

Desio OBG S.r.l.

INVESTORS REPORT

Banco di Desio e Della Brianza S.p.A. - Euro 3.000.000.000 Covered Bond Programme

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SECURITISATION SERVICES

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Reporting Dates

Collection Period

01/04/2020

30/06/2020

Guarantor Payment Period

28/04/2020

27/07/2020

Guarantor Payment Date

27/07/2020

This Investors Report is prepared by Securitisation Services 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 Securitisation Services will have no liability for the completeness or accuracy of such information.



1. Transaction overview

Issuer: Banco di Desio e della Brianza S.p.A.
 Originator: Banco di Desio e della Brianza S.p.A.
 Arranger: BNP Paribas

The Bond :

Series	N. 1	N. 2
Original Balance	575.000.000,00	500.000.000,00
Currency	EUR	EUR
Issue Date	12/09/2017	24/07/2019
Final Maturity Date	12/09/2024	24/07/2026
Extended Maturity Date	12/09/2025	24/07/2026
Listing	Euronext Dublin	Euronext Dublin
ISIN code	IT0005277451	IT0005380446
Common code	167862977	203326343
Clearing	Monte Titoli / Euroclear	Monte Titoli / Euroclear
Denominations	100.000,00	100.000,00
Type of amortisation	Soft Bullet	Soft Bullet
Indexation	N.A.	N.A.
Spread / Fixed Rate	0,875%	0,375%

Principal Parties:

Issuer: Banco di Desio e della Brianza S.p.A.
 Guarantor: Desio OBG S.r.l.
 Seller: Banco di Desio e della Brianza S.p.A.
 Subordinated Loan Provider: Banco di Desio e della Brianza S.p.A.
 Guarantor Calculation Agent: Securitisation Services S.p.A.
 Test Calculation Agent: Banco di Desio e della Brianza S.p.A.
 Guarantor Paying Agent: BNP Paribas Securities Services, Milan branch
 Issuer Paying Agents: Banco di Desio e della Brianza S.p.A.
 Master Servicer: Banco di Desio e della Brianza S.p.A.
 Representative of the Covered Bondholders: Securitisation Services S.p.A.
 Asset Monitor: BDO Italia S.p.A.
 Liability Swap Provider: BNP Paribas, London branch
 Account Bank: BNP Paribas Securities Services, Milan branch
 Guarantor Corporate Servicer: Securitisation Services S.p.A.
 Cash Manager: Banco di Desio e della Brianza S.p.A.
 Quotaholders: Stichting Morricone
 Banco di Desio e della Brianza S.p.A.
 Advisor: FISG S.r.l.



2. Covered Bonds

Bond	ISIN	Before Payments		Payments		After Payments		
		Outstanding Principal	Unpaid Interest	Principal	Interest	Outstanding Principal	Unpaid Interest	Pool Factor
Series N. 1	IT0005277451	575.000.000,00	-	-	-	575.000.000,00	-	1,0000000
Series N. 2	IT0005380446	500.000.000,00	-	-	-	500.000.000,00	-	1,0000000
	Total	1.075.000.000,00	-	-	-	1.075.000.000,00	-	

Bond	Outstanding Principal	Fixed Rate	Days	Interest Accrued	Payment Date
Series N. 1	575.000.000,00	0,8750%	365	5.031.250,00	12/09/2020
Series N. 2	500.000.000,00	0,3750%	366	1.875.000,00	24/07/2020



3. Collections and Recoveries

Collection Period		Instalments		Late charges	Prepayments		Other	Recoveries		Repurchases		Payments under the Master Loans Purchase Agreement and the	Payments under the Servicing Agreement	Payments under the Warranty and Indemnity Agreement	Total Collections and Recoveries
		Principal	Interest		Principal	Interest		Principal	Interest	Principal	Interest				
05/07/2017	30/09/2017	13.739.992,06	4.809.467,06	2.759,73	8.048.578,16	20.026,55	8.270,23	-	-	-	-	-	-	-	26.629.093,79
01/10/2017	31/12/2017	13.631.304,64	4.701.546,17	3.661,25	10.320.875,07	29.395,36	12.247,28	-	-	-	-	-	-	-	28.699.029,77
01/01/2018	31/03/2018	13.581.072,75	4.497.862,44	3.693,95	8.761.341,17	19.132,90	9.299,59	-	-	1.848.532,40	6.037,02	-	-	-	28.726.972,22
01/04/2018	30/06/2018	13.361.808,88	4.326.059,06	4.503,46	10.262.935,00	25.999,76	10.723,01	1.313,22	235,79	1.297.063,02	16.325,12	-	-	-	29.306.966,32
01/07/2018	30/09/2018	13.259.159,94	4.113.589,74	4.052,66	8.333.112,76	19.462,81	9.033,51	1.312,18	392,77	747.354,62	15.190,30	-	-	-	26.502.661,29
01/10/2018	31/12/2018	17.098.992,52	5.283.068,66	5.406,30	12.346.917,86	25.750,18	10.644,53	3.315,66	761,94	-	-	-	-	-	34.774.857,65
01/01/2019	31/03/2019	19.139.202,03	5.780.197,35	6.150,42	11.608.149,00	28.875,91	9.675,84	5.149,25	2.535,97	4.190.769,33	48.736,90	-	-	-	40.819.442,00
01/04/2019	30/06/2019	20.279.550,10	6.107.691,85	6.033,17	13.743.797,97	40.432,19	11.943,37	3.826,30	2.128,42	-	-	-	-	-	40.195.403,37
01/07/2019	30/09/2019	23.220.016,93	6.928.765,36	6.759,35	12.629.049,56	21.276,58	16.401,39	3.496,58	2.927,05	930.826,08	7.560,86	-	-	-	43.767.079,74
01/10/2019	31/12/2019	22.911.509,43	6.618.056,74	6.303,95	24.592.933,23	27.774,55	14.554,94	19.445,67	6.042,02	1.066.735,88	14.648,89	-	-	-	55.278.005,30
01/01/2020	31/03/2020	22.253.154,55	6.192.737,92	5.758,43	18.865.585,20	32.193,54	12.930,98	11.394,88	3.120,36	1.828.669,69	47.018,48	-	-	-	49.252.564,03
01/04/2020	30/06/2020	19.772.850,35	6.885.496,31	4.324,48	21.024.889,45	27.489,84	- 102.955,71	67.004,93	3.341,93	1.324.473,54	30.545,10	-	-	-	49.037.460,22



