<i>c = a + b</i>
1	<i>Performing Receivables</i>	216,306,073.83	3,622,020.62	219,928,094.45
2	<i>Delinquent Receivables</i>	208,503.00	0.00	208,503.00
3	<i>Performing Portfolio (1+2)</i>	216,514,576.83	3,622,020.62	220,136,597.45
4	<i>Defaulted Receivables</i>	714,041.38	0.00	714,041.38
5	<i>Total Portfolio (3+4)</i>	217,228,618.21	3,622,020.62	220,850,638.83

<i>At the end of the Collection Period</i>		<i>Banca Carige</i>	<i>Banca del Monte di Lucca</i>	<i>Total</i>
		<i>Outstanding Principal</i>	<i>Outstanding Principal</i>	<i>Total</i>
		<i>a</i>	<i>b</i>	<i>c = a + b</i>
1	<i>Performing Receivables</i>	211,294,201.49	3,486,353.64	214,780,555.13
2	<i>Delinquent Receivables</i>	279,771.39	0.00	279,771.39
3	<i>Performing Portfolio (1+2)</i>	211,573,972.88	3,486,353.64	215,060,326.52
4	<i>Defaulted Receivables</i>	79,339.03	0.00	79,339.03
5	<i>Total Portfolio (3+4)</i>	211,653,311.91	3,486,353.64	215,139,665.55

COLLECTIONS

Performing/Delinquent Receivables

	<u>Total</u>	<i>Banca Carige</i>	<i>Banca del Monte di Lucca</i>
1) Principal instalments	1,905,201.25	1,878,898.68	26,302.57
2) Interest instalments	1,409,408.22	1,385,430.75	23,977.47
3) Prepaid principal	3,050,608.20	2,941,417.22	109,190.98
4) Prepaid interests and expenses	14,193.64	14,159.67	33.97
5) Other	7,002.10	6,790.06	212.04
6) Interest on performing repurchased credits	-		
7) Principal on performing repurchased credits	-		
8) Interest on delinquent repurchased credits	-		
9) Principal on delinquent repurchased credits	-		
10) Total Collections	6,386,413.41	6,226,696.38	159,717.03

Defaulted Receivables

1) Principal Recoveries	-	-	-
2) Interest Recoveries and Other Recoveries	9,607.40	9,607.40	-
3) Interest on repurchased credits	24,660.08	24,660.08	-
4) Principal on repurchased credits	710,723.45	710,723.45	-
5) Non performing recoveries	-		-
6) Total Collections	744,990.93	744,990.93	-

Summary

1) Total Collections	6,386,413.41	6,226,696.38	159,717.03
2) Total Defaulted Receivables	744,990.93	744,990.93	-
Total	7,131,404.34	6,971,687.31	159,717.03

PREPAYMENT RATIO

Seller	Prepaid Principal	Aver. Outstanding Principal of the Collateral Portfolio	Prepayment Ratio
This Collection Period			
Banca Carige	2,941,417.22	225,776,456.31	1.30%
Banca del Monte di Lucca	109,190.98	3,670,381.44	2.97%
Total	3,050,608.20	229,446,837.75	1.33%

<u>Total</u>			
Seller	Cumulative Prepayments	Initial Outstanding Principal of the Collateral Portfolio	Cumulative Prepayment Ratio
Cumulative			
Banca Carige	30,438,786.64	244,539,777.21	12.45%
Banca del Monte di Lucca	364,284.37	3,875,682.97	9.40%
Total	30,803,071.01	248,415,460.18	12.40%

CUMULATIVE DEFAULT RATIO

Total (cumulative)

<i>Seller</i>	<i>Initial Outstanding Principal</i>	<i>Cumulative Defaulted Amount</i>	<i>Cumulative Defaulted Repurchased</i>	<i>Cumulative Defaulted Receivables</i>	<i>Cumulative Recoveries (Net of Repurchased Receivables)</i>	<i>Cumulative Net Default ratio</i>
Banca Carige	244,539,777.21	795,420.68	710,723.45	712,758.34	2,034.89	0.324%
Banca del Monte di Lucca	3,875,682.97	0.00	0.00	0.00	0.00	0.000%
Total	248,415,460.18	795,420.68	710,723.45	712,758.34	2,034.89	0.319%

Total (period)

<i>Seller</i>	<i>Outstanding Principal at the beginning of servicing period</i>	<i>Collection Period Defaulted Amount</i>	<i>Collection Period Defaulted Repurchased</i>	<i>Collection Period Defaulted Receivables</i>	<i>Collection Period Recoveries (Net of Repurchased Receivables)</i>	<i>Periodical Net Default ratio</i>
Banca Carige	211,815,969.72	79,339.03	710,723.45	710,723.45	0.00	0.037%
Banca del Monte di Lucca	3,486,353.64	0.00	0.00	0.00	0.00	0.000%
Total	215,302,323.36	79,339.03	710,723.45	710,723.45	0.00	0.037%

