

Iccrea Covered Bond S.r.l.

INVESTORS REPORT

Iccrea Banca S.p.A. - Euro 10.000.000.000 Covered Bond Programme

Contacts

Via V.Alfieri, 1 - 31015 Conegliano (TV)
Federico Trevisiol / Alessandro Folino
E-mail: iccrea.cb@finint.com



BANCA FININT

www.securitisation-services.com

Reporting Dates

Collection Period

01/01/2026

31/03/2026

Guarantor Payment Period

06/02/2026

06/05/2026

Guarantor Payment Date

06/05/2026

This Investors Report is prepared by Banca Finint S.p.A in accordance with the criteria described in the Programme Documents. Certain information included in this report is provided by the Parties. Please be advised that Banca Finint S.p.A will have no liability for the completeness or accuracy of such information.

1. Transaction overview

Issuer: Iccrea Banca S.p.A.
Master Servicer: Iccrea Banca S.p.A.
Arranger: Barclays Bank Ireland PLC

Principal Parties:

Guarantor: Iccrea Covered Bond S.r.l.

Sellers / Subordinated Loan Providers / Servicers: Banca Centro - Credito Cooperativo Toscana - Umbria Società Cooperativa, Credito Cooperativo Ravennate, Forlivese e Imolese - Società Cooperativa, Banca di Credito Cooperativo di Milano, Banca di Credito Cooperativo Venezia Giulia – Società Cooperativa (già Banca di Credito Cooperativo di Staranzano e Villesse Società Cooperativa), BCC Veneta – Credito Cooperativo - Società Cooperativa, Centromarca Banca - Credito Cooperativo di Treviso e Venezia, Credito Cooperativo Friuli (Abbreviato Credifriuli) – Società Cooperativa, Emil Banca - Credito Cooperativo - Società Cooperativa; Banco Fiorentino - Mugello Impruneta Signa - Credito Cooperativo- Società Cooperativa; Cassa Rurale ed Artigiana di Binasco - Credito Cooperativo Società Cooperativa; Banca di Credito Cooperativo di Busto Garolfo e Buguggiate – Società Cooperativa; Banca della Marca Credito Cooperativo - Società Cooperativa; Terre Etrusche di Valdichiana e di Maremma - Credito Cooperativo - S.C.; Banca di Credito Cooperativo di Roma – Società Cooperativa; Credito Padano Banca di Credito Cooperativo – Società Cooperativa; Banca di Credito Cooperativo della Calabria Ulteriore Soc. Coop; Banca di Credito Cooperativo di Bellegra S.c.a.r.l.; Banca Alpi Marittime Credito Cooperativo Carrù S.c.p.a.; Chiantibanca - Credito Cooperativo S.C.; Banca di Credito Cooperativo dei Colli Albani S.C.; Riviera Banca Credito Cooperativo di Rimini e Gradara Società Cooperativa; Credito Cooperativo di Caravaggio Adda e Cremasco - Cassa Rurale – Soc. Coop.; Banca di Credito Cooperativo Terra di Lavoro - S. Vincenzo De' Paoli - Società Cooperativa per Azioni; Banca del Piceno Credito Cooperativo Società Cooperativa; Banca di Pescia e Cascina Credito Cooperativo - Società Cooperativa S.C.; Banca Centropadana Credito Cooperativo - Società Cooperativa; Credito Cooperativo Romagnolo – BCC di Cesena e Gatteo S.C.; Banca di Credito Cooperativo di Terra d'Otranto S.C.; Banca di Credito Cooperativo dell'Oglio e del Serio Società Cooperativa; Banca di Credito Cooperativo di Alba, Langhe, Roero e del Canavese sc; Banca di Credito Cooperativo di Pratola Peligna Società Cooperativa; Banca Alta Toscana Credito Cooperativo Società Cooperativa; Banca Don Rizzo – Credito Cooperativo della Sicilia Occidentale Società Cooperativa; Banca di Credito Cooperativo di Fano Società Cooperativa

Calculation Agent: Banca Finanziaria Internazionale S.p.A.

Test Calculation Agent: Iccrea Banca S.p.A.

Principi Paying Agent: BNP Paribas SA, Italian Branch

Representative of the Covered Bondholders: Banca Finanziaria Internazionale S.p.A.

Asset Monitor: Deloitte & Touche S.p.A.