4.a Interest Available Funds

Collection Period		Interest collected by the Master Servicer and/or each relevant Service Provider in respect of the Cover Pool and credited into the Collection Account	All recoveries in the nature of interest and fees received by the Master Servicer and/or each relevant Service Provider and credited to the Collection Account	All amounts of interest accrued and paid on the Accounts (excluding the Swap Collateral Cash Account and the Swap Collateral Securities Account)	All interest deriving from the Eligible Investments made with reference to the immediately preceding Collection Period	Any payment received from any Swap Provider other than any Swap Collateral Excluded Amounts and any principal payments under the Swap Agreements	All interest amounts received from any Seller by the Guarantor pursuant to the relevant Master Loans Purchase Agreement	The Reserve Fund Amount standing to the credit of the Reserve Fund Account	Any amounts (other than the amounts already allocated under other items of the Guarantor Available Funds and other than any principal amounts) received by the Guarantor from any party to the Transaction Documents	Interest amount recovered by the Guarantor from the Issuer after the enforcement of the Guarantee	Interest Available Funds
05/07/2017	30/09/2017	4.840.523,57	-	-	-	-	-	-	-	-	4.840.523,57
01/10/2017	31/12/2017	4.746.850,06	-	-	-	-	1.388.342,48	-	-	-	6.135.192,54
01/01/2018	31/03/2018	4.536.025,90	-	0,01	-	-	1.271.978,73	-	-	-	5.808.004,64
01/04/2018	30/06/2018	4.383.610,41	235,79	-	-	-	1.233.274,68	-	-	-	5.617.120,88
01/07/2018	30/09/2018	4.161.329,02	392,77	-	-	2.625.000,00	1.287.450,63	-	-	-	8.074.172,42
01/10/2018	31/12/2018	5.324.869,67	761,94	-	-	-	1.239.153,66	-	-	-	6.564.785,27
01/01/2019	31/03/2019	5.873.636,42	2.535,97	-	-	-	1.320.871,40	-	-	-	7.197.043,79
01/04/2019	30/06/2019	6.166.100,58	2.128,42	-	-	-	1.277.064,00	-	-	-	7.445.293,00
01/07/2019	30/09/2019	6.980.763,54	2.927,05	- 14,00	-	2.625.000,00	1.938.771,24	-	-	-	11.547.447,83
01/10/2019	31/12/2019	6.681.339,07	6.042,02	-	-	-	1.954.108,85	-	-	-	8.641.489,94
01/01/2020	31/03/2020	6.290.639,35	3.120,36	-	-	-	2.018.068,51	-	-	-	8.311.828,22
01/04/2020	30/06/2020	6.844.900,02	3.341,93	-	-	750.000,00	2.003.137,21	-	-	-	9.601.379,16



5.1.a Pre-Issuer Default Interest Priority of Payments

Guarantor Payment Date	Expenses, Retention Amount and Agent Fees	Any amounts due and payable to any Swap Provider other than the swap principal payment	Reserve Fund Amount	Allocate to the Principal Available Funds	Any Base Interest due to each Subordinated Loan Provider under the relevant Subordinated Loan Agreement	Any payments due and payable by the Guarantor to any Swap Provider not paid	Any Premium Interest due to each Subordinated Loan Provider under the relevant Subordinated Loan Agreement	Residual balance of the Interest Available Funds
27/10/2017	261.630,15	203.991,67	1.388.342,48	-	1.189.003,57	-	1.797.555,70	-
29/01/2018	217.184,21	205.500,00	1.271.978,73	-	1.085.320,64	-	3.355.208,97	-
27/04/2018	142.521,26	209.300,00	1.233.274,68	-	1.016.044,86	-	3.206.863,84	-
27/07/2018	160.738,30	213.900,00	1.287.450,63	-	1.050.682,75	-	2.904.349,20	-
29/10/2018	148.400,24	213.091,67	1.239.153,66	-	1.085.320,64	-	5.388.206,21	-
28/01/2019	230.117,98	214.500,00	1.320.871,40	-	1.493.041,36	-	3.306.254,53	-
29/04/2019	186.310,58	223.866,67	1.277.064,00	-	1.447.081,31	-	4.062.721,23	-
29/07/2019	216.939,05	335.288,89	1.938.771,24	-	1.642.511,83	-	3.311.781,99	-
28/10/2019	232.276,66	228.880,56	1.954.108,85	-	1.880.841,73	-	7.251.340,03	-
27/01/2020	296.236,32	266.680,56	2.018.068,51	-	1.880.841,73	-	4.179.662,82	-
27/04/2020	257.474,65	301.283,34	2.003.137,21	-	1.880.841,73	-	3.869.091,29	-
27/07/2020	256.732,76	274.950,00	1.997.486,18	-	2.242.089,54	-	4.830.120,68	-



5.1.b Pre-Issuer Default Principal Priority of Payments

Guarantor Payment Date	Any amount due and payable under items (i) to (v) of the Pre-Issuer Event of Default Interest Priority of Payments to the extent that the Interest Available Funds are not sufficient	Purchase of Eligible Asset or Top Up Asset	Pay any swap principal due to any Swap Provider	Repay the Subordinated Loan advanced by each Subordinated Loan Provider under the relevant Subordinated Loan Agreement	Deposit, pursuant to clause 6.2.2 of the Subordinated Loan Agreement, the relevant amounts in the Collection Account	Residual balance of the Principal Available Funds
27/10/2017	-	-	-	-	21.788.570,22	-
29/01/2018	-	-	-	-	45.740.749,93	-
27/04/2018	-	-	-	-	69.931.696,25	-
27/07/2018	-	-	-	-	94.854.816,37	-
29/10/2018	-	-	-	-	117.195.755,87	-
28/01/2019	-	-	-	100.000.000,00	46.644.981,91	-
29/04/2019	-	-	-	-	81.588.251,52	-
29/07/2019	-	-	-	-	115.615.425,89	-
28/10/2019	-	-	-	-	152.398.815,04	-
27/01/2020	-	-	-	-	200.989.439,25	-
27/04/2020	-	-	-	-	243.948.243,57	-
27/07/2020	-	-	-	250.000.000,00	36.137.461,84	-



