

## *Investor Report*



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BNY MELLON

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IPD and Deal Details

Currency	EUR	
Payment Date	July 28, 2021	
Interest Period Begin Date (inclusive)	April 28, 2021	
Interest Period End Date (exclusive)	July 28, 2021	
Days in current Interest Period		91.00
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	153,490,008.76
Principal Repayment	7,133,476.59
Ending Balance	146,356,532.17
Rate of Interest	0.002620
Interest Accrued this Period	101,653.02
Previous Period Interest Arrears	0.00
Total Interest Due	101,653.02
Total Interest Distributions	101,653.02
Interest Arrears Carried Forward Total	0.00
Interest and Principal Distributions	7,235,129.61



## 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	0.009620
Interest Accrued this Period	27,184.22
Previous Period Interest Arrears	0.00
Total Interest Due	27,184.22
Total Interest Distributions	27,184.22
Interest Arrears Carried Forward Total	0.00
Interest and Principal Distributions	27,184.22



## 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	523,507.83
Previous Period Interest Arrears	1,559,017.84
Total Interest Due	2,082,525.67
Total Interest Distributions	0.00
Interest Arrears Carried Forward Total	2,082,525.67
Interest and Principal Distributions	0.00
Junior Note Premium	0.00



# Issuer Available Funds

Collections	7,334,883.36
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>	<i>0.31</i>
<b>Total Issuer Available Funds</b>	<b>11,961,633.67</b>



## Priority of Payments

### Pre-Enforcement Priority of Payments

1(i) Expenses	14,496.66
1(ii) Expenses Account Retention Amount	26,857.28
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	31,214.53
4 Class A1 Interest	101,653.02
5 Class A2 Interest	27,184.22
6 General Reserve Target Amount	4,626,750.00
7 Class A1 Principal	7,133,476.59
<i>amount due to Monte Titoli rounding</i>	<i>1.37</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

<b>General Reserve</b>	
<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:**

4/1/2021

-

6/30/2021

**Quarterly Report Date**

7/20/2021

# 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>	226,682,567.73	3,805,695.90	230,488,263.63
2	<i>Delinquent Receivables</i>	1,290,551.20	0.00	1,290,551.20
3	<i>Performing Portfolio (1+2)</i>	227,973,118.93	3,805,695.90	231,778,814.83
4	<i>Defaulted Receivables</i>	80,639.37	0.00	80,639.37
5	<i>Total Portfolio (3+4)</i>	228,053,758.30	3,805,695.90	231,859,454.20

<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>	221,449,396.97	3,782,908.71	225,232,305.68
2	<i>Delinquent Receivables</i>	510,383.91	0.00	510,383.91
3	<i>Performing Portfolio (1+2)</i>	221,959,780.88	3,782,908.71	225,742,689.59
4	<i>Defaulted Receivables</i>	231,625.12	0.00	231,625.12
5	<i>Total Portfolio (3+4)</i>	222,191,406.00	3,782,908.71	225,974,314.71

## COLLECTIONS

### ***Performing/Delinquent Receivables***

- 1) Principal instalments
- 2) Interest instalments
- 3) Prepaid principal
- 4) Prepaid interests and expenses
- 5) Other
- 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**

<u><i>Total</i></u>	<i>Banca Carige</i>	<i>Banca del Monte di Lucca</i>
1,917,708.91	1,894,705.91	23,003.00
1,519,086.58	1,493,785.94	25,300.64
3,918,279.07	3,918,279.07	-
18,451.94	18,451.94	-
- 39,684.47	- 39,867.36	182.89
-		
-	-	-
-	-	-
-	-	-
<b>7,333,842.03</b>	<b>7,285,355.50</b>	<b>48,486.53</b>

### ***Defaulted Receivables***

- 1) Principal Recoveries
- 2) Interest Recoveries and Other Recoveries
- 3) Interest on repurchased credits
- 4) Principal on repurchased credits
- 5) Non performing recoveries
- 6) Total Collections**

680.07	680.07	
361.26	361.26	
<b>1,041.33</b>	<b>1,041.33</b>	<b>-</b>

### ***Summary***

- 1) Total Collections
- 2) Total Defaulted Receivables
- Total**

7,333,842.03	7,285,355.50	48,486.53
1,041.33	1,041.33	-
<b>7,334,883.36</b>	<b>7,286,396.83</b>	<b>48,486.53</b>

## PREPAYMENT RATIO

Seller	Prepaid Principal	Aver. Outstanding Principal of the Collateral Portfolio	Prepayment Ratio
<b>This Collection Period</b>			
Banca Carige	3,918,279.07	225,122,582.15	1.70%
Banca del Monte di Lucca	0.00	3,794,302.31	0.00%
Total	3,918,279.07	228,916,884.45	1.67%

<b><u>Total</u></b>			
Seller	Cumulative Prepayments	Initial Outstanding Principal of the Collateral Portfolio	Cumulative Prepayment Ratio
<b>Cumulative</b>			
Banca Carige	24,249,376.94	244,539,777.21	9.92%
Banca del Monte di Lucca	116,768.36	3,875,682.97	3.01%
Total	24,366,145.30	248,415,460.18	9.81%

## 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>Banca Carige</i>	244,539,777.21	232,979.86	0.00	1,349.36	1,349.36	0.095%
<i>Banca del Monte di Lucca</i>	3,875,682.97	0.00	0.00	0.00	0.00	0.000%
<b>Total</b>	248,415,460.18	232,979.86	0.00	1,349.36	1,349.36	0.094%

*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>Banca Carige</i>	228,053,758.30	151,665.82	0.00	680.07	680.07	0.066%
<i>Banca del Monte di Lucca</i>	3,805,695.90	0.00	0.00	0.00	0.00	0.000%
<b>Total</b>	231,859,454.20	151,665.82	0.00	680.07	680.07	0.065%

