

## *Investor Report*



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BNY MELLON

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IPD and Deal Details

Currency	EUR
Payment Date	January 30, 2023
Interest Period Begin Date (inclusive)	October 28, 2022
Interest Period End Date (exclusive)	January 30, 2023
Days in current Interest Period	94.00
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	118,155,955.73
Principal Repayment	18,746,279.26
Ending Balance	99,409,676.47
Rate of Interest	0.023780
Interest Accrued this Period	733,656.59
Previous Period Interest Arrears	0.00
Total Interest Due	733,656.59
Total Interest Distributions	733,656.59
Interest Arrears Carried Forward Total	0.00
Interest and Principal Distributions	19,479,935.85



## 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	0.030780
Interest Accrued this Period	89,845.62
Previous Period Interest Arrears	0.00
Total Interest Due	89,845.62
Total Interest Distributions	89,845.62
Interest Arrears Carried Forward Total	0.00
Interest and Principal Distributions	89,845.62



## 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	540,766.33
Previous Period Interest Arrears	4,711,570.51
Total Interest Due	5,252,336.84
Total Interest Distributions	0.00
Interest Arrears Carried Forward Total	5,252,336.84
Interest and Principal Distributions	0.00
Junior Note Premium	0.00

## Issuer Available Funds

Collections	19,556,461.46
Other Amount Transferred into Collection Account	0.00
Interest on Accounts	39,627.62
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>	<i>0.10</i>
<b>Total Issuer Available Funds</b>	<b>24,222,839.18</b>



## Priority of Payments

### Pre-Enforcement Priority of Payments

1(i) Expenses	0.00
1(ii) Expenses Account Retention Amount	4,994.17
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	21,312.21
4 Class A1 Interest	733,656.59
5 Class A2 Interest	89,845.62
6 General Reserve Target Amount	4,626,750.00
7 Class A1 Principal	18,746,279.26
<i>amount due to Monte Titoli rounding</i>	1.33
8 Class A2 Principal	0.00
<i>amount due to Monte Titoli rounding</i>	0.00
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

<b>General Reserve</b>		
General Reserve Target Amount		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: BPER Banca*

*To: Lanterna Mortgage S.r.l.*

*(amounts in Euros)*

**Collection Period:**

01/10/2022

-

31/12/2022

**Quarterly Report Date**

11/01/2023

# PORTFOLIO

*At the begininning of the Collection Period*

*Total*

*Total*

*c = a + b*

1	<b>Performing Receivables</b>	<b>203.011.008,23</b>
2	<b>Delinquent Receivables</b>	<b>373.063,91</b>
3	<b>Performing Portfolio (1+2)</b>	<b>203.384.072,14</b>
4	<b>Defaulted Receivables</b>	<b>220.526,09</b>
5	<b>Total Portfolio (3+4)</b>	<b>203.604.598,23</b>

*At the end of the Collection Period*

*Total*

*Total*

*c = a + b*

1	<b>Performing Receivables</b>	<b>185.714.894,13</b>
2	<b>Delinquent Receivables</b>	<b>0,00</b>
3	<b>Performing Portfolio (1+2)</b>	<b>185.714.894,13</b>
4	<b>Defaulted Receivables</b>	<b>0,00</b>
5	<b>Total Portfolio (3+4)</b>	<b>185.714.894,13</b>

## COLLECTIONS

### *Performing/Delinquent Receivables*

	<u><i>Total</i></u>
1) Principal instalments	1.566.587,50
2) Interest instalments	1.417.076,72
3) Prepaid principal	1.907.469,85
4) Prepaid interests and expenses	5.726,85
5) Other	89.894,02
6) Interest on performing repurchased credits	7.949,30
7) Principal on performing repurchased credits	13.271.126,97
8) Interest on delinquent repurchased credits	2.298,02
9) Principal on delinquent repurchased credits	826.425,82
<b>10) Total Collections</b>	<b>19.094.555,05</b>

### *Defaulted Receivables*

1) Principal Recoveries	25.416,80
2) Interest Recoveries and Other Recoveries	2.879,53
3) Interest on repurchased credits	19.016,71
4) Principal on repurchased credits	414.593,37
5) Non performing recoveries	-
<b>6) Total Collections</b>	<b>461.906,41</b>

### *Summary*

1) Total Collections	19.094.555,05
2) Total Defaulted Receivables	461.906,41
<b>Total</b>	<b>19.556.461,46</b>

## PREPAYMENT RATIO

Seller	Prepaid Principal	Aver. Outstanding Principal of the Collateral Portfolio	Prepayment Ratio
<b>This Collection Period</b>			
BPER Banca	1.907.469,85	194.659.746,18	0,98%

<u>Total</u>			
Seller	Cumulative Prepayments	Initial Outstanding Principal of the Collateral Portfolio	Cumulative Prepayment Ratio
<b>Cumulative</b>			
BPER Banca	38.367.255,91	248.415.460,18	15,44%