6. Subordinated Loan - Base Interest

Guarantor Payment Date	Subordinated Loan Banco Desio									Subordinated Loan Spoletto								
	Sub Loan Outstanding Amount	Rate	Days	Base Interest	Infra Period Sub Loan Amount	Rate	Days	Base Interest	Total Banco Desio Base Interest	Sub Loan Outstanding Amount	Rate	Days	Base Interest	Infra Period Sub Loan Amount	Rate	Days	Base Interest	Total Spoletto Base Interest
27/10/2017	582.301.518,42	0,500%	103	833.014,67	220.510,52	0,500%	65	199,07	833.213,74	248.570.700,84	0,500%	103	355.594,20	216.696,26	0,500%	65	195,63	355.789,83
29/01/2018	582.522.028,94	0,500%	94	760.514,87	-	0,000%	0	-	760.514,87	248.787.397,10	0,500%	94	324.805,77	-	0,000%	0	-	324.805,77
27/04/2018	582.522.028,94	0,500%	88	711.971,37	-	0,000%	0	-	711.971,37	248.787.397,10	0,500%	88	304.073,49	-	0,000%	0	-	304.073,49
27/07/2018	582.522.028,94	0,500%	91	736.243,12	-	0,000%	0	-	736.243,12	248.787.397,10	0,500%	91	314.439,63	-	0,000%	0	-	314.439,63
29/10/2018	582.522.028,94	0,500%	94	760.514,87	-	0,000%	0	-	760.514,87	248.787.397,10	0,500%	94	324.805,77	-	0,000%	0	-	324.805,77
28/01/2019	582.522.028,94	0,500%	91	736.243,12	165.070.907,58	0,500%	77	176.534,17	912.777,28	248.787.397,10	0,500%	91	314.439,63	248.563.122,49	0,500%	77	265.824,45	580.264,08
29/04/2019	678.548.586,18	0,500%	91	857.610,02	-	0,000%	0	-	857.610,02	466.394.869,93	0,500%	91	589.471,29	-	0,000%	0	-	589.471,29
29/07/2019	678.548.586,18	0,500%	91	857.610,02	195.304.356,86	0,500%	41	111.214,98	968.825,00	466.394.869,93	0,500%	91	589.471,29	147.890.701,58	0,500%	41	84.215,54	673.686,83

Guarantor Payment Date	Subordinated Loan								
	Sub Loan Outstanding Amount	Rate	Days	Base Interest	Infra Period Sub Loan Amount	Rate	Days	Base Interest	Total Base Interest
28/10/2019	1.488.138.514,55	0,500%	91	1.880.841,73	-	0,000%	0	-	1.880.841,73
27/01/2020	1.488.138.514,54	0,500%	91	1.880.841,73	-	0,000%	0	-	1.880.841,73
27/04/2020	1.488.138.514,55	0,500%	91	1.880.841,73	-	0,000%	0	-	1.880.841,73
27/07/2020	1.488.138.514,55	0,500%	91	1.880.841,73	371.569.174,58	0,500%	70	361.247,81	2.242.089,54



7. Subordinated Loan - Premium Interest

Guarantor Payment Date	Premio Banco Desio						Premio Spoleto					
	IPDesio (i)	ICDesio (ii)	QIAFC (iii)	Diff. Swap Desio (iv)	QPDesio (v)	DesioP sum[(i):(iv)]-(v)	IPSpoleto (i)	ICSpoleto (ii)	QIAFC (iii)	Diff. Swap Spoleto (iv)	QPSpoleto (v)	SpoletoP sum[(i):(iv)]-(v)
27/10/2017	3.228.368,57	-	-	- 142.998,16	1.990.625,84	1.094.744,57	1.612.155,00	-	-	- 60.993,51	848.350,36	702.811,13
29/01/2018	3.145.495,84	-	973.360,07	- 144.075,04	1.804.554,27	2.170.226,60	1.601.354,22	-	414.982,41	- 61.424,96	769.929,31	1.184.982,36
27/04/2018	3.007.058,08	-	891.480,52	- 146.690,24	1.676.654,58	2.075.193,78	1.528.967,82	-	380.498,22	- 62.609,76	715.186,22	1.131.670,06
27/07/2018	2.909.139,28	-	864.512,87	- 149.941,70	1.751.682,07	1.872.028,38	1.474.706,92	-	368.761,81	- 63.958,30	747.189,61	1.032.320,82
29/10/2018	2.760.104,65	-	901.686,58	1.689.218,47	1.733.458,35	3.617.551,35	1.401.617,14	-	385.764,05	722.689,86	739.416,19	1.770.654,86
28/01/2019	3.175.468,16	-	729.727,68	- 126.317,33	1.829.642,29	1.949.236,21	2.150.163,45	-	509.425,98	- 88.182,67	1.214.388,45	1.357.018,32
29/04/2019	3.332.118,23	-	779.422,80	- 132.099,75	1.749.355,92	2.230.085,36	2.544.054,16	-	541.448,60	- 91.766,92	1.161.099,97	1.832.635,87
29/07/2019	3.504.978,21	-	747.261,77	- 196.191,08	2.256.701,73	1.799.347,17	2.663.250,79	-	529.802,23	- 139.097,81	1.541.520,39	1.512.434,82

"IPDesio" e "IPSpoleto" indicano l'importo degli interessi incassati sui Portafogli Banco Desio (o Spoleto) durante il relativo Periodo di Incasso (ad eccezione, a fini di chiarezza, degli importi rientranti nelle definizioni di ICDesio e ICSpoleto)

"ICDesio" e "ICSpoleto" indicano l'importo degli interessi maturati sul Conto Incassi Banco Desio (o Spoleto) e incassati l'ultimo giorno del mese precedente la relativa Data di Pagamento del Garante