PORTFOLIO CHARACTERISTICS (1)

Number of Loans	2,125
Number of Debtors	2,124
Current Principal Balance	215,139,665.55
Average Current Principal Balance	101,242.20
Minimum Current Principal Balance	4,975.27
Maximum Current Principal Balance	0.02
Original Principal Balance	248,415,460.18
Average Original Principal Balance	106,983.400
Minimum Original Principal Balance	5,726.79
Maximum Original Principal Balance	852,436.36
WA Seasoning (yrs)	5.12
WA Residual Maturity (yrs)	19.35
Interest Rate Fixed	162,452,324.18
Interest Rate Floating	52,687,341.37
WA Interest Rate	2.27
WA Interest Rate for Fixed Rate Loans	3.02
WA Spread for Floating Rate Loans	1.76
WA CLTV	77.80%
Borrower Regional Area North	172,078,749.72
Borrower Regional Area Center	35,399,810.01
Borrower Regional Area South	7,661,105.82
Borrower Concentration (Top 1 / 10)	1.57%

PORTFOLIO CHARACTERISTICS (2)

	TOTAL			
Breakdown by Payment Frequency (months)	N.	% N.	Outstanding Principal	% Outstanding Principal
1	2118	99.67%	214,348,204.30	99.63%
2	0	0.00%	0.00	0.00%
3	0	0.00%	0.00	0.00%
6	7	0.33%	791,461.25	0.37%
12	0	0.00%	0.00	0.00%
Total	2,125	100.00%	215,139,666	100.00%

	TOTAL			
Breakdown by Arrears	N.	% N.	Outstanding Principal	% Outstanding Principal
less 1 month	2117	99.62%	214,252,490.70	99.59%
Between 1 and 3 months	4	0.19%	467,081.02	0.22%
Between 3 and 6 months	1	0.05%	151,465.50	0.07%
Between 6 and 12 months	2	0.09%	189,289.30	0.09%
more 12 months	1	0.05%	79,339.03	0.04%
Total	2,125	100.00%	215,139,666	100.00%

	TOTAL			
Breakdown by Borrower Segment	N.	% N.	Outstanding Principal	% Outstanding Principal
P	2093	98.49%	212,355,662.91	98.71%
Micro	32	1.51%	2,784,002.64	1.29%
Other	0	0.00%	0	0.00%
Small	0	0.00%	0.00	0.00%
Total	2,125	100.00%	215,139,666	100.00%

PORTFOLIO CHARACTERISTICS (3)

Breakdown by Borrower Sector	N.	% N.	Outstanding Principal	% Outstanding Principal
CORP - Arts, entertainment and recreation	0	0.00%	0.00	0.00%
CORP - Automotive	0	0.00%	0.00	0.00%
CORP - Banking	0	0.00%	0.00	0.00%
CORP - Beverage, Food & Tobacco	1	0.05%	145,296.46	0.07%
CORP - Capital Equipment	1	0.05%	48,544.10	0.02%
CORP - Chemicals, Plastics, & Rubber	0	0.00%	0.00	0.00%
CORP - Construction & Building	15	0.71%	1,174,958.16	0.55%
CORP - Consumer goods: Durable	1	0.05%	109,052.21	0.05%
CORP - Consumer goods: Non-durable	2	0.09%	169,466.38	0.08%
CORP - Containers, Packaging & Glass	0	0.00%	0.00	0.00%
CORP - Energy: Oil & Gas	0	0.00%	0.00	0.00%
CORP - Environmental Industries	0	0.00%	0.00	0.00%
CORP - FIRE: Insurance	2	0.09%	276,016.65	0.13%
CORP - Forest Products & Paper	0	0.00%	0.00	0.00%
CORP - Healthcare & Pharmaceuticals	1	0.05%	40,942.46	0.02%
CORP - High Tech Industries	3	0.14%	254,259.95	0.12%
CORP - Hotel, Gaming & Leisure	5	0.24%	367,259.58	0.17%
CORP - Media: Advertising, Printing & Publishing	0	0.00%	0.00	0.00%
CORP - Media: Broadcasting & Subscription	0	0.00%	0.00	0.00%
CORP - Metals & Mining	0	0.00%	0.00	0.00%
CORP - Retail	1	0.05%	41,553.83	0.02%
CORP - Services: Business	4	0.19%	481,941.39	0.22%
CORP - Services: Consumer	0	0.00%	0.00	0.00%
CORP - Sovereign & Public Finance	0	0.00%	0.00	0.00%
CORP - Telecommunications	1	0.05%	108,937.56	0.05%
CORP - Transportation: Cargo	3	0.14%	325,108.35	0.15%
CORP - Transportation: Consumer	0	0.00%	0.00	0.00%
CORP - Utilities: Electric	0	0.00%	0.00	0.00%
CORP - Utilities: Water	0	0.00%	0.00	0.00%
CORP- Costruction	0	0.00%	0.00	0.00%
CORP - Real estate activities	0	0.00%	0.00	0.00%
ND	2085	98.12%	211,596,328.47	98.35%
Total	2,125	100.00%	215,139,666	100.00%

