

# Brera Sec S.r.l. - Serie 2019

## Investors Report

Euro 6.650.000.000 Class A Residential Mortgage Backed Floating Rate Notes due December 2072  
Euro 859.500.000 Class B Residential Mortgage Backed Fixed Rate and Additional Return Notes due December 2072

### Contacts

Edoardo Bosco / Federico Trevisiol  
E-mail: [Brera.Sec3@finint.com](mailto:Brera.Sec3@finint.com)  
Telephone: +39 0438 360 820/946  
Via V. Alfieri, 1 - 31015 Conegliano (TV)



[www.securitisation-services.com](http://www.securitisation-services.com)

### Dates

Issue Date	27/11/2019	
Collection Period	from 01/02/2022	to 30/04/2022
Interest Period	16/03/2022	15/06/2022
Payment Date	15/06/2022	

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*\* 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)*

This Investors Report is prepared by Banca Finint S.p.A.\* in accordance with the criteria described in the Transaction 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

### Principal Parties

Arrangers	Banca IMI S.p.A. Intesa Sanpaolo S.p.A.
Issuer	Brera Sec S.r.l.
Originator	Intesa Sanpaolo S.p.A.
Servicer	Intesa Sanpaolo S.p.A.
Representative of the Noteholders	Banca Finint S.p.A (former Securitisation Services S.p.A.)*
Calculation Agent	Banca Finint S.p.A (former Securitisation Services S.p.A.)*
Corporate Services Provider	Banca Finint S.p.A (former Securitisation Services S.p.A.)*
Administrative Services Provider	Intesa Sanpaolo S.p.A.
Account Bank	Intesa Sanpaolo S.p.A.
Reporting Entity	Intesa Sanpaolo S.p.A.
Paying Agent	Intesa Sanpaolo S.p.A.
Listing Agent	Intesa Sanpaolo Bank Luxembourg S.A.
Subordinated Loan Provider	Intesa Sanpaolo S.p.A.
Underwriter	Intesa Sanpaolo S.p.A.

### Main definitions

Business Day	means a day on which banks are generally open for business in Milan and Luxembourg and on which the Trans-European Automated Real Time Gross Transfer System (TARGET2) (or any successor thereto) is open.
Cash Reserve Required Amount	means, with reference to each Payment Date, an amount equal to 2% of the Principal Outstanding Amount of the Senior Notes on the Calculation Date immediately preceding such Payment Date, provided that the Cash Reserve Required Amount will be equal to 0 (zero) on the earlier of (a) the Calculation Date on which the Calculation Agent issues a Payments Report stating that on the immediately following Payment Date the Issuer Available Funds are sufficient to repay in full on such Payment Date the Senior Notes, (b) the Final Maturity Date, (c) the date on which the Representative of the Noteholders has delivered a Trigger Notice to the Issuer.
Pass-Through Condition	means the condition which occurs when, prior to the service of a Trigger Notice and for as long as the Senior Notes are outstanding, the Default Ratio is higher than 8%.
Clean Up Option Date	means the Payment Date on which the Principal Outstanding Amount of the Senior Notes is equal or lower than 10% of the Principal Outstanding Amount of the Notes upon issue.
Collection Period	means each quarterly period commencing on (and excluding) a Collection Date and ending on (and including) the next succeeding Collection Date and, in the case of the first Collection Period, commencing on (and including) the Effective Date and ending on (and including) the Collection Date falling on 31 January 2020.
Default Ratio	means, on each Calculation Date with respect to the immediately preceding Collection Date, the ratio, expressed as a percentage, obtained by dividing: (A) the aggregate of the Outstanding Principal of the Receivables which have become Defaulted Receivables (at the time of such classification) during the period between the Effective Date and the immediately preceding Collection Date; by (B) the Initial Principal Portfolio.
Interest Period	means each period commencing on (and including) a Payment Date and ending on (but excluding) the next succeeding Payment Date, provided that the "First Interest Period" shall commence on (and include) the Issue Date and end on (but exclude) the First Payment Date.
Payment Date	means the First Payment Date and, thereafter, the 15th calendar day of March, June, September and December of each year or, if such day is not a Business Day, the immediately succeeding Business Day.



## 2. Portfolio and Notes

### The Portfolio

The principal source of payment of interest on the Senior Notes and interest and Additional Return on the Junior Notes and of repayment of principal on the Notes will be Collections made in respect of the Portfolio purchased on 25 September 2019 by the Issuer pursuant to the terms of the Receivables Purchase Agreement.