"QIAFC" indica la Quota Interest Available Funds Comune, pari al prodotto tra (i) la Percentuale Residua Banco Desio (o Spoleto) e (ii) gli importi indicati ai punti da (iii) a (ix) dei Fondi Disponibili in Conto Interessi (Interest Available Funds) (ad eccezione della voce (v) ed al netto degli ICDesio (o ICSpoleto))

"Differenziale Swap Desio" e "Differenziale Swap Spoleto" indicano l'importo positivo o negativo del Differenziale Swap maturato di competenza di Banco Desio (o Spoleto), determinato in funzione di quanto separatamente concordato tra Banco Desio e BP Spoleto e comunicato nel Rapporto Trimestrale del Master Servicer

"QPDesio" e "QPSpoleto" indicano la Quota Pagamenti Banco Desio e Spoleto con riferimento alla relativa Data di Pagamento del Garante



9. Reserve Fund Amount

Guarantor Payment Date	Interest accruing in respect of all outstanding Series of Covered Bonds or Liability Swap as the case may be during the immediately following Calculation Period (a)	The aggregate amount to be paid by the Guarantor on the second Guarantor Payment Date following the relevant Calculation Date in respect of the items (i) to (iii) of the Pre Issuer Event of Default Interest Priority of Payments (b)	any additional amount that the Issuer has voluntarily resolved to accumulate as reserve in order to create an additional stock to procure that the Statutory Tests are met with respect to the Cover Pool (c)	Reserve Fund Amount (a)+(b)+(c)	Balance of Cash Reserve Account after the current Guarantor Payment Date	Shortfall
27/10/2017	1.126.712,33	261.630,15	-	1.388.342,48	1.388.342,48	-
29/01/2018	1.054.794,52	217.184,21	-	1.271.978,73	1.271.978,73	-
27/04/2018	1.090.753,42	142.521,26	-	1.233.274,68	1.233.274,68	-
27/07/2018	1.126.712,33	160.738,30	-	1.287.450,63	1.287.450,63	-
29/10/2018	1.090.753,42	148.400,24	-	1.239.153,66	1.239.153,66	-
28/01/2019	1.090.753,42	230.117,98	-	1.320.871,40	1.320.871,40	-
29/04/2019	1.090.753,42	186.310,58	-	1.277.064,00	1.277.064,00	-
29/07/2019	1.721.832,19	216.939,05	-	1.938.771,24	1.938.771,24	-
28/10/2019	1.721.832,19	232.276,66	-	1.954.108,85	1.954.108,85	-
27/01/2020	1.721.832,19	296.236,32	-	2.018.068,51	2.018.068,51	-
27/04/2020	1.745.662,56	257.474,65	-	2.003.137,21	2.003.137,21	-
27/07/2020	1.740.753,42	256.732,76	-	1.997.486,18	1.997.486,18	-



