

Desio OBG S.r.l.

INVESTORS REPORT

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

Contacts

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Reporting Dates

Collection Period

01/10/2022

31/12/2022

Guarantor Payment Period

28/10/2022

27/01/2023

Guarantor Payment Date

27/01/2023

This Investors Report is prepared by Banca Finanziaria Internazionale 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	N. 3
Original Balance	575.000.000,00	500.000.000,00	100.000.000,00
Currency	EUR	EUR	EUR
Issue Date	12/09/2017	24/07/2019	20/01/2021
Final Maturity Date	12/09/2024	24/07/2026	20/01/2031
Extended Maturity Date	12/09/2025	24/07/2026	20/01/2032
Listing	Euronext Dublin	Euronext Dublin	Euronext Dublin
ISIN code	IT0005277451	IT0005380446	IT0005433682
Common code	167862977	203326343	229177818
Clearing	Monte Titoli / Euroclear	Monte Titoli / Euroclear	Monte Titoli / Euroclear
Denominations	100.000,00	100.000,00	100.000,00
Type of amortisation	Soft Bullet	Soft Bullet	Soft Bullet
Indexation	N.A.	N.A.	N.A.
Spread / Fixed Rate	0,875%	0,375%	0

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: Banca Finint S.p.A (former Securitisation Services S.p.A.)*
 Test Calculation Agent: Banco di Desio e della Brianza S.p.A.
 Guarantor Paying Agent: Crédit Agricole Corporate and Investment Bank SA
 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: Banca Finint S.p.A (former Securitisation Services S.p.A.)*
 Asset Monitor: BDO Italia S.p.A.
 Back-Up Servicer Facilitator: Banca Finint S.p.A (former Securitisation Services S.p.A.)*
 Liability Swap Provider: BNP Paribas, London branch
 Account Bank: Crédit Agricole Corporate and Investment Bank SA
 Guarantor Corporate Servicer: Banca Finint S.p.A (former Securitisation Services S.p.A.)*
 Cash Manager: Banco di Desio e della Brianza S.p.A.
 Back-Up Servicer: Banca Finint S.p.A (former Securitisation Services S.p.A.)*
 Quotaholders: Stichting Morriconne
 Banco di Desio e della Brianza S.p.A.
 Advisor: Banca Finint S.p.A (former FISG S.r.l.)**

* In the context of a group reorganisation, with effective date from 28th October 2020, Securitisation Services S.p.A. has been merged by way of incorporation into Banca Finanziaria Internazionale S.p.A. (namely Banca Finint S.p.A)

** In the context of a group reorganisation, with effective date from 28th October 2020, FISG S.r.l. has been merged by way of incorporation into Banca Finanziaria Internazionale S.p.A. (namely Banca Finint S.p.A)



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
Series N. 3	IT0005433682	100.000.000,00	-	-	-	100.000.000,00	-	1,0000000
	Total	1.175.000.000,00	-	-	-	1.175.000.000,00	-	

Bond	Outstanding Principal	Fixed Rate	Days	Interest Accrued	Payment Date
Series N. 1	575.000.000,00	0,8750%	365	5.031.250,00	12/09/2023
Series N. 2	500.000.000,00	0,3750%	366	1.875.000,00	25/07/2023
Series N. 3	100.000.000,00	0,0000%	365	-	18/01/2023