Back-up Account Bank: BNP Paribas SA, Italian Branch

Operating Bank and Account Bank: Iccrea Banca S.p.A.

Guarantor Corporate Servicer: Banca Finanziaria Internazionale S.p.A.

Luxembourg Listing Agent: BNP Paribas Securities Services, Luxembourg Branch

Quotaholders: Iccrea Banca S.p.A.
Stichting Campari

2. Covered Bonds

The Bond :

Series	Original Balance	Currency	Issue Date	Final Maturity Date	Extended Maturity Date	Listing	ISIN code	Common code	Type of amortisation	Denomination	Indexation	Spread / Fixed Rate	Payment Frequency
Series 1-2021	500.000.000,00	EUR	23 September 2021	23 September 2028	23 September 2029	Luxembourg Stock Exchange	IT0005459067	239142915	Soft Bullet	100.000	Fixed Rated	0,010%	Annual
Series 2-2023	650.000.000,00	EUR	12 July 2023	12 January 2029	12 January 2030	Luxembourg Stock Exchange	IT0005555112	264964067	Soft Bullet	100.000	Fixed Rated	3,875%	Annual
Series 3-2023	700.000.000,00	EUR	08 November 2023	08 November 2027	08 November 2028	Luxembourg Stock Exchange	IT0005569964	271668619	Soft Bullet	100.000	Fixed Rated	4,000%	Annual
Series 4-2024	600.000.000,00	EUR	04 March 2024	4 March 2032	4 March 2033	Luxembourg Stock Exchange	IT0005584880	277901340	Soft Bullet	100.000	Fixed Rated	3,500%	Annual
Series 5-2024	200.000.000,00	EUR	07 March 2024	7 March 2031	7 March 2032	Luxembourg Stock Exchange	IT0005585275	278355993	Soft Bullet	100.000	Fixed Rated	3,433%	Semi Annual
Series 6-2024	825.000.000,00	EUR	05 June 2024	05 June 2034	05 June 2035	Luxembourg Stock Exchange	IT0005597916	283714969	Soft Bullet	100.000	Fixed Rated	3,500%	Annual
Series 7-2024	150.000.000,00	EUR	12 December 2024	12 December 2031	12 December 2032	Luxembourg Stock Exchange	IT0005625600	296274003	Soft Bullet	100.000	Fixed Rated	2,846%	Semi Annual
Series 8-2025	850.000.000,00	EUR	07 May 2025	07 November 2030	07 November 2031	Luxembourg Stock Exchange	IT0005648917	306858742	Soft Bullet	100.000	Fixed Rated	2,625%	Annual
Series 9-2025	75.000.000,00	EUR	16 July 2025	16 July 2040	16 July 2041	Luxembourg Stock Exchange	IT0005661316	312430231	Soft Bullet	100.000	Fixed Rated	3,650%	Annual
Series 10-2026	500.000.000,00	EUR	02 March 2026	02 March 2033	02 March 2034	Luxembourg Stock Exchange	IT0005697591	330807261	Soft Bullet	100.000	Fixed Rated	2,875%	Annual

Maturity Structure :

	Initial Maturity	Extended Maturity
Weighted Average life (in years)	4,9	5,9
Maturity (mn)	-	-
By buckets:	-	-
0 - 1 Y	-	-
1 - 2 Y	700.000.000,00	-
2 - 3 Y	1.150.000.000,00	700.000.000,00
3 - 4 Y	-	1.150.000.000,00
4 - 5 Y	1.050.000.000,00	-
5 - 10 Y	2.075.000.000,00	3.125.000.000,00
10+ Y	75.000.000,00	75.000.000,00
Total	5.050.000.000,00	5.050.000.000,00

3.a Portfolio description

Cover Pool Composition

TYPE OF COVER ASSETS	NOMINAL	%
Mortgages	6.687.715.328,21	97,02%
Substitute Assets	205.063.241,53	2,98%
Total	6.892.778.569,74	100,00%