Breakdown by Borrower Region	N.	% N.	Outstanding Principal	% Outstanding Principal
01PIEMONTE	287	13.51%	25,444,364.61	11.83%
02VALLE D AOSTA	2	0.09%	208,943.80	0.10%
03LOMBARDIA	683	32.14%	70,149,261.51	32.61%
04TRENTINO ALTO ADIG	0	0.00%	0.00	0.00%
05VENETO	264	12.42%	27,248,487.76	12.67%
06FRIULI VENEZIA GIU	1	0.05%	126,044.43	0.06%
07LIGURIA	481	22.64%	48,901,647.61	22.73%
08EMILIA ROMAGNA	133	6.26%	13,068,285.07	6.07%
09TOSCANA	148	6.96%	18,081,172.38	8.40%
10UMBRIA	2	0.09%	124,731.66	0.06%
11MARCHE	9	0.42%	866,177.00	0.40%
12LAZIO	29	1.36%	3,259,443.90	1.52%
13ABRUZZO	0	0.00%	0.00	0.00%
14MOLISE	0	0.00%	0.00	0.00%

15CAMPANIA	0	0.00%	0.00	0.00%
16PUGLIA	11	0.52%	1,130,996.15	0.53%

RENEGOTIATIONS, SUSPENSIONS, REPURCHASED AND ACCOLLI LIBERATORI (1)

[illegible]

RENEGOTIATIONS, SUSPENSIONS, REPURCHASED AND ACCOLLI LIBERATORI (1)

Renegotiations Clause art. 4.5 (b) i) Servicing Agreement

Extension of maturity

[illegible]

Renegotiations Clause art. 4.5 (b) (iv) (v) Servicing Agreement

Reduction of interest rate or spread

[illegible]

RENEGOTIATIONS, SUSPENSIONS, REPURCHASED AND ACCOLLI LIBERATORI (1)

[illegible]

RENEGOTIATIONS, SUSPENSIONS, REPURCHASED AND ACCOLLI LIBERATORI (1)

Renegotiations Clause art. 4.5 (b) Servicing Agreement

		Total	
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[illegible]

Renegotiations Clause art. 4.6 (a) Servicing Agreement

[illegible]

RENEGOTIATIONS, SUSPENSIONS, REPURCHASED AND ACCOLLI LIBERATORI (1)

[illegible]

RENEGOTIATIONS, SUSPENSIONS, REPURCHASED AND ACCOLLI LIBERATORI (2)

Repurchase in accordance of art. 8 of transfer agreement			
Number of performing loans (Crediti in bonis) repurchased in the period	0	Cumulative number of performing (Crediti in bonis) loans repurchased since issuance	0
Outstanding principal amount of performing loans (Crediti in bonis) repurchased in the period	-	Cumulative outstanding principal amount of performing loans (Crediti in bonis) repurchased since issuance	0.00
Number of non performing loans (Crediti in Ritardo o Sofferenza) repurchased in the period	7	Cumulative Number of non performing loans (Crediti in Ritardo e Sofferenza) repurchased since issuance	7
Outstanding principal amount of non performing loan (Crediti in Ritardo e Sofferenza) repurchased in the period	710,723.45	Cumulative Outstanding principal amount of non performing loan (Crediti in Ritardo e Sofferenza) repurchased since issuance	710,723.45

Sale of non performing loans according to art 4.21 of servicing agreement			
Number of loans sold in the period	0	Cumulative number of loans sold since issuance	0
Outstanding principal amount of loans sold in the period	0	Cumulative outstanding principal amount of loans sold since issuance	0

Total pool			
Accolli liberatori in accordance of art. 4.13 e) of servicing agreement			
Number of loans accollati con accollo liberatorio in the period	-	Cumulative number of loans accollati con accollo liberatorio since issuance	5
Outstanding principal amount of loans accollati con accollo liberatorio in the period	-	Cumulative outstanding principal amount of loans accollati con accollo liberatorio since issuance	233,356.07