6. Subordinated Loan - Base Interest

Guarantor Payment Date	Subordinated Loan Banco Desio										Subordinated Loan Spoleto									
	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 Spoleto 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	
27/10/2020	1.609.707.689,13	0,500%	92	2.056.848,71	-	0,000%	0	-	2.056.848,71	
27/01/2021	1.559.707.689,13	0,500%	92	1.992.959,82	-	0,000%	0	-	1.992.959,82	
27/04/2021	1.559.707.689,13	0,500%	90	1.949.634,61	-	0,000%	0	-	1.949.634,61	
27/07/2021	1.529.707.689,13	0,500%	91	1.933.380,55	217.527.659,48	0,500%	71	214.506,44	2.147.886,99	
27/10/2021	1.593.235.348,61	0,500%	92	2.035.800,72	-	0,000%	0	-	2.035.800,72	
27/01/2022	1.593.235.348,61	0,500%	92	2.035.800,72	-	0,000%	0	-	2.035.800,72	
27/04/2022	1.553.235.348,61	0,500%	90	1.941.544,19	-	0,000%	0	-	1.941.544,19	
27/07/2022	1.523.235.348,61	0,500%	91	1.925.200,23	375.138.044,32	0,500%	71	369.927,79	2.295.128,03	
27/10/2022	1.773.373.392,93	0,500%	92	2.265.977,11	-	0,000%	0	-	2.265.977,11	
27/01/2023	1.721.373.392,93	0,500%	92	2.199.532,67	-	0,000%	0	-	2.199.532,67	



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



8. Subordinated Loan - Redemption

Guarantor Payment Date	Importo di Ammortamento richiesto complessivo	Importo di Ammortamento residuo	Importo Ammortamento Banco Desio						Importo Ammortamento Spoleto					
			IECDesio (i)	IECC (ii)	IAC (iii)	IADesio [(i) / (ii)] * (iii)	Importo di Ammortamento richiesto Banco Desio	Importo di Ammortamento residuo	IECSpoleto (i)	IECC (ii)	IAC (iii)	IASpoleto [(i) / (ii)] * (iii)	Importo di Ammortamento richiesto Spoleto	Importo di Ammortamento residuo
27/10/2017	-	21.788.570,22	15.500.309,39	21.788.570,22	21.788.570,22	15.500.309,39	-	15.500.309,39	6.288.260,83	21.788.570,22	21.788.570,22	6.288.260,83	-	6.288.260,83
29/01/2018	-	45.740.749,93	31.980.728,04	45.740.749,93	45.740.749,93	31.980.728,04	-	31.980.728,04	13.760.021,89	45.740.749,93	45.740.749,93	13.760.021,89	-	13.760.021,89
27/04/2018	-	69.931.696,25	49.112.591,47	69.931.696,25	69.931.696,25	49.112.591,47	-	49.112.591,47	20.819.104,78	69.931.696,25	69.931.696,25	20.819.104,78	-	20.819.104,78
27/07/2018	-	94.854.816,37	66.314.045,82	94.854.816,37	94.854.816,37	66.314.045,82	-	66.314.045,82	28.540.770,55	94.854.816,37	94.854.816,37	28.540.770,55	-	28.540.770,55
29/10/2018	-	117.195.755,87	82.572.103,13	117.195.755,87	117.195.755,87	82.572.103,13	-	82.572.103,13	34.623.652,74	117.195.755,87	117.195.755,87	34.623.652,74	-	34.623.652,74
28/01/2019	100.000.000,00	46.644.981,91	101.250.074,92	146.644.981,91	146.644.981,91	101.250.074,92	69.044.350,34	32.205.724,58	45.394.906,99	146.644.981,91	146.644.981,91	45.394.906,99	30.955.649,66	14.439.257,33
29/04/2019	-	81.588.251,52	51.664.620,09	81.588.251,52	81.588.251,52	51.664.620,09	-	51.664.620,09	29.923.631,43	81.588.251,52	81.588.251,52	29.923.631,43	-	29.923.631,43
29/07/2019	-	115.615.425,89	71.235.721,10	115.615.425,89	115.615.425,89	71.235.721,10	-	71.235.721,10	44.379.704,79	115.615.425,89	115.615.425,89	44.379.704,79	-	44.379.704,79
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												
27/10/2020	50.000.000,00	29.394.106,59												
27/01/2021	-	81.654.523,88												
27/04/2021	30.000.000,00	99.113.826,22												
27/07/2021	154.000.000,00	215.422,25												
27/10/2021	-	52.358.909,51												
27/01/2022	40.000.000,00	60.035.712,82												
27/04/2022	30.000.000,00	79.347.983,98												
27/07/2022	125.000.000,00	4.953.688,70												
27/10/2022	52.000.000,00	107.239,39												
27/01/2023	-	50.845.151,80												