12. Portfolio Performance - Ratio (after purchase)

Collection Period		Delinquent Receivables (a)	Outstanding Principal of the Collateral Portfolio (b)	Delinquency Ratio (a)/(b)	Defaulted Receivables (c)	Average Outstanding Principal (d)	Gross Default Ratio (c)/(d)	Cumulative Defaulted Receivables (e)	Collateral Portfolio Outstanding Principal as at the Valuation Date (f)	Cumulative Gross Default Ratio (e)/(f)	Cumulative Recoveries (g)	Cumulative Net Default Ratio [(e)-(g)] / (f)	Outstanding Principal of the prepaid Receivables during the Collection Period (h)	Prepayments Ratio (h)/(b)
Desio Portfolio														
05/07/2017	30/09/2017	2.687.180,34	568.161.920,96	0,47%	-	568.161.920,96	0,00%	-	582.925.720,13	0,00%	-	0,00%	5.756.469,04	1,01%
01/10/2017	31/12/2017	3.467.769,03	551.668.605,21	0,63%	-	551.668.605,21	0,00%	-	582.925.720,13	0,00%	-	0,00%	6.821.209,99	1,24%
01/01/2018	31/03/2018	3.803.252,10	534.348.068,33	0,71%	172.931,50	534.348.068,33	0,03%	172.931,50	582.925.720,13	0,03%	-	0,03%	5.804.345,26	1,09%
01/04/2018	30/06/2018	1.842.363,60	516.645.857,22	0,36%	595.616,27	516.645.857,22	0,12%	765.568,19	582.925.720,13	0,13%	1.549,01	0,13%	7.237.367,82	1,40%
01/07/2018	30/09/2018	2.726.051,91	500.610.051,61	0,54%	90.723,24	500.610.051,61	0,02%	856.291,43	582.925.720,13	0,15%	3.253,96	0,15%	6.120.220,36	1,22%
01/10/2018	31/12/2018	2.977.256,86	646.720.400,25	0,46%	530.740,43	646.720.400,25	0,08%	1.387.031,86	748.132.923,77	0,19%	7.331,56	0,18%	7.895.927,64	1,22%
01/01/2019	31/03/2019	3.500.730,86	627.623.719,50	0,56%	-	627.623.719,50	0,00%	1.387.031,86	748.132.923,77	0,19%	13.808,55	0,18%	7.235.317,20	1,15%
01/04/2019	30/06/2019	3.757.526,01	803.462.559,59	0,47%	465.852,74	803.462.559,59	0,06%	1.852.884,60	943.898.840,01	0,20%	18.008,80	0,19%	7.400.533,15	0,92%
BP Spoleto Portfolio														
05/07/2017	30/09/2017	2.500.531,70	242.725.613,95	1,03%	-	242.725.613,95	0,00%	-	248.650.169,87	0,00%	-	0,00%	2.292.109,12	0,94%
01/10/2017	31/12/2017	1.903.759,16	235.248.809,05	0,81%	-	235.248.809,05	0,00%	-	248.650.169,87	0,00%	-	0,00%	3.499.665,08	1,49%
01/01/2018	31/03/2018	3.292.080,24	228.117.439,28	1,44%	65.327,59	228.117.439,28	0,03%	65.327,59	248.650.169,87	0,03%	-	0,03%	2.956.995,91	1,30%
01/04/2018	30/06/2018	1.470.256,23	220.406.154,81	0,67%	-	220.406.154,81	0,00%	63.364,95	248.650.169,87	0,03%	-	0,03%	3.025.567,18	1,37%
01/07/2018	30/09/2018	2.836.047,23	214.199.875,92	1,32%	109.985,22	214.199.875,92	0,05%	173.350,17	248.650.169,87	0,07%	-	0,07%	2.212.892,40	1,03%
01/10/2018	31/12/2018	4.335.202,04	451.479.637,10	0,96%	23.956,52	451.479.637,10	0,01%	197.306,69	496.560.180,73	0,04%	-	0,04%	4.451.168,58	0,99%
01/01/2019	31/03/2019	2.958.904,82	435.992.995,96	0,68%	1.883,38	435.992.995,96	0,00%	199.190,07	496.560.180,73	0,04%	1.208,23	0,04%	4.372.831,80	1,00%
01/04/2019	30/06/2019	3.853.353,87	569.657.216,90	0,68%	153.856,99	569.657.216,90	0,03%	353.047,06	644.790.445,83	0,05%	2.962,70	0,05%	6.343.264,82	1,11%
Total Portfolio														
05/07/2017	30/09/2017	5.187.712,04	810.887.534,91	0,64%	-	810.887.534,91	0,00%	-	831.575.890,00	0,00%	-	0,00%	8.048.578,16	0,99%
01/10/2017	31/12/2017	5.371.528,19	786.917.414,26	0,68%	-	786.917.414,26	0,00%	-	831.575.890,00	0,00%	-	0,00%	10.320.875,07	1,31%
01/01/2018	31/03/2018	7.095.332,34	762.465.507,61	0,93%	238.259,09	762.465.507,61	0,03%	238.259,09	831.575.890,00	0,03%	-	0,03%	8.761.341,17	1,15%
01/04/2018	30/06/2018	3.312.619,83	737.052.012,03	0,45%	595.616,27	737.052.012,03	0,08%	828.933,14	831.575.890,00	0,10%	1.549,01	0,10%	10.262.935,00	1,39%
01/07/2018	30/09/2018	5.562.099,14	714.809.927,53	0,78%	200.708,46	714.809.927,53	0,03%	1.029.641,60	831.575.890,00	0,12%	3.253,96	0,12%	8.333.112,76	1,17%
01/10/2018	31/12/2018	7.312.458,90	1.098.200.037,35	0,67%	554.696,95	1.098.200.037,35	0,05%	1.584.338,55	1.244.693.104,50	0,13%	7.331,56	0,13%	12.347.096,22	1,12%
01/01/2019	31/03/2019	6.459.635,68	1.063.616.715,46	0,61%	1.883,38	1.063.616.715,46	0,00%	1.586.221,93	1.244.693.104,50	0,13%	15.016,78	0,13%	11.608.149,00	1,09%
01/04/2019	30/06/2019	7.610.879,88	1.373.119.776,49	0,55%	619.709,73	1.373.119.776,49	0,05%	2.205.931,66	1.588.689.285,84	0,14%	20.971,50	0,14%	13.743.797,97	1,00%
01/07/2019	30/09/2019	8.484.335,87	1.335.736.223,59	0,64%	698.665,31	1.335.736.223,59	0,05%	2.904.596,97	1.588.689.285,84	0,18%	27.395,13	0,18%	12.629.049,56	0,95%
01/10/2019	31/12/2019	8.776.845,72	1.287.421.655,33	0,68%	330.980,62	1.287.421.655,33	0,03%	3.235.577,59	1.588.689.285,84	0,20%	52.882,82	0,20%	24.592.933,23	1,91%
01/01/2020	31/03/2020	12.144.131,16	1.244.529.311,22	0,98%	449.935,56	1.244.529.311,22	0,04%	4.491.637,55	1.588.689.285,84	0,28%	67.398,06	0,28%	18.865.585,20	1,52%
01/04/2020	30/06/2020	6.814.095,27	1.573.311.041,63	0,43%	1.551.602,16	1.573.311.041,63	0,10%	6.043.239,71	1.960.917.571,09	0,31%	137.744,92	0,30%	21.024.889,45	1,34%