### The Notes

Classes	Class A Notes	Class B Notes
Principal Amount Outstanding on the Issue Date	6.650.000.000,00	859.500.000,00
Currency	EUR	EUR
Issue Date	18 November 2019	18 November 2019
Final Maturity Date	15 December 2072	15 December 2072
Listing	Luxembourg	Not listed
ISIN	IT0005390841	IT0005390858
Common code	N.A.	N.A.
Denomination	100.000,00	100.000,00
Indexation	Euribor 3M	Fixed Rated
Spread / Fixed Rate	Spread	Variable Return
Payment frequency	Quarterly	Quarterly

Under the Intercreditor Agreement, each of the Originators has undertaken that it will retain at the origination and maintain on an ongoing basis a material net economic interest of at least 5% in the Transaction in accordance with option (1)(d) of Article 405 of Regulation (EU) number 575/2013 (as amended, supplemented and/or replaced from time to time), option (1)(d) of Article 51 of the Commission Delegated Regulation (EU) number 231/2013 of 19 December 2012 (as amended, supplemented and/or replaced from time to time) and option 2(d) of Article 254 of Regulation (EU) number 35/2015 (as amended, supplemented and/or replaced from time to time). As at the Issue Date, such interest will be comprised of an interest in the first loss tranche (being the Junior Notes).



3. Class A Notes

Interest Period		Payment Date	Before payments		Accrued			Payments		After payments		
			Principal Outstanding Amount	Unpaid Interest	Rate of Interest	Days	Interest accrued	Principal	Interest	Principal Amount Outstanding	Unpaid Interest	Pool factor
27/11/2019	16/03/2020	16/03/2020	6.650.000.000,00	-	0,459%	110	9.326.625,00	234.637.137,00	9.326.625,00	6.415.362.863,00	-	0,96471622
17/03/2020	15/06/2020	15/06/2020	6.415.362.863,00	-	0,361%	91	5.854.018,61	179.043.935,00	5.854.018,61	6.236.318.928,00	-	0,93779232
16/06/2020	15/09/2020	15/09/2020	6.236.318.928,00	-	0,492%	92	7.840.923,79	214.258.877,00	7.840.923,79	6.022.060.051,00	-	0,90557294
16/09/2020	15/12/2020	15/12/2020	6.022.060.051,00	-	0,366%	91	5.571.609,96	187.652.160,50	5.571.609,96	5.834.407.890,50	-	0,87735457
16/12/2020	15/03/2021	15/03/2021	5.834.407.890,50	-	0,307%	90	4.477.908,06	241.678.356,50	4.477.908,06	5.592.729.534,00	-	0,84101196
16/03/2021	15/06/2021	15/06/2021	5.592.729.534,00	-	0,308%	92	4.402.037,42	210.336.441,00	4.402.037,42	5.382.393.093,00	-	0,80938242
16/06/2021	15/09/2021	15/09/2021	5.382.393.093,00	-	0,302%	92	4.154.130,99	198.255.785,00	4.154.130,99	5.184.137.308,00	-	0,77956952
16/09/2021	15/12/2021	15/12/2021	5.184.137.308,00	-	0,306%	91	4.009.930,21	150.230.283,00	4.009.930,21	5.033.907.025,00	-	0,75697850
16/12/2021	15/03/2022	15/03/2022	5.033.907.025,00	-	0,247%	90	3.108.437,59	144.280.860,50	3.108.437,59	4.889.626.164,50	-	0,73528213
16/03/2022	15/06/2022	15/06/2022	4.889.626.164,50	-	0,348%	92	4.348.344,55	133.315.941,50	4.348.344,55	4.756.310.223,00	-	0,71523462