"Incassi Effettivi Complessivi in Conto Capitale" o "IECC" indica, a ciascuna Data di Pagamento del Garante, gli Incassi complessivi in conto capitale percepiti dal Garante, relativamente a tutti i Portafogli nel Periodo di Incasso immediatamente precedente, giacenti sui Conti Incassi il Giorno Lavorativo precedente la relativa Data di Pagamento del Garante (inclusi i proventi dell'eventuale liquidazione, in tutto o in parte, dei Portafogli, nonché gli importi eventualmente accreditati alle precedenti Date di Pagamento del Garante sui Conti Incassi ai sensi della voce Fifth dell'Ordine di Priorità dei Pagamenti in Conto Capitale Prima di un Evento Rilevante dell'Emittente, ma esclusi gli importi maturati a titolo di interesse sui Conti Incassi)

"IECDesio" e "IECSpoleto" indicano, a ciascuna Data di Pagamento del Garante, gli Incassi in conto capitale percepiti dal Garante, relativamente ai Portafogli Desio (o BP Spoleto), nel Periodo di Incasso immediatamente precedente, giacenti sul Conto Incassi Desio (o BP Spoleto) il Giorno Lavorativo precedente la relativa Data di Pagamento del Garante (inclusi i proventi dell'eventuale liquidazione, in tutto o in parte, dei Portafogli Desio (o BP Spoleto), nonché gli importi eventualmente accreditati alle precedenti Date di Pagamento del Garante sul Conto Incassi Desio (o BP Spoleto) ai sensi della

"Importo di Ammortamento Complessivo" o "IAC" indica:

- (i) a ciascuna Data di Pagamento del Garante precedente all'invio di una Issuer Default Notice, un importo pari ai Fondi Disponibili in Conto Capitale utilizzabili per il pagamento della voce Fourth dell'Ordine di Priorità dei Pagamenti in Conto Capitale prima di un Evento Rilevante dell'Emittente e successivamente all'effettuazione di tutti i pagamenti o accantonamenti dovuti con priorità;
- (ii) a ciascuna Data di Pagamento del Garante, successiva all'invio di una Issuer Default Notice, un importo pari ai Fondi Disponibili del Garante utilizzabili per il pagamento della voce Ninth dell'Ordine di Priorità dei Pagamenti della Garanzia successivamente all'effettuazione di tutti i pagamenti o accantonamenti dovuti con priorità; e
- (iii) a ciascuna Data di Pagamento del Garante, successiva all'invio di una Guarantor Default Notice, un importo pari ai Fondi Disponibili del Garante utilizzabili per il pagamento della voce Seventh dell'Ordine di Priorità dei Pagamenti Successivo ad un Evento Rilevante del Garante, successivamente all'effettuazione di tutti i pagamenti o accantonamenti dovuti con priorità