14. Renegotiations, Accolli, Surroghe, Accordi Transattivi, Indennizzi

Collection Period		Renegotiations									Accordi Transattivi, Accolli, Surroghe, Indennizzi								
		Renegotiation of the rate of interest			Renegotiations of the Amortisation Plan			Renegotiations of the Frequency of Payments			Accordi Transattivi			Accolli			Surroghe		
		Opening balance	During the Collection Period	Closing balance	Opening balance	During the Collection Period	Closing balance	Opening balance	During the Collection Period	Closing balance	Opening balance	During the Collection Period	Closing balance	Opening balance	During the Collection Period	Closing balance	Opening balance	During the Collection Period	Closing balance
Desio Portfolio																			
05/07/2017	30/09/2017	-	7.249.235,38	7.249.235,38	-	1.172.134,23	1.172.134,23	-	-	-	-	-	-	590.228,29	590.228,29	-	1.322.161,98	1.322.161,98	
01/10/2017	31/12/2017	7.153.754,75	9.678.595,45	16.832.350,20	1.168.954,18	1.765.400,30	2.934.354,48	-	-	-	-	-	578.956,18	776.077,44	1.355.033,62	1.322.161,98	1.097.575,24	2.419.737,22	
01/01/2018	31/03/2018	16.370.883,08	11.646.089,80	28.016.972,88	2.917.859,61	1.281.453,16	4.199.312,77	-	-	-	-	-	1.331.086,70	322.942,57	1.654.029,27	2.419.737,22	1.470.038,01	3.889.775,23	
01/04/2018	30/06/2018	26.537.155,49	9.273.305,21	35.810.460,70	3.457.189,90	4.352.861,50	7.810.051,40	-	-	-	-	-	1.608.361,87	243.577,77	1.851.939,64	3.889.775,23	1.755.284,38	5.645.059,61	
01/07/2018	30/09/2018	35.016.121,85	7.958.608,07	42.974.729,92	7.506.479,29	2.779.715,03	10.286.194,32	-	-	-	-	-	1.485.814,08	646.745,39	2.132.559,47	5.645.059,61	2.155.143,81	7.800.203,42	
01/10/2018	31/12/2018	41.924.919,27	5.012.092,72	46.937.011,99	9.880.725,96	1.086.679,40	10.967.405,36	-	-	-	-	-	2.076.227,27	958.327,65	3.034.554,92	7.800.203,42	1.999.430,46	9.799.633,88	
01/01/2019	31/03/2019	45.745.780,75	3.594.561,44	49.340.342,19	10.637.519,34	2.601.612,70	13.239.132,04	-	-	-	-	-	2.873.870,28	934.181,76	3.808.052,04	9.799.633,88	724.374,85	10.524.008,73	
01/04/2019	30/06/2019	46.934.835,50	4.242.682,20	51.177.517,70	12.615.351,38	1.772.086,57	14.387.437,95	-	-	-	-	-	3.716.724,18	619.079,62	4.335.803,80	10.524.008,73	1.362.989,18	11.886.997,91	
Spoleto Portfolio																			
05/07/2017	30/09/2017	-	3.622.262,38	3.622.262,38	-	-	-	-	-	-	-	-	-	230.308,02	230.308,02	-	631.706,99	631.706,99	
01/10/2017	31/12/2017	3.569.137,40	5.156.506,56	8.725.643,96	-	571.364,82	571.364,82	-	-	-	-	-	227.234,32	347.674,83	574.909,15	631.706,99	1.064.366,35	1.696.073,34	
01/01/2018	31/03/2018	8.594.414,84	6.762.935,58	15.357.350,42	429.414,31	-	429.414,31	-	-	-	-	-	566.382,94	205.975,63	772.358,57	1.696.073,34	1.490.131,52	3.186.204,86	
01/04/2018	30/06/2018	15.696.947,03	4.971.649,10	20.668.596,13	298.348,02	286.215,26	584.563,28	-	-	-	-	-	760.998,13	198.508,62	959.506,75	3.186.204,86	810.189,15	3.996.394,01	
01/07/2018	30/09/2018	20.166.448,13	5.466.910,38	25.633.358,51	546.861,81	1.198.783,88	1.745.645,69	-	-	-	-	-	872.623,10	92.830,44	965.453,54	3.996.394,01	519.937,64	4.516.331,65	
01/10/2018	31/12/2018	25.055.934,21	3.952.615,35	29.008.549,56	1.721.532,16	749.672,76	2.471.204,92	-	-	-	-	-	950.239,04	153.501,13	1.103.740,17	4.516.331,65	1.452.524,20	5.968.855,85	
01/01/2019	31/03/2019	27.848.537,18	3.900.408,46	31.748.945,64	2.439.273,00	1.473.743,63	3.913.016,63	-	-	-	-	-	1.086.837,06	724.097,09	1.810.934,15	5.968.855,85	906.684,46	6.875.540,31	
01/04/2019	30/06/2019	30.250.946,38	4.723.082,12	34.974.028,50	3.870.105,51	1.230.722,76	5.100.828,27	-	-	-	-	-	1.781.816,17	379.173,44	2.160.989,61	6.875.540,31	1.677.485,84	8.553.026,15	
Portfolio																			
05/07/2017	30/09/2017	-	10.871.497,76	10.871.497,76	-	1.172.134,23	1.172.134,23	-	-	-	-	-	-	820.536,31	820.536,31	-	1.953.868,97	1.953.868,97	
01/10/2017	31/12/2017	10.722.892,15	14.835.102,01	25.557.994,16	1.168.954,18	2.336.765,12	3.505.719,30	-	-	-	-	-	806.190,50	1.123.752,27	1.929.942,77	1.953.868,97	2.161.941,59	4.115.810,56	
01/01/2018	31/03/2018	24.965.297,92	18.409.025,38	43.374.323,30	3.347.273,92	1.281.453,16	4.628.727,08	-	-	-	-	-	1.897.469,64	528.918,20	2.426.387,84	4.115.810,56	2.960.169,53	7.075.980,09	
01/04/2018	30/06/2018	42.234.102,52	14.244.954,31	56.479.056,83	3.755.537,92	4.639.076,76	8.394.614,68	-	-	-	-	-	2.369.360,00	442.086,39	2.811.446,39	7.075.980,09	2.565.473,53	9.641.453,62	
01/07/2018	30/09/2018	55.182.569,98	13.425.518,45	68.608.088,43	8.053.341,10	3.978.498,91	12.031.840,01	-	-	-	-	-	2.358.437,18	739.575,83	3.098.013,01	9.641.453,62	2.675.081,45	12.316.535,07	
01/10/2018	31/12/2018	66.980.853,48	8.964.708,07	75.945.561,55	11.602.258,12	1.836.352,16	13.438.610,28	-	-	-	-	-	3.026.466,31	1.111.828,78	4.138.295,09	12.316.535,07	3.451.954,66	15.768.489,73	
01/01/2019	31/03/2019	73.594.317,93	7.494.969,90	81.089.287,83	13.076.792,34	4.075.356,33	17.152.148,67	-	-	-	-	-	3.960.707,34	1.658.278,85	5.618.986,19	15.768.489,73	1.631.059,31	17.399.549,04	
01/04/2019	30/06/2019	77.185.781,88	8.965.764,32	86.151.546,20	16.485.456,89	3.002.809,33	19.488.266,22	-	-	-	-	-	5.498.540,35	998.253,06	6.496.793,41	17.399.549,04	3.040.475,02	20.440.024,06	
01/07/2019	30/09/2019	82.842.928,85	9.755.611,56	92.598.540,41	18.776.822,93	3.568.181,19	22.345.004,12	140.159,19	-	-	-	-	6.211.392,56	1.703.198,94	7.914.591,50	20.440.024,06	3.784.856,23	24.224.880,29	
01/10/2019	31/12/2019	82.795.082,86	63.575.065,06	146.370.147,92	20.764.537,46	8.384.289,41	29.148.826,87	131.051,45	-	-	-	-	7.663.086,93	1.240.716,35	8.903.803,28	24.224.880,29	11.779.848,68	36.004.728,97	
01/01/2020	31/03/2020	135.072.842,82	71.273.743,16	206.346.585,98	27.894.065,58	9.544.863,87	37.438.929,45	127.009,36	-	-	-	-	8.614.842,31	847.623,22	9.462.465,53	36.004.728,97	8.900.321,08	44.905.050,05	
01/04/2020	30/06/2020	197.872.838,58	44.400.490,12	242.273.328,70	36.112.318,23	7.959.246,78	44.071.565,01	123.039,46	-	-	-	-	9.226.724,63	2.933.460,67	12.160.185,30	44.905.050,05	10.982.765,69	55.887.815,74	