4. Class B Notes

Interest Period		Payment Date	Before payments		Accrued			Payments			After payments		
			Principal Outstanding Amount	Unpaid Interest	Rate of Interest	Days	Interest accrued	Principal	Interest	Additional Return	Principal Amount Outstanding	Unpaid Interest	Pool factor
27/11/2019	16/03/2020	16/03/2020	859.500.000,00	-	0,500%	110	1.313.144,10	-	1.313.144,10	29.055.147,94	859.500.000,00	-	1,00000000
17/03/2020	15/06/2020	15/06/2020	859.500.000,00	-	0,500%	91	1.086.322,05	-	1.086.322,05	27.480.657,96	859.500.000,00	-	1,00000000
16/06/2020	15/09/2020	15/09/2020	859.500.000,00	-	0,500%	92	1.098.269,10	-	1.098.269,10	19.883.469,56	859.500.000,00	-	1,00000000
16/09/2020	15/12/2020	15/12/2020	859.500.000,00	-	0,500%	91	1.086.322,05	-	1.086.322,05	20.897.244,36	859.500.000,00	-	1,00000000
16/12/2020	15/03/2021	15/03/2021	859.500.000,00	-	0,500%	90	1.074.375,00	-	1.074.375,00	22.865.418,28	859.500.000,00	-	1,00000000
16/03/2021	15/06/2021	15/06/2021	859.500.000,00	-	0,500%	92	1.098.269,10	-	1.098.269,10	22.242.933,19	859.500.000,00	-	1,00000000
16/06/2021	15/09/2021	15/09/2021	859.500.000,00	-	0,500%	92	1.098.269,10	-	1.098.269,10	22.487.578,67	859.500.000,00	-	1,00000000
16/09/2021	15/12/2021	15/12/2021	859.500.000,00	-	0,500%	91	1.086.322,05	-	1.086.322,05	22.273.212,70	859.500.000,00	-	1,00000000
16/12/2021	15/03/2022	15/03/2022	859.500.000,00	-	0,500%	90	1.074.375,00	-	1.074.375,00	21.808.731,81	859.500.000,00	-	1,00000000
16/03/2022	15/06/2022	15/06/2022	859.500.000,00	-	0,500%	92	1.098.269,10	-	1.098.269,10	20.247.726,78	859.500.000,00	-	1,00000000



5. Collections

Collection Period		Performing Portfolio						Defaulted Loans				Total Collections of Portfolio
		Principal collections	Interest collections	Default Interests	Prepayments	Other items (penalties included/recovery expenses)	Total Collections	of which Principal recoveries	of which Interest recoveries	Other items	Total Recoveries on Defaulted Loans	
23/09/2019	31/01/2020	99.468.074,73	50.344.125,80	2.070,21	135.115.371,65	217.730,77	285.147.373,16	-	-	-	-	285.147.373,16
01/02/2020	30/04/2020	73.185.305,54	35.181.908,35	1.401,41	105.676.685,31	153.753,32	214.199.053,93	-	-	-	-	214.199.053,93
01/05/2020	31/07/2020	66.521.336,02	30.488.790,99	2.542,89	146.739.498,88	133.361,87	243.885.530,65	227,46	171,06	1,48	400,00	243.885.930,65
01/08/2020	31/10/2020	65.736.644,24	29.078.284,85	2.064,69	120.981.021,75	134.988,16	215.933.003,69	778,83	1.619,00	2,33	2.400,16	215.935.403,85
01/11/2020	31/01/2021	68.299.271,70	30.175.580,11	2.253,42	172.514.288,87	138.676,76	271.130.070,86	7.974,06	8.617,38	66,66	16.658,10	271.146.728,96
01/02/2021	30/04/2021	67.411.282,35	28.992.655,73	1.018,70	142.247.413,80	134.668,80	238.787.039,38	55.980,58	11.303,62	116,79	67.400,99	238.854.440,37
01/05/2021	31/07/2021	67.717.777,73	28.998.125,00	1.686,00	129.895.407,28	130.459,83	226.743.455,84	7.615,22	8.705,94	39,95	16.361,11	226.759.816,95
01/08/2021	31/10/2021	67.355.769,75	28.119.456,43	1.785,62	82.558.685,58	138.518,91	178.174.216,29	99.179,07	10.861,06	63,09	110.103,22	178.284.319,51
01/11/2021	31/01/2022	67.097.310,97	27.638.938,83	2.000,40	76.062.632,56	139.636,01	170.940.518,77	11.750,97	10.985,42	79,99	22.816,38	170.963.335,15
01/02/2022	30/04/2022	66.780.985,44	27.105.002,39	1.659,53	65.365.968,49	136.978,46	159.390.594,31	165.494,62	12.887,79	84,11	178.466,52	159.569.060,83