10. Swap

Guarantor Payment Date	Liability Swap on Series 1											Liability Swap on Series 2												
	Guarantor Leg Pay						Guarantor Leg Receive					Guarantor Leg Pay						Guarantor Leg Receive						
	Floating Rate Notional Amount	Spread	Euribor	Floating Rate	Actual/360 Adjusted Days	Interest Payment Date	Amount to be paid by the Guarantor to the Liability Swap Provider	Fixed Rate Notional Amount	Fixed Rate	Actual/Actual (ICMA) Days	Liability Swap Provider Payment Date	Amount to be paid by the Liability Swap Provider to the Guarantor	Floating Rate Notional Amount	Euribor	Spread	Floating Rate	Actual/360 Adjusted Days	Interest Payment Date	Amount to be paid by the Guarantor to the Liability Swap Provider	Fixed Rate Notional Amount	Fixed Rate	Actual/Actual (ICMA) Days	Liability Swap Provider Payment Date	Amount to be paid by the Liability Swap Provider to the Guarantor
27/10/2017	300,000,000.00	0.269%	-0.331%	0.600%	0.25277778	12/12/2017	203,991.67	300,000,000.00	0.875%	1,000,000,000	12/09/2018	2,625,000.00												
29/01/2018	300,000,000.00	0.274%	-0.326%	0.600%	0.25000000	12/03/2018	205,500.00	300,000,000.00	0.875%	1,000,000,000	12/09/2018	2,625,000.00												
27/04/2018	300,000,000.00	0.273%	-0.327%	0.600%	0.25555556	12/06/2018	209,300.00	300,000,000.00	0.875%	1,000,000,000	12/09/2018	2,625,000.00												
27/07/2018	300,000,000.00	0.279%	-0.321%	0.600%	0.25555556	12/08/2018	213,900.00	300,000,000.00	0.875%	1,000,000,000	12/09/2018	2,625,000.00												
29/10/2018	300,000,000.00	0.281%	-0.319%	0.600%	0.25277778	12/12/2018	213,991.67	300,000,000.00	0.875%	1,000,000,000	12/09/2019	2,625,000.00												
29/01/2019	300,000,000.00	0.286%	-0.314%	0.600%	0.25000000	12/03/2019	214,500.00	300,000,000.00	0.875%	1,000,000,000	12/09/2019	2,625,000.00												
29/04/2019	300,000,000.00	0.292%	-0.308%	0.600%	0.25555556	12/06/2019	223,866.67	300,000,000.00	0.875%	1,000,000,000	12/09/2019	2,625,000.00												
29/07/2019	300,000,000.00	0.282%	-0.318%	0.600%	0.25555556	12/09/2019	216,200.00	300,000,000.00	0.875%	1,000,000,000	12/09/2019	2,625,000.00	200,000,000.00	-0.374%	0.607%	0.233%	0.25555556	24/10/2019	119,088.89	200,000,000.00	0.375%	1,000,000,000	24/07/2020	750,000.00
28/10/2019	300,000,000.00	0.165%	-0.435%	0.600%	0.25277778	12/12/2019	125,125.00	300,000,000.00	0.875%	1,000,000,000	12/09/2020	2,625,000.00	200,000,000.00	-0.404%	0.607%	0.203%	0.25555556	24/01/2020	103,755.56	200,000,000.00	0.375%	1,000,000,000	24/07/2020	750,000.00
27/01/2020	300,000,000.00	0.207%	-0.383%	0.600%	0.25277778	12/03/2020	156,975.00	300,000,000.00	0.875%	1,000,000,000	12/09/2020	2,625,000.00	200,000,000.00	-0.380%	0.607%	0.217%	0.25277778	24/04/2020	108,705.56	200,000,000.00	0.375%	1,000,000,000	24/07/2020	750,000.00
27/04/2020	300,000,000.00	0.118%	-0.482%	0.600%	0.25555556	12/06/2020	190,466.67	300,000,000.00	0.875%	1,000,000,000	12/09/2020	2,625,000.00	200,000,000.00	-0.190%	0.607%	0.417%	0.25277778	24/07/2020	210,816.67	200,000,000.00	0.375%	1,000,000,000	24/07/2020	750,000.00