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>
<i>BPER Banca</i>	248.415.460,18	1.199.539,76	1.388.248,84	981.786,14	1.606.002,46	0,646%

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>
<i>BPER Banca</i>	203.604.598,23	0,00	414.593,37	4.366,80	410.226,57	0,201%

## PORTFOLIO CHARACTERISTICS (1)

Number of Loans	1.902
Number of Debtors	1.899
Current Principal Balance	185.714.894,13
Average Current Principal Balance	97.641,90
Minimum Current Principal Balance	4.434,96
Maximum Current Principal Balance	590.815,29
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)	6,76
WA Residual Maturity (yrs)	21,43
Interest Rate Fixed	140.463.345,68
Interest Rate Floating	44.159.352,01
WA Interest Rate	3,06
WA Interest Rate for Fixed Rate Loans	3,02
WA Spread for Floating Rate Loans	1,72
WA CLTV	85,58%
Borrower Regional Area North	154.432.152,13
Borrower Regional Area Center	26.954.043,37
Borrower Regional Area South	4.328.698,63
Borrower Concentration (Top 1 / 10 )	1,58%

## PORTFOLIO CHARACTERISTICS (2)

	TOTAL			
Breakdown by Payment Frequency (months)	N.	% N.	Outstanding Principal	% Outstanding Principal
1	1896	99,68%	185.027.968,32	99,63%
2	0	0,00%	0,00	0,00%
3	0	0,00%	0,00	0,00%
6	6	0,32%	686.925,81	0,37%
12	0	0,00%	0,00	0,00%
<b>Total</b>	<b>1.902</b>	<b>100,00%</b>	<b>185.714.894,13</b>	<b>100,00%</b>

	TOTAL			
Breakdown by Arrears	N.	% N.	Outstanding Principal	% Outstanding Principal
less 1 month	1887	99,21%	184.112.966,17	99,14%
Between 1 and 3 months	6	0,32%	710.803,25	0,38%
Between 3 and 6 months	6	0,32%	507.037,12	0,27%
Between 6 and 12 months	2	0,11%	232.622,09	0,13%
more 12 months	1	0,05%	151.465,50	0,08%
<b>Total</b>	<b>1.902</b>	<b>100,00%</b>	<b>185.714.894,13</b>	<b>100,00%</b>

	TOTAL			
Breakdown by Borrower Segment	N.	% N.	Outstanding Principal	% Outstanding Principal
P	1863	97,95%	182.446.554,51	98,24%
Micro	17	0,89%	1.561.306,05	0,84%
Other	0	0,00%	0,00	0,00%
Small	22	1,16%	1.707.033,57	0,92%
<b>Total</b>	<b>1.902</b>	<b>100,00%</b>	<b>185.714.894,13</b>	<b>100,00%</b>



### 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	2	0,11%	161.860,41	0,09%
CORP - Capital Equipment	1	0,05%	45.155,84	0,02%
CORP - Chemicals, Plastics, & Rubber	1	0,05%	58.355,61	0,03%
CORP - Construction & Building	12	0,63%	947.507,84	0,51%
CORP - Consumer goods: Durable	1	0,05%	34.875,20	0,02%
CORP - Consumer goods: Non-durable	4	0,21%	466.474,35	0,25%
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	0	0,00%	0,00	0,00%
CORP - Forest Products & Paper	0	0,00%	0,00	0,00%
CORP - Healthcare & Pharmaceuticals	1	0,05%	38.259,74	0,02%
CORP - High Tech Industries	3	0,16%	246.494,96	0,13%
CORP - Hotel, Gaming & Leisure	3	0,16%	169.473,69	0,09%
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%	38.163,38	0,02%
CORP - Services: Business	4	0,21%	464.202,46	0,25%
CORP - Services: Consumer	1	0,05%	70.755,17	0,04%
CORP - Sovereign & Public Finance	1	0,05%	142.103,77	0,08%
CORP - Telecommunications	1	0,05%	104.169,96	0,06%
CORP - Transportation: Cargo	3	0,16%	280.487,24	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	1863	97,95%	182.446.554,51	98,24%
<b>Total</b>	<b>1.902</b>	<b>100,00%</b>	<b>185.714.894</b>	<b>100,00%</b>

Breakdown by Borrower Region	N.	% N.	Outstanding Principal	% Outstanding Principal
01PIEMONTE	270	14,20%	23.143.106,30	12,46%
02VALLE D AOSTA	2	0,11%	200.735,76	0,11%
03LOMBARDIA	655	34,44%	64.940.715,10	34,97%
04TRENTINO ALTO ADIG	0	0,00%	0,00	0,00%
05VENETO	256	13,46%	25.612.733,40	13,79%
06FRIULI VENEZIA GIU	1	0,05%	122.232,13	0,07%
07LIGURIA	413	21,71%	40.315.757,75	21,71%
08EMILIA ROMAGNA	78	4,10%	7.376.393,39	3,97%
09TOSCANA	135	7,10%	15.695.505,87	8,45%
10UMBRIA	2	0,11%	119.911,56	0,06%
11MARCHE	9	0,47%	829.315,21	0,45%
12LAZIO	27	1,42%	2.932.917,34	1,58%
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	9	0,47%	880.214,31	0,47%
17BASILICATA	1	0,05%	62.786,56	0,03%
18CALABRIA	1	0,05%	84.417,12	0,05%
19SICILIA	42	2,21%	3.301.280,64	1,78%
20SARDEGNA	0	0,00%	0,00	0,00%
21ABROAD	1	0,05%	96.871,69	0,05%
<b>Total</b>	<b>1.902</b>	<b>100,00%</b>	<b>185.714.894</b>	<b>100,00%</b>