Pool Summary

Aggregate current Principal Outstanding Balance	6.687.715.328,21
Aggregate original Principal Outstanding Balance	9.189.656.868,00
Average current Principal Outstanding Balance	98.422,57
Average original Principal Outstanding Balance	135.243,45
Maximum current Principal Outstanding Balance	1.043.895,40
Maximum original Principal Outstanding Balance	3.000.000,00
Total number of Loans	67.949,00
Weighted average seasoning (months)	73,39
Weighted average remaining maturity (years)	18,82
Weighted average original term (years)	24,74
Weighted average life (years)	10,38
Weighted average Current LTV (%)	61,18%
Weighted average interest rate (%) - fix mortgage	2,74%
Weighted average spread (%) - floating mortgage	1,76%
% of Floating Rate Assets	36,01%
% of Fixed Rate Assets	63,99%
Collateral Currency	EUR

Stratifications

CURRENT LOAN TO VALUE

RANGE	NUMBER OF LOANS	%	CURRENT BALANCE	%
UP TO 20%	4.697	6,91%	195.298.175,96	2,92%
OVER 20% - 30%	9.810	8,55%	403.986.475,36	6,04%
OVER 30% - 40%	7.765	11,43%	643.966.869,98	9,63%
OVER 40% - 50%	9.511	14,00%	904.255.495,39	13,52%
OVER 50% - 60%	10.922	16,07%	1.140.296.845,80	17,05%
OVER 60% - 70%	12.742	18,75%	1.440.111.931,07	21,53%
OVER 70% - 80%	12.216	17,98%	1.434.633.778,57	21,45%
OVER 80%	4.286	6,31%	525.175.756,28	7,85%
TOTAL	67.949	100,00%	6.687.715.328,21	100,00%

REMAINING TO MATURITY

RANGE	NUMBER OF LOANS	%	CURRENT BALANCE	%
UP TO 5 YEARS	3.072	4,52%	96.350.545,01	1,44%
OVER 5 UP TO 10 YEARS	8.980	13,22%	556.603.780,52	8,32%
OVER 10 UP TO 15 YEARS	14.873	21,89%	1.230.521.155,87	18,40%
OVER 15 UP TO 20 YEARS	16.873	24,83%	1.735.255.109,87	25,91%
OVER 20 UP TO 25 YEARS	15.451	22,74%	1.882.546.005,27	28,15%
OVER 25 UP TO 30 YEARS	8.686	12,78%	1.186.722.360,69	17,74%
OVER 30 YEARS	14	0,02%	2.116.370,98	0,03%
TOTAL	67.949	100,00%	6.687.715.328,21	100,00%

SEASONING

RANGE	NUMBER OF LOANS	%	CURRENT BALANCE	%
UP TO 12 MONTHS	-	0,00%	-	0,00%
OVER 12 UP TO 24 MONTHS	4.783	7,04%	990.808.839,97	8,83%
OVER 24 UP TO 36 MONTHS	6.181	9,10%	715.085.059,99	6,71%
OVER 36 UP TO 48 MONTHS	8.712	12,82%	987.530.690,77	14,77%
OVER 48 UP TO 60 MONTHS	6.921	10,19%	746.767.263,32	11,17%
OVER 60 UP TO 72 MONTHS	5.992	8,82%	611.804.485,12	9,15%
OVER 72 UP TO 84 MONTHS	7.169	10,55%	899.086.783,47	10,45%
OVER 84 MONTHS	26.191	41,49%	2.336.632.296,57	34,92%
TOTAL	67.949	100,00%	6.687.715.328,21	100,00%