16. Tests

Nominal Value Test		A + B + C >= CB
A	1.565.321.786	Outstanding Principal Balance of the Eligible Cover Pool
B	126.233.256	The aggregate amounts standing to the credit of the Accounts (in relation to the principal component only)
C		Outstanding Principal Balance of any Eligible Assets other than Mortgage Loans
CB	1.075.000.000	Outstanding Principal Nominal Amount of all Series of Covered Bonds
PASSED		Excess Credit Support 766.555.042,51

"A" stands for the "Nominal Value Test Adjusted Outstanding Principal Balance" of each Mortgage Loan in the Cover Pool for Statutory as at the relevant Test Calculation Date or Monthly Test Calculation Date, as the case may be, defined as the lower of:

(i) the actual Outstanding Principal Balance of the relevant Residential Mortgage Loan as calculated on the relevant Test Calculation Date or Monthly Test Calculation Date, as the case may be; and

(ii) the Latest Valuation relating to that Residential Mortgage Loan multiplied by M,

where

(a) for all Residential Mortgage Loans that are not Defaulted Loans, M = 0.80;

(b) for all Residential Mortgage Loans that are Defaulted Receivable (including any Attività Finanziaria Deteriorata) M = 0;

The Attività Finanziarie Deteriorate will not be considered for the calculation of the Nominal Value Test

"B" stands for the aggregate amount standing to the credit of the Collection Accounts, the Reserve Fund Account and the Guarantor Payments Account (as principal amount) and the principal amount of any Top-Up Assets; and

"C" stands for the aggregate of Eligible Investments.

Net Present Value Test		NPV ECP >= NPV CB
NPV ECP	2.117.191.409	Net Present Value of the Eligible Cover Pool
NPV CB	1.133.363.844	Sum of the net present value of each Covered Bond
PASSED		Excess Credit Support 983.827.565
Asset	Type	NPV
A) Eligible Cover Pool	Residential Mortgages	1.833.688.810
D) Sum to the credit of the Collection Accounts, Reserve Fund Acc. & Guarantor Payments Account	Principal	276.236.786
B) Hedging Agreement (to be received)	Liability Swap Asset Swaps	18.544.098
B) Hedging Agreement (to be paid)	Liability Swap Asset Swaps	-6.604.057
C) Costs and expenses (to be paid)	Fees, costs and expenses	-4.674.229
NPV CB		
Liabilities	Type	NPV
CB outstanding	Fixed Floating	1.133.363.844

The Net Present Value of the Eligible Cover Pool (NPV ECP) is an amount equal to: A+B+C-D

where,

"A" stands for the product of:

(a) the applicable Discount Factor; and

(b) the expected future principal and future interest payments to be received by the Guarantor under or in respect of the Cover Pool for Statutory Tests ;

"B" stands for the product of:

(a) the applicable Discount Factor; and

(b) the expected payments to be sent to or received by the Guarantor under or in respect of the Swap Agreements;

"C" stands for the product of:

(a) the applicable Discount Factor; and

(b) any amount expected to be paid by the Guarantor in priority to the Swap Agreements in accordance with the relevant Priorities of Payments;

"D" stands for any principal payment actually received by the Guarantor in respect of (i) the Receivables and not yet applied under the relevant Priority of Payments

The Attività Finanziarie Deteriorate will not be considered for the calculation of the Net Present Value Test

The Net Present Value of the Covered Bonds (NPV CB) is, on each Test Calculation Date, an amount equal to the product of

(i) the applicable Discount Factor and

(ii) the expected principal and interest payments due in respect of the outstanding Series of the Covered Bonds issued under the Programme.

Asset Coverage Test		A + B + C + Y - W - H - Z >= CB
A	1.173.937.903	As defined below
B	126.233.256	"B" is equal to the aggregate amount of all sums standing to the credit of the Collection Account, the Reserve Fund Account and the Guarantor Payments Account as at the end of the immediately preceding Calculation Period which have not been applied in accordance with the relevant Priority of Payments up to a maximum nominal amount which cannot exceed, taking into account "C" below, 15 per cent. of the nominal amount of the aggregate Cover Pool as at such date
C	150.000.000,00	"C" is equal to the aggregate Outstanding Principal Balance of any Top Up Assets and/or Eligible Investments as the end of the immediately preceding Calculation Period (without duplication with the amounts standing to the credit of the Accounts under "B" above) and up to a maximum nominal amount which cannot exceed, taking into account "B" above, 15 per cent. of the nominal amount of the aggregate Cover Pool as at such date
Y	10.970.196,78	"Y" is equal to zero if the Issuer's unsecured and unsubordinated debt ratings are at least BBB- and F3 by Fitch, otherwise the Potential Set-Off Amount
W	-	"W" is equal to zero if the Issuer's unsecured and unsubordinated debt ratings are at least BBB- and F3 by Fitch, otherwise the Commingling Amount
H	22.013.628	"H" is equal to the aggregate amount of the principal instalment of each Mortgage Loan which have been deferred in accordance with a Payment Holiday, as long as the relevant Mortgage Loan has a Payment Holiday, meaning that a) during the Payment Holiday for each Mortgage Loan is equal to a fixed amount calculated as the sum of the principal component of each deferred instalment and that b) after the end of the Payment Holiday the amount is equal to zero
Z	27.261.986	"Z" means the amount resulting from the product of (i) the weighted average remaining maturity of all Covered Bonds then outstanding expressed in days and divided by 365, (ii) the Euro Equivalent amount of the aggregate Outstanding Principal Balance of the Covered Bonds, and (iii) the Negative Carry Factor
CB	1.075.000.000	
PASSED		Excess Credit Support 299.849.934
Asset Percentage (contractual):	88,00%	
Asset Percentage (committed):	75,00%	