9. Portfolio Situation

Collection Period		Performing Loans (Included Delinquent Loans)					Defaulted Loans					Total Portfolio				
		Outstanding principal not overdue	Overdue Principal Instalment	Overdue Interest Instalment	Outstanding principal amount	Total	Outstanding principal not overdue	Overdue Principal Instalment	Overdue Interest Instalment	Outstanding principal amount	Total	Outstanding principal not overdue	Overdue Principal Instalment	Overdue Interest Instalment	Outstanding principal amount	Total
		(A)	(B)	(C)	(D) = (A) + (B)	(E) = (C) + (D)	(F)	(G)	(H)	(I) = (F) + (G)	(J) = (H) + (I)	(K) = (A) + (F)	(L) = (B) + (G)	(M) = (C) + (H)	(N) = (D) + (I)	(O) = (E) + (J)
23/09/2019	31/01/2020	7.274.804.781,41	58.050,51	48.726,92	7.274.862.831,92	7.274.911.558,84	-	-	-	-	-	7.274.804.781,41	58.050,51	48.726,92	7.274.862.831,92	7.274.911.558,84
01/02/2020	30/04/2020	7.095.474.674,93	344.251,11	229.452,46	7.095.818.926,04	7.096.048.378,50	169.795,66	6.956,13	3.690,55	176.751,79	180.442,34	7.095.644.470,59	351.207,24	233.143,01	7.095.995.677,83	7.096.228.820,84
01/05/2020	31/07/2020	6.881.387.861,74	172.134,86	122.258,41	6.881.559.996,60	6.881.682.255,01	1.145.835,10	33.202,30	32.573,14	1.179.037,40	1.211.610,54	6.882.533.696,84	205.337,16	154.831,55	6.882.739.034,00	6.882.893.865,55
01/08/2020	31/10/2020	6.693.737.700,52	170.189,70	115.078,04	6.693.907.890,22	6.694.022.968,26	2.046.416,09	70.749,93	59.731,01	2.117.166,02	2.176.897,03	6.695.784.116,61	240.939,63	174.809,05	6.696.025.056,24	6.696.199.865,29
01/11/2020	31/01/2021	6.452.154.940,91	74.563,85	51.098,63	6.452.229.504,76	6.452.280.603,39	2.887.959,92	96.289,11	80.616,27	2.984.249,03	3.064.865,30	6.455.042.900,83	170.852,96	131.714,90	6.455.213.753,79	6.455.345.468,69
01/02/2021	30/04/2021	6.241.807.174,63	85.875,85	59.589,73	6.241.893.050,48	6.241.952.640,21	3.508.178,70	115.046,43	89.821,27	3.623.225,13	3.713.046,40	6.245.315.353,33	200.922,28	149.411,00	6.245.516.275,61	6.245.665.686,61
01/05/2021	31/07/2021	6.043.530.480,37	106.765,36	79.456,23	6.043.637.245,73	6.043.716.701,96	4.116.393,56	150.054,69	115.611,47	4.266.448,25	4.382.059,72	6.047.646.873,93	256.820,05	195.067,70	6.047.903.693,98	6.048.098.761,68
01/08/2021	31/10/2021	5.893.290.336,82	116.646,41	86.396,17	5.893.406.983,23	5.893.493.379,40	4.308.265,31	181.023,01	139.261,27	4.489.288,32	4.628.549,59	5.897.598.602,13	297.669,42	225.657,44	5.897.896.271,55	5.898.121.928,99
01/11/2021	31/01/2022	5.749.006.406,55	119.715,56	90.770,57	5.749.126.122,11	5.749.216.892,68	5.369.858,18	235.169,95	181.206,56	5.605.028,13	5.786.234,69	5.754.376.264,73	354.885,51	271.977,13	5.754.731.150,24	5.755.003.127,37
01/02/2022	30/04/2022	5.615.670.601,29	139.581,26	86.036,20	5.615.810.182,55	5.615.896.218,75	6.318.678,58	298.517,12	230.192,09	6.617.195,70	6.847.387,79	5.621.989.279,87	438.098,38	316.228,29	5.622.427.378,25	5.622.743.606,54