27/07/2020	300,000,000.00	0.249%	-0.351%	0.600%	0.26111111	14/09/2020	195,050.00	300,000,000.00	0.875%	1,000,000,000	12/09/2020	2,625,000.00	200,000,000.00	-0.454%	0.607%	0.153%	0.26111111	26/10/2020	79,900.00	200,000,000.00	0.375%	1,000,000,000	26/07/2021	750,000.00
27/10/2020	300,000,000.00	0.112%	-0.488%	0.600%	0.25277778	14/12/2020	84,933.33	300,000,000.00	0.875%	1,000,000,000	12/09/2021	2,625,000.00	200,000,000.00	-0.511%	0.607%	0.096%	0.25277778	25/01/2021	48,533.33	200,000,000.00	0.375%	1,000,000,000	26/07/2021	750,000.00
27/01/2021	300,000,000.00	0.054%	-0.548%	0.600%	0.24444444	12/03/2021	39,600.00	300,000,000.00	0.875%	1,000,000,000	12/09/2021	2,625,000.00	200,000,000.00	-0.543%	0.607%	0.064%	0.25277778	26/04/2021	32,355.56	200,000,000.00	0.375%	1,000,000,000	26/07/2021	750,000.00
27/04/2021	300,000,000.00	0.057%	-0.543%	0.600%	0.26111111	14/06/2021	44,650.00	300,000,000.00	0.875%	1,000,000,000	12/09/2021	2,625,000.00	200,000,000.00	-0.539%	0.607%	0.068%	0.25277778	26/07/2021	34,377.78	200,000,000.00	0.375%	1,000,000,000	26/07/2021	750,000.00
27/07/2021	300,000,000.00	0.055%	-0.545%	0.600%	0.25277778	13/09/2021	41,708.33	300,000,000.00	0.875%	1,000,000,000	12/09/2021	2,625,000.00	200,000,000.00	-0.549%	0.607%	0.058%	0.25277778	25/10/2021	29,322.22	200,000,000.00	0.375%	1,000,000,000	25/07/2022	750,000.00
27/10/2021	300,000,000.00	0.057%	-0.543%	0.600%	0.25277778	13/12/2021	43,225.00	300,000,000.00	0.875%	1,000,000,000	12/09/2022	2,625,000.00	200,000,000.00	-0.548%	0.607%	0.059%	0.25277778	24/01/2022	29,827.78	200,000,000.00	0.375%	1,000,000,000	25/07/2022	750,000.00
27/01/2022	300,000,000.00	0.016%	-0.585%	0.600%	0.25277778	14/03/2022	11,375.00	300,000,000.00	0.875%	1,000,000,000	12/09/2022	2,625,000.00	200,000,000.00	-0.553%	0.607%	0.054%	0.25277778	25/04/2022	27,300.00	200,000,000.00	0.375%	1,000,000,000	25/07/2022	750,000.00
27/04/2022	300,000,000.00	0.098%	-0.505%	0.600%	0.25277778	13/06/2022	72,041.67	300,000,000.00	0.875%	1,000,000,000	12/09/2022	2,625,000.00	200,000,000.00	-0.463%	0.607%	0.144%	0.25277778	25/07/2022	72,800.00	200,000,000.00	0.375%	1,000,000,000	25/07/2022	750,000.00
27/07/2022	300,000,000.00	0.318%	-0.282%	0.600%	0.25277778	12/09/2022	241,150.00	300,000,000.00	0.875%	1,000,000,000	12/09/2022	2,625,000.00	200,000,000.00	0.145%	0.607%	0.752%	0.25277778	24/10/2022	380,177.78	200,000,000.00	0.375%	1,000,000,000	25/07/2023	750,000.00
27/10/2022	300,000,000.00	1.436%	0.836%	0.600%	0.25277778	12/12/2022	1,088,966.67	300,000,000.00	0.875%	1,000,000,000	12/09/2023	2,625,000.00	200,000,000.00	1.502%	0.607%	2.109%	0.25555556	24/01/2023	1,077,933.33	200,000,000.00	0.375%	1,000,000,000	25/07/2023	750,000.00
27/01/2023	300,000,000.00	2.590%	1.990%	0.600%	0.25277778	13/03/2023	1,984,083.33	300,000,000.00	0.875%	1,000,000,000	12/09/2023	2,625,000.00	200,000,000.00	2.417%	0.607%	3.024%	0.25000000	24/04/2023	1,512,000.00	200,000,000.00	0.375%	1,000,000,000	25/07/2023	750,000.00