## PORTFOLIO CHARACTERISTICS (1)

Number of Loans	2,190
Number of Debtors	2,186
Current Principal Balance	225,974,314.71
Average Current Principal Balance	103,184.62
Minimum Current Principal Balance	5,233.40
Maximum Current Principal Balance	790,510.80
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)	4.91
WA Residual Maturity (yrs)	22.25
Interest Rate Fixed	171,368,233.76
Interest Rate Floating	54,606,080.95
WA Interest Rate	2.41
WA Interest Rate for Fixed Rate Loans	3.04
WA Spread for Floating Rate Loans	1.76
WA CLTV	83.18%
Borrower Regional Area North	179,847,104.39
Borrower Regional Area Center	38,044,692.10
Borrower Regional Area South	8,082,518.22
Borrower Concentration (Top 1 / 10 )	1.57%

## PORTFOLIO CHARACTERISTICS (2)

	TOTAL			
Breakdown by Payment Frequency (months)	N.	% N.	Outstanding Principal	% Outstanding Principal
1	2183	99.68%	225,162,302.48	99.64%
2	0	0.00%	0.00	0.00%
3	0	0.00%	0.00	0.00%
6	7	0.32%	812,012.23	0.36%
12	0	0.00%	0.00	0.00%
<b>Total</b>	<b>2,190</b>	<b>100.00%</b>	<b>225,974,315</b>	<b>100.00%</b>

	TOTAL			
Breakdown by Arrears	N.	% N.	Outstanding Principal	% Outstanding Principal
less 1 month	2173	99.22%	224,089,313.18	99.17%
Between 1 and 3 months	4	0.18%	472,126.34	0.21%
Between 3 and 6 months	4	0.18%	386,039.66	0.17%
Between 6 and 12 months	4	0.18%	385,469.79	0.17%
more 12 months	5	0.23%	641,365.74	0.28%
<b>Total</b>	<b>2,190</b>	<b>100.00%</b>	<b>225,974,315</b>	<b>100.00%</b>

	TOTAL			
Breakdown by Borrower Segment	N.	% N.	Outstanding Principal	% Outstanding Principal
P	2158	98.54%	223,139,683.97	98.75%
Micro	32	1.46%	2,834,630.74	1.25%
Other	0	0.00%	0	0.00%
Small	0	0.00%	0.00	0.00%
<b>Total</b>	<b>2,190</b>	<b>100.00%</b>	<b>225,974,315</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	1	0.05%	147,399.44	0.07%
CORP - Capital Equipment	1	0.05%	50,161.31	0.02%
CORP - Chemicals, Plastics, & Rubber	0	0.00%	0.00	0.00%
CORP - Construction & Building	15	0.68%	1,196,349.02	0.53%
CORP - Consumer goods: Durable	1	0.05%	110,595.14	0.05%
CORP - Consumer goods: Non-durable	2	0.09%	172,990.47	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%	278,708.45	0.12%
CORP - Forest Products & Paper	0	0.00%	0.00	0.00%
CORP - Healthcare & Pharmaceuticals	1	0.05%	42,245.15	0.02%
CORP - High Tech Industries	3	0.14%	258,061.74	0.11%
CORP - Hotel, Gaming & Leisure	5	0.23%	374,900.35	0.17%
CORP - Media: Advertising, Printing & Publishing	1	0.05%	74,816.19	0.03%
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%	43,226.33	0.02%
CORP - Services: Business	4	0.18%	488,994.12	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%	109,903.91	0.05%
CORP - Transportation: Cargo	3	0.14%	329,757.74	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	2149	98.13%	222,296,205.35	98.37%
<b>Total</b>	<b>2,190</b>	<b>100.00%</b>	<b>225,974,315</b>	<b>100.00%</b>

Breakdown by Borrower Region	N.	% N.	Outstanding Principal	% Outstanding Principal
01PIEMONTE	296	13.52%	26,514,770.17	11.73%
02VALLE D AOSTA	2	0.09%	212,951.75	0.09%
03LOMBARDIA	700	31.96%	73,210,255.59	32.40%
04TRENTINO ALTO ADIG	0	0.00%	0.00	0.00%
05VENETO	271	12.37%	28,717,273.38	12.71%
06FRIULI VENEZIA GIU	1	0.05%	127,922.20	0.06%
07LIGURIA	494	22.56%	51,063,931.30	22.60%
08EMILIA ROMAGNA	138	6.30%	14,076,628.53	6.23%
09TOSCANA	156	7.12%	19,266,692.39	8.53%
10UMBRIA	2	0.09%	127,090.70	0.06%
11MARCHE	9	0.41%	882,377.86	0.39%
12LAZIO	32	1.46%	3,691,902.62	1.63%
13ABRUZZO	0	0.00%	0.00	0.00%
14MOLISE	0	0.00%	0.00	0.00%

15CAMPANIA	1	0.05%	83,329.24	0.04%
16PUGLIA	11	0.50%	1,146,207.72	0.51%

## 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**

<b><i>Total</i></b>	
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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	0.00	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	0	Cumulative Number of non performing loans (Crediti in Ritardo e Sofferenza) repurchased since issuance	0
Outstanding principal amount of non performing loan (Crediti in Ritardo e Sofferenza) repurchased in the period	0.00	Cumulative Outstanding principal amount of non performing loan (Crediti in Ritardo e Sofferenza) repurchased since issuance	0.00

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	2	Cumulative number of loans accollati con accollo liberatorio since issuance	5
Outstanding principal amount of loans accollati con accollo liberatorio in the period	218,673.34	Cumulative outstanding principal amount of loans accollati con accollo liberatorio since issuance	452,029.41