RENEGOTIATIONS, SUSPENSIONS, REPURCHASED AND ACCOLLI LIBERATORI (1)

Renegotiations ex Lege Clause art. 4.5 (b) Servicing Agreement

[illegible]

## RENEGOTIATIONS, SUSPENSIONS, REPURCHASED AND ACCOLLI LIBERATORI (1)

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

<u>Extension of maturity</u>				

[illegible]

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

			<u><i>Reduction of interest rate or spread</i></u>			
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Collection Period	Outstanding Principal of the Renegotiations occurred during the Period	Cumulative Outstanding Principal of the Renegotiations occurred since Valuation Date	Portfolio Outstanding Principal at the beginning of the Collection Period	Ratio (cumulative limit xx%)
2 giu 2020/30 set 2020	0,00	0,00	248.415.460,18	0,00%
1 ott 2020/31 dic 2020	0,00	0,00	248.415.460,18	0,00%
1 gen 2021/31 mar 2021	0,00	0,00	248.415.460,18	0,00%
1 apr 2021/30 giu 2021	0,00	0,00	248.415.460,18	0,00%
1 lug 2021/30 set 2021	0,00	0,00	248.415.460,18	0,00%
1 ott 2021/31 dic 2021	123.148,40	123.148,4	248.415.460,18	0,05%
1 gen 2022/31 mar 2022	0,00	123.148,4	248.415.460,18	0,05%
1 apr 2022/30 giu 2022	394.398,65	517.547,1	248.415.460,18	0,21%
1 lug 2022/30 set 2022	0,00	517.547,1	248.415.460,18	0,21%
1 ott 2022/31 dic 2022	86.215,75	603.762,80	248.415.460,18	0,24%

Renegotiations Clause art. 4.5 (b) (vi) (vii) Servicing Agreement

Switch of interest rate type
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Collection Period	Outstanding Principal of the Renegotiations occurred during the Period	Cumulative Outstanding Principal of the Renegotiations occurred since Valuation Date	Portfolio Outstanding Principal at the beginning of the Collection Period	Ratio (cumulative limit xxx%
2 giu 2020/30 set 2020	0,00	0,00	248.415.460,18	0,00%
1 ott 2020/31 dic 2020	653.418,59	653.418,59	248.415.460,18	0,26%
1 gen 2021/31 mar 2021	1.010.525,28	1.663.943,87	248.415.460,18	0,67%
1 apr 2021/30 giu 2021	0,00	1.663.943,87	248.415.460,18	0,67%
1 lug 2021/30 set 2021	1.223.061,47	2.887.005,34	248.415.460,18	1,16%
1 ott 2021/31 dic 2021	1.042.951,10	3.929.956,44	248.415.460,18	1,58%
1 gen 2021/31 mar 2021	1.295.284,44	5.225.240,88	248.415.460,18	2,10%
1 apr 2022/30 giu 2022	0,00	5.225.240,88	248.415.460,18	2,10%
1 lug 2022/30 set 2022	0,00	5.225.240,88	248.415.460,18	2,10%
1 ott 2022/31 dic 2022	0,00	5.225.240,88	248.415.460,18	2,10%

## RENEGOTIATIONS, SUSPENSIONS, REPURCHASED AND ACCOLLI LIBERATORI (1)

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## 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	139	Cumulative number of performing (Crediti in bonis) loans repurchased since issuance	139
Outstanding principal amount of performing loans (Crediti in bonis) repurchased in the period	14.097.552,79	Cumulative outstanding principal amount of performing loans (Crediti in bonis) repurchased since issuance	14.097.552,79
Number of non performing loans (Crediti in Ritardo o Sofferenza) repurchased in the period	5	Cumulative Number of non performing loans (Crediti in Ritardo e Sofferenza) repurchased since issuance	13
Outstanding principal amount of non performing loan (Crediti in Ritardo e Sofferenza) repurchased in the period	414.593,37	Cumulative Outstanding principal amount of non performing loan (Crediti in Ritardo e Sofferenza) repurchased since issuance	1.204.655,85

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

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	7
Outstanding principal amount of loans accollati con accollo liberatorio in the period	-	Cumulative outstanding principal amount of loans accollati con accollo liberatorio since issuance	465.728,31