ORIGINATOR

	NUMBER OF LOANS	%	CURRENT BALANCE	%
Banca Alpi Marittime	1.873	2,76%	173.681.487,64	2,61%
Banca Alta Toscana	411	0,60%	50.467.345,43	0,75%
Banca Centro	2.473	3,64%	233.662.590,76	3,49%
Banca del Piceno	528	0,78%	33.729.008,17	0,50%
Banca della Marca	1.800	2,65%	167.926.238,06	2,51%
Banca Don Rizzo	397	0,58%	41.796.989,98	0,62%
Banca Tema	2.082	3,06%	168.177.134,55	2,51%
Banco Fiorentino	877	1,29%	90.253.608,88	1,35%
Bcc Bellera	450	0,66%	43.803.435,85	0,65%
Bcc Bivio Casello	2.467	3,63%	275.901.316,64	4,13%
Bcc Calabria Ulteriore	436	0,64%	22.178.650,08	0,33%
Bcc Caravaggio	572	0,84%	81.340.991,08	1,22%
Bcc Colli Albani	470	0,69%	54.616.214,92	0,82%
Bcc Creditfiumi	3.230	4,75%	271.285.518,33	4,06%
Bcc Credito Padano	1.391	1,91%	90.489.823,63	1,35%
Bcc di Alba	1.014	1,49%	119.425.672,03	1,79%
Bcc Fano	474	0,70%	47.295.820,60	0,71%
Bcc Milano	5.548	8,16%	599.878.760,15	8,97%
Bcc Diolo e Sarò	886	1,30%	93.681.936,59	1,40%
BCC Piacenza Casena	223	0,33%	22.575.021,29	0,34%
Bcc Prato della Pinella	404	0,59%	31.390.350,56	0,47%
Bcc Ravennate	6.660	9,80%	646.186.107,89	9,66%
Bcc Roma	14.462	21,28%	1.677.816.240,33	25,09%
Bcc Romagnolo	366	0,54%	95.911.758,33	1,44%
Bcc Terra di Lavoro	308	0,45%	37.928.554,05	0,57%
Bcc Terra d'Otranto	478	0,70%	34.884.342,92	0,52%
Bcc Veneta	1.221	1,80%	114.207.290,31	1,71%
Bcc Venezia Giulia	2.676	3,94%	179.749.721,27	2,69%
Centropadana Banca	580	0,85%	54.333.619,57	0,81%
Centropadana	1.294	1,90%	121.573.259,49	1,82%
Chianti Banca	1.892	2,78%	221.084.138,91	3,31%
Cra Binasco	634	0,93%	73.310.702,27	1,10%
EmiBanca	8.786	12,93%	716.397.390,31	10,71%
Riviera Banca	651	0,96%	69.827.394,17	1,04%
Total	67.949	100,00%	6.687.715.328,21	100,00%

CURRENT PAYMENT HOLIDAYS

	NUMBER OF LOANS	%	CURRENT BALANCE	%
Currently under payment holiday	82	0,12%	8.658.990,21	0,13%

3.b Portfolio description

OUTSTANDING LOAN AMOUNT

RANGE	NUMBER OF LOANS	%	CURRENT BALANCE	%
UP TO 50.000	10.047	14,79%	341.458.221,88	5,11%
OVER 50.000 UP TO 75.000	15.138	22,28%	957.007.801,09	14,31%
OVER 75.000 UP TO 100.000	15.649	23,03%	1.363.047.602,39	20,38%
OVER 100.000 UP TO 150.000	17.976	26,46%	2.170.981.250,47	32,46%
OVER 150.000 UP TO 200.000	5.888	8,67%	1.006.824.410,65	15,05%
OVER 200.000 UP TO 250.000	1.994	2,93%	441.625.969,02	6,60%
OVER 250.000 UP TO 300.000	669	0,98%	181.861.871,97	2,72%
OVER 300.000 UP TO 400.000	430	0,63%	145.300.123,51	2,17%
OVER 400.000 UP TO 500.000	105	0,15%	46.304.189,56	0,69%
OVER 500.000 UP TO 750.000	48	0,07%	28.735.013,96	0,43%
OVER 750.000 UP TO 1.000.000	3	0,00%	2.506.428,43	0,04%
OVER 1.000.000 UP TO 1.500.000	2	0,00%	2.062.445,28	0,03%
OVER 1.500.000	-	0,00%	-	0,00%
TOTAL	67.949	100,00%	6.687.715.328,21	100,00%

BREAKDOWN BY INTEREST RATE

RANGE	NUMBER OF LOANS	%	CURRENT BALANCE	%
FIXED	41.618	61,25%	4.279.361.249,86	63,99%
FLOATING	26.331	38,75%	2.408.354.078,35	36,01%
TOTAL	67.949	100,00%	6.687.715.328,21	100,00%

PAYMENT FREQUENCY

RANGE	NUMBER OF LOANS	%	CURRENT BALANCE	%
MONTHLY	67.244	98,96%	6.613.943.385,69	98,90%
QUARTERLY	213	0,31%	25.481.125,08	0,38%
SEMIANNUALLY	457	0,67%	44.704.446,18	0,67%
Annually	29	0,04%	3.173.225,91	0,05%
Other	6	0,01%	413.145,35	0,01%
TOTAL	67.949	100,00%	6.687.715.328,21	100,00%