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%
01/07/2020	30/09/2020	3.929.197,24	1.529.305.280,56	0,26%	728.945,84	1.529.305.280,56	0,05%	6.772.185,55	1.960.917.571,09	0,35%	226.853,09	0,33%	23.159.989,51	1,51%
01/10/2020	31/12/2020	4.761.622,66	1.478.770.498,41	0,32%	298.748,50	1.478.770.498,41	0,02%	7.070.934,05	1.960.917.571,09	0,36%	614.655,18	0,33%	27.234.669,81	1,84%
01/01/2021	31/03/2021	3.780.942,84	1.431.194.209,28	0,26%	348.544,03	1.431.194.209,28	0,02%	7.419.478,08	1.960.917.571,09	0,38%	638.459,68	0,35%	25.562.889,56	1,79%
01/04/2021	30/06/2021	4.512.558,47	1.594.507.566,66	0,28%	480.072,03	1.594.507.566,66	0,03%	7.899.550,11	2.179.723.992,55	0,36%	672.268,58	0,33%	27.167.265,92	1,70%
01/07/2021	30/09/2021	4.370.651,37	1.542.764.941,74	0,28%	147.605,90	1.542.764.941,74	0,01%	8.047.156,01	2.179.723.992,55	0,37%	702.354,76	0,34%	23.547.787,27	1,53%
01/10/2021	31/12/2021	3.135.639,46	1.495.487.616,18	0,21%	139.820,90	1.495.487.616,18	0,01%	8.186.976,91	2.179.723.992,55	0,38%	735.352,64	0,34%	18.647.859,55	1,25%
01/01/2022	31/03/2022	2.961.026,30	1.446.285.470,21	0,20%	258.038,09	1.446.285.470,21	0,02%	8.445.015,00	2.179.723.992,55	0,39%	823.894,29	0,35%	19.390.682,57	1,34%
01/04/2022	30/06/2022	3.455.631,02	1.772.839.741,83	0,19%	-	1.772.839.741,83	0,00%	8.445.015,00	2.556.732.651,28	0,33%	844.178,91	0,30%	19.096.779,41	1,08%
01/07/2022	30/09/2022	2.843.052,33	1.725.779.810,04	0,16%	37.758,81	1.725.779.810,04	0,00%	8.482.773,81	2.556.732.651,28	0,33%	870.320,17	0,30%	15.781.361,06	0,91%
01/10/2022	31/12/2022	2.061.623,48	1.675.173.916,69	0,12%	236.230,71	1.675.173.916,69	0,01%	8.719.004,52	2.556.732.651,28	0,34%	997.096,38	0,30%	19.662.378,61	1,17%