"A" is equal to the lower of (i) and (ii),

where:

(i) is the aggregate of the "LTV Adjusted Principal Balance" of each Mortgage Loan in the Eligible Cover Pool as at any given date, calculated as the lower of:

(1) the actual Outstanding Principal Balance of the relevant Mortgage Loan in the Eligible Cover Pool as at the last day of the immediately preceding Collection Period; and

(2) the Latest Valuation relating to that Residential Mortgage Loan as at such date multiplied by M (where M is equal to (a) 80 per cent for all Mortgage Loans that are up to 90 days In Arrears or not In Arrears, (b) 40 per cent for all Residential Mortgage Loans that are more than 90 days In Arrears but are not yet Defaulted Receivables and (c) zero for all Defaulted Receivables),

minus

the aggregate of the following deemed reductions to the aggregate LTV Adjusted Principal Balance of the Mortgage Loans in the Eligible Cover Pool if any of the following occurred during the immediately preceding Collection Period:

(A) a Residential Mortgage Loan or any security relating thereto was, during the immediately preceding Calculation Period, in breach of the representations and warranties contained in the relevant Warranty and Indemnity Agreement and the relevant Seller has not indemnified the Guarantor or otherwise cured such breach, to the extent required by the terms of the relevant Warranty and Indemnity Agreement (any such Residential Mortgage Loan an "Affected Loan"). In this event, the aggregate LTV Adjusted Principal Balance of the Mortgage Loans in the Eligible Cover Pool (as calculated on the last day of the immediately preceding Calculation Period) will be deemed to be reduced by an amount equal to the LTV Adjusted Principal Balance of the relevant Affected Loans (as calculated on the last day of the immediately preceding Calculation Period); and/or

(B) the relevant Seller, in any preceding Calculation Period, was in breach of any other material representation and warranty under the relevant Master Loans Purchase Agreement and/or the relevant Servicer was, in any preceding Calculation Period, in breach of a material term of the Master Servicing Agreement or the Sub-Servicing Agreement (as the case may be). In this event, the aggregate LTV Adjusted Principal Balance of the Mortgage Loans in the Eligible Cover Pool (as calculated on the last day of the immediately preceding Calculation Period) will be deemed to be reduced by an amount equal to the resulting financial loss incurred by the Guarantor in the immediately preceding Calculation Period in respect of such Residential Mortgage Loan (such financial loss to be calculated by the Test Calculation Agent without double counting with the reduction under (A) above and to be set off against any amount paid (in cash or in kind) to the Guarantor by the relevant Seller and/or the relevant Servicer to indemnify the Guarantor for such financial loss) (any such loss a "Breach Related Loss");

AND

(ii) is the aggregate "Asset Percentage Adjusted Principal Balance" of the Residential Mortgage Loans in the Eligible Cover Pool as at any given date which in relation to each Residential Mortgage Loan shall be calculated as the lower of (1) the actual Outstanding Principal of the relevant Residential Mortgage Loan as calculated on the last day of the immediately preceding Collection Period, and (2) the Latest Valuation relating to that Residential Mortgage Loan as at such date multiplied by N (where N is equal to (a) 100 per cent. for all Residential Mortgage Loans that are up to 90 days In Arrears or not In Arrears, (b) 40 per cent for Residential Mortgage Loans that are more than 90 days In Arrears but are not yet Defaulted Receivables and (c) zero for all Defaulted Receivables),

minus

the aggregate sum of (1) the Asset Percentage Adjusted Principal Balance of any Affected Loan(s), calculated as described in item (i)(A) above and/or (2) any Breach Related Losses, calculated as described in item (i)(B) above,

the result of which multiplied by the Asset Percentage.

It being understood that in the event the Issuer chooses not to apply such other percentage figure of the Asset Percentage lower than 88 per cent (as defined under item (b) of the relevant definition), this will not result in a breach of the Asset Coverage Test.

For the purpose of the computation of the item A above, the Outstanding Principal of the Mortgage Loans shall include the Outstanding Principal with reference to the relevant Valuation Date of any New Portfolio sold after the last day of the Collection Period End Date and prior to the relevant Test Calculation Date (or Monthly Test Calculation Date, as the case may be), to the extent that i) the calculation are made during a Test Grace Period or ii) a Series of Covered Bonds has been issued or is to be issued during the same period of time and all the steps required under the relevant Master Loans Purchase Agreement for the purposes of the purchase of the New Portfolio by the Guarantor having been taken and the relevant notice of assignment having been published in the Official Gazette and registered in the companies' register before the relevant Issue Date.

Interest Coverage Test		NIC ECP >= IP
NIC ECP	138.073.064	Net Interest Collections from the Cover Pool (as defined below)
Interest Payments	-38.281.250	The interest payments scheduled to be due in respect of all the outstanding Covered Bonds
PASSED		Excess Credit Support

"Net Interest Collections from the Cover Pool" means, on each Test Calculation Date and Monthly Test Calculation Date, as the case may be, an amount equal to the positive difference between A and B

where:

"A" is equal to the sum of:

(a) interest payments received, or expected to be received, by the Guarantor under or in respect of the Cover Pool for Statutory Tests in each and all respective Calculation Periods (including, for the avoidance of doubt, any amount of interest to be realised from the investment into Eligible Investments of principal collections arising from the expected amortisation of the Cover Pool for Statutory Tests in each and all respective Calculation Periods) and any amount of interest accrued on the Collection Accounts, the Reserve Fund Account and the Guarantor Payments Account and any additional cash flows expected to be deposited in the Collection Accounts, the Reserve Fund Account and the Guarantor Payments Account in each and all respective Calculation Periods;

(b) any amount to be received by the Guarantor as payments under the Swap Agreements prior to or on each and all respective Guarantor Payment Dates; and

(c) any other amount to be received by the Guarantor as payments under the Swap Agreements;

"B" stands for the payments (in relation to the interest component only) to be effected in accordance with the relevant Priority of Payments, by the Guarantor in priority to any amount to be paid on the Covered Bonds, and including payments under the Swap Agreements on each and all respective Guarantor Payment Dates