GEOGRAPHICAL DISTRIBUTION

PROPERTY REGION	NUMBER OF LOANS	%	CURRENT BALANCE	%
Abruzzo	1.198	1,76%	103.781.005,43	1,55%
Basilicata	3	0,00%	302.048,03	0,00%
Calabria	432	0,64%	22.223.255,52	0,33%
Campania	310	0,46%	36.488.158,71	0,55%
Emilia-Romagna	16.029	23,59%	1.419.589.467,02	21,23%
Friuli-Venezia Giulia	5.915	8,71%	450.139.595,85	6,73%
Lazio	13.099	19,28%	1.535.622.551,55	22,96%
Liguria	303	0,45%	33.968.770,03	0,51%
Lombardia	12.806	18,85%	1.343.092.505,73	20,08%
Marche	1.066	1,57%	88.851.861,54	1,33%
Molise	50	0,07%	5.036.143,70	0,08%
Piemonte	2.677	3,94%	268.836.679,73	4,02%
Puglia	486	0,72%	35.713.882,54	0,53%
Sardegna	67	0,10%	8.404.843,14	0,13%
Sicilia	400	0,59%	41.688.567,61	0,62%
Toscana	6.846	10,08%	700.338.298,49	10,47%
Trentino-Alto Adige/Südtirol	59	0,09%	5.709.303,71	0,09%
Umbria	920	1,35%	76.741.607,39	1,15%
Valle d'Aosta/Vallée d'Aoste	14	0,02%	1.935.593,80	0,03%
Veneto	5.269	7,75%	509.251.188,69	7,61%
Other	-	0,00%	-	0,00%
Total	67.949	100,00%	6.687.715.328,21	100,00%

4. Portfolio performance - Arrears

Instalments in arrears

RANGE	NUMBER OF LOANS	%	CURRENT BALANCE	%
Current	66.097	97,27%	6.490.846.825,62	97,06%
1<= 30gg	1.685	2,48%	179.502.689,33	2,68%
30<=60gg	141	0,21%	15.043.171,71	0,22%
60<=90gg	16	0,02%	1.588.921,54	0,02%
>90gg	-	0,00%	-	0,00%
default	10	0,01%	733.720,01	0,01%
TOTAL	67.949	100,00%	6.687.715.328,21	100,00%

5. Statutory Tests

Nominal Value Test		$A*(AP)+B+C \geq D$
A	6.593.547.706,08	Adjusted Outstanding Principal Balance of each Mortgage Loan in the Cover Pool as at the as at the end of the immediately preceding Collection Period
B	205.063.241,53	Principal amounts standing to the credit of the Investment Account, the Transitory Collection Accounts and the Liquidity Buffer Account, the principal amounts of any Eligible Assets, Liquid Assets and Integration Assets qualifying as Eligible Investments [up to the Exposure Assets Limit as applicable, and all amounts under item (vii)(Seventh) of the Pre-Issuer Event of Default Principal Priority of Payments
C	-	Aggregate Outstanding Principal Balance of any Eligible Assets, Integration Assets and Liquid Assets other than Mortgage Loans subject to the Exposure Assets Limit and excluding any uncollateralised claim in case a default pursuant to article 178 of the CRR occurs
D	5.050.000.000,00	Outstanding Principal Amount of all Series of Covered Bonds
AP	93%	Asset Percentage
Test Breached	N	

Net Present Value Test		$A+B-C \geq D$
A	7.198.757.638,90	NPV of (i) all Eligible Assets, Integration Assets and Liquid Assets comprised in the Cover Pool; and (j) all principal amounts collected in respect of the Cover Pool and credited to the Collection Account as at the end of the immediately preceding Collection Period subject to the Exposure Assets Limit
B	-	NPV of each Asset Swap Agreement and Liability Swap Agreement if any
C	29.425.717,23	NPV of all payments to be made by the Guarantor pursuant to items from (i)(First) to (iv)(Fourth) of the Pre-Issuer Event of Default Interest Priority of Payments (including the Expected Maintenance and Administration Costs)
D	5.205.688.657,63	NPV of all Series of Covered Bonds
Test Breached	N	