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

Collection Period	Renegotiations									Accordi Transattivi, Accolli, Surroghe, Indennizati								
	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
01/07/2020	30/09/2020	229.906.304,15	49.023.668,15	278.929.972,30	42.505.324,49	9.726.772,05	52.232.096,54	119.088,87	-	-	-	-	11.932.091,73	1.399.863,75	13.331.955,48	55.887.815,74	10.600.285,19	66.488.100,93
01/10/2020	31/12/2020	258.814.306,75	45.984.495,63	304.798.802,38	49.151.441,54	17.131.532,18	66.282.973,72	115.100,46	-	-	-	-	13.032.670,57	1.534.452,65	14.567.123,22	66.488.100,93	10.252.900,31	76.741.001,24
01/01/2021	31/03/2021	282.688.818,56	57.267.208,77	339.956.027,33	62.865.165,78	18.082.522,19	80.947.687,97	109.748,68	-	-	-	-	14.223.052,45	2.960.770,46	17.183.822,91	76.741.001,24	9.829.777,24	86.570.778,48
01/04/2021	30/06/2021	318.657.383,14	47.443.253,17	366.100.636,31	76.551.711,64	5.214.032,92	81.765.744,56	105.722,81	-	-	-	-	15.361.344,52	1.577.440,51	16.938.785,03	86.570.778,48	9.190.796,37	95.761.574,85
01/07/2021	30/09/2021	351.029.846,01	22.155.637,06	373.185.483,07	77.691.819,17	2.688.939,73	80.380.758,90	101.692,01	-	-	-	-	16.148.271,05	1.277.021,61	17.425.292,66	95.761.574,85	5.917.605,27	101.679.180,12
01/10/2021	31/12/2021	358.907.813,10	15.875.802,42	374.783.615,52	77.941.958,22	1.873.739,95	79.815.698,17	97.656,00	99.769,23	-	-	-	16.514.766,85	792.714,38	17.307.481,23	101.679.180,12	3.040.591,18	104.719.771,30
01/01/2022	31/03/2022	361.750.039,39	14.960.996,14	376.711.035,53	76.088.116,24	3.406.181,29	79.494.297,53	192.253,10	-	-	-	-	16.810.056,77	728.524,00	17.538.580,77	104.719.771,30	1.879.342,94	106.599.114,24
01/04/2022	30/06/2022	365.010.908,28	4.105.612,72	369.116.521,00	76.483.359,07	1.829.211,82	78.312.570,89	187.076,41	-	-	-	-	17.073.809,51	1.839.665,55	18.913.475,06	106.599.114,24	1.097.981,50	107.697.095,74
01/07/2022	30/09/2022	360.187.560,81	2.224.605,06	362.412.165,87	76.686.989,20	727.570,65	77.414.559,85	181.989,18	-	-	-	-	18.382.230,91	1.343.988,39	19.726.219,30	107.697.095,74	539.679,38	108.236.775,12
01/10/2022	31/12/2022	351.596.623,40	9.675.279,13	361.271.902,53	74.741.828,90	897.382,14	75.639.211,04	177.059,79	-	-	-	-	18.640.410,81	2.401.822,61	21.042.233,42	108.236.775,12	271.027,57	108.507.802,69



16. Tests

Nominal Value Test		A + B + C >= CB
A	1.662.036.181	Outstanding Principal Balance of the Eligible Cover Pool
B	50.845.152	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	1.175.000.000	Outstanding Principal Notional Amount of all Series of Covered Bonds
PASSED		Excess Credit Support 537.881.332,98

"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	1.586.588.186	Net Present Value of the Eligible Cover Pool
NPV CB	1.084.449.843	Sum of the net present value of each Covered Bond
PASSED		Excess Credit Support 502.138.343
Asset	Type	NPV
A) Eligible Cover Pool	Residential Mortgages	1.579.718.591
D) Sum to the credit of the Collection Accounts, Reserve Fund Acc. & Guarantor Payments Account	Principal	50.842.461
B) Hedging Agreement (to be received)	Liability Swap Asset Swaps	7.862.624
B) Hedging Agreement (to be paid)	Liability Swap Asset Swaps	-46.117.916
C) Costs and expenses (to be paid)	Fees, costs and expenses	-5.717.575
NPV CB	Liabilities	Type
CB outstanding	Fixed Floating	NPV 1.084.449.843

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	1.329.907.103	As defined below
B	64.075.673	"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		"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	8.432.385,00	"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	245.220	"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	17.832.534	"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	1.175.000.000	
PASSED		Excess Credit Support 192.472.637
Asset Percentage (contractual):	88,00%	
Asset Percentage (committed):	80,00%	

"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 is 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	181.669.402	Net Interest Collections from the Cover Pool (as defined below)
Interest Payments	-17.562.500	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