Interest Coverage Test		(i) be met if $A+B+C+D \geq E+F+G$; or (ii) not be met if $A+B+C+D < E+F+G$.
A	49.080.520,40	aggregate interest amount standing to the credit of the Collection Account (including interests accrued on the balance standing to the credit of such Account) and the interest amount standing to the credit of the Transitory Collection Accounts (including interest accrued on the balance of to the credit of such Account) and the interest amount standing to the credit of the Liquidity Buffer Account (including interest accrued on the balance standing to the credit of such Account), as at the end of the immediately preceding Collection Period subject to the Exposure Assets Limit
B	-	any payments that the Guarantor is expected to receive under any Swap Agreement from the end of the immediately preceding Collection Period to the date falling 12 months thereafter
C	214.408.295,44	interest component of all the Instalments – relating to the Eligible Assets, Integration Assets and Liquid Assets comprised in the Cover Pool – falling due from the end of the immediately preceding Collection Period to the date falling 12 months thereafter (such interest payments to be calculated with respect to the interest rate as of the end of the immediately preceding Collection Period)
D	-	any amount in respect of interest expected to be received from the Eligible Investments existing as of such date
E	153.672.500,00	aggregate amount of all interest payments due under all outstanding Series of Covered Bonds on the Interest Payment Dates falling in the period starting from the end of the immediately preceding Collection Period to the date falling 12 months thereafter
F	2.487.010,04	any Senior Liabilities expected to be borne by the Guarantor during the period starting from the end of the immediately preceding Collection Period and ending on the date falling 12 months thereafter
G	-	any payments expected to be borne or due by the Guarantor under any Swap Agreement from the end of the immediately preceding Collection Period to the date falling 12 months thereafter
Test Breached	N	

6.a Overcollateralization of the Programme

Overcollateralization	35%	Percentage of the nominal amount of eligible assets of the Cover Pool that exceed the nominal amount of outstanding covered bonds
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6.b Liquidity Buffer Target Amount

Liquidity Buffer Requirement	0,00	Maximum cumulative Net Liquidity Outflow of the Programme over the next 180 days
Total Liquid Assets	297.766.577,46	
Regulatory Liquidity Shortfall	PASS	

6.c Exposure Assets Limit Verification

Outstanding of Covered Bonds	5.050.000.000,00	Outstanding Principal Amount of all Series of Covered Bonds
8%*OBG if CQS3	404.000.000,00	Exposure Assets Limit
Exposure Assets Limit Verification	VERIFIED	with reference to NVT letter B, ICT and NPVT letter A calculation

7. Compliance Art 14 CBD

Levels of OC: Statutory	5,0%
Levels of OC: Voluntary	34,6%
Levels of OC: Contractual	7,5%
Cover Pool Composition	PART 3.a Portfolio description - Cover Pool Composition
Geographical distribution:	PART 3.b Portfolio description - GEOGRAPHICAL DISTRIBUTION
Loan size:	PART 3.b Portfolio description - OUTSTANDING LOAN AMOUNT
Interest rate risk - cover pool:	PART 3.b Portfolio description - BREAKDOWN BY INTEREST RATE
Currency risk - cover pool:	PART 3.a Portfolio description - Pool Summary
Maturity Structure - cover assets:	PART 3.a Portfolio description - REMAINING TO MATURITY
Percentage of loans in default:	PART 4. Portfolio performance - Arrears
Value of outstanding covered bonds:	5.050.000.000,00
List of ISIN of issued covered bonds:	PART 2. Covered Bonds - Bond
Interest rate risk - covered bond:	PART 2. Covered Bonds - Bond
Currency risk - covered bond:	PART 2. Covered Bonds - Bond
Maturity Structure - covered bond:	PART 2. Covered Bonds - Maturity Structure
Valuation Method:	Full, internal and external inspection or Indexed
Liquidity Risk - primary assets cover pool:	Extendable maturity and liquidity reserve
Credit Risk:	PART 3.a Portfolio description - CURRENT LOAN TO VALUE
Market Risk:	Extendable Maturity, NPV test, No FX risk
Hedging Strategy	No hedging in place (no FX risk)
Overview maturity extension triggers:	Non-payment by the Issuer of any amount of interest and/or principal due and payable on the relevant Interest Payment Date and/or Final Maturity Date and such breach is not remedied within the next 15 Business Days, in case of amounts of interest, or 20 Business Days (other than in case of non-payment at the Maturity Date), in case of amounts of principal