## 10. Portfolio Breakdown Delinquent Loans

### A) Monthly Delinquent Loans

Days in arrears	Outstanding principal not overdue (A)	Overdue Principal Instalment (B)	Overdue Interest Instalment (C)	Total Overdue (D) = (B) + (C)	Outstanding principal amount (E) = (A) + (B)	Total (F) = (A) + (D)
>0 <=30	-	-	-	-	-	-
>30 <=60	403.004,05	2.056,33	1.399,61	3.455,94	405.060,38	406.459,99
>60 <=90	5.712.587,68	36.939,09	19.957,86	56.896,95	5.749.526,77	5.769.484,63
>90 <=120	992.630,18	9.264,58	8.866,19	18.130,77	1.001.894,76	1.010.760,95
>120 <=150	-	-	-	-	-	-
>150 <=180	1.078.843,43	15.251,37	10.252,77	25.504,14	1.094.094,80	1.104.347,57
>180 <=210	1.169.197,37	21.311,65	12.182,14	33.493,79	1.190.509,02	1.202.691,16
>210 <=240	193.189,76	7.174,09	1.824,11	8.998,20	200.363,85	202.187,96
>240 <=270	871.810,15	14.328,83	14.701,35	29.030,18	886.138,98	900.840,33
>270 <=300	170.987,82	9.689,89	2.743,78	12.433,67	180.677,71	183.421,49
>300	106.142,67	3.014,30	1.770,40	4.784,70	109.156,97	110.927,37
Delinquent Loans (1)	10.698.393,11	119.030,13	73.698,21	192.728,34	10.817.423,24	10.891.121,45

### B) Quarterly Delinquent Loans

Days in arrears	Outstanding principal not overdue (A)	Overdue Principal Instalment (B)	Overdue Interest Instalment (C)	Total Overdue (D) = (B) + (C)	Outstanding principal amount (E) = (A) + (B)	Total (F) = (A) + (D)
>0 <=90	-	-	-	-	-	-
>90 <=180	-	-	-	-	-	-
>180 <=270	-	-	-	-	-	-
>270 <=360	-	-	-	-	-	-
>360	-	-	-	-	-	-
Delinquent Loans (2)	-	-	-	-	-	-

### C) Semi annual Delinquent Loans

Days in arrears	Outstanding principal not overdue (A)	Overdue Principal Instalment (B)	Overdue Interest Instalment (C)	Total Overdue (D) = (B) + (C)	Outstanding principal amount (E) = (A) + (B)	Total (F) = (A) + (D)
>0 <=180	-	-	-	-	-	-
>180 <=360	-	-	-	-	-	-
>360	-	-	-	-	-	-
Delinquent Loans (3)	-	-	-	-	-	-

### D) Mortgage Loans classified as Delinquent Loans

	Outstanding principal not overdue (A)	Overdue Principal Instalment (B)	Overdue Interest Instalment (C)	Total Overdue (D) = (B) + (C)	Outstanding principal amount (E) = (A) + (B)	Total (F) = (A) + (D)
Delinquent Loans (1) + (2) + (3)	10.698.393,11	119.030,13	73.698,21	192.728,34	10.817.423,24	10.891.121,45



## 11. Defaulted Loans and Pass-Through Condition

Collection Period		The Outstanding Principal of the Defaulted Receivables (at the time of such classification) during the period between the Effective Date and the immediately preceding Collection Date (A)	Initial Principal Portfolio (B)	Default Ratio (C) = (A) / (B)	Limit	Pass-Through Condition  YES / NO
23/09/2019	31/01/2020	-	7.509.435.056,42	0,0000%	8,00%	NO
01/02/2020	30/04/2020	176.751,79	7.509.435.056,42	0,0024%	8,00%	NO
01/05/2020	31/07/2020	1.179.264,86	7.509.435.056,42	0,0157%	8,00%	NO
01/08/2020	31/10/2020	2.117.224,35	7.509.435.056,42	0,0282%	8,00%	NO
01/11/2020	31/01/2021	2.986.878,38	7.509.435.056,42	0,0398%	8,00%	NO
01/02/2021	30/04/2021	3.669.792,14	7.509.435.056,42	0,0489%	8,00%	NO
01/05/2021	31/07/2021	4.320.630,48	7.509.435.056,42	0,0575%	8,00%	NO
01/08/2021	31/10/2021	4.642.649,62	7.509.435.056,42	0,0618%	8,00%	NO
01/11/2021	31/01/2022	5.770.140,40	7.509.435.056,42	0,0768%	8,00%	NO
01/02/2022	30/04/2022	6.947.802,59	7.509.435.056,42	0,0925%	8,00%	NO



12. Repurchase

Collection Period		Repurchase of performing Loans				Repurchase of defaulted Loans			
		Principal Amount Repurchased	Total Principal Repurchased/IPP	Limit	Breach of the limit	Principal Amount Repurchased	Total Principal Repurchased/IPP	Limit	Breach of the limit
23/09/2019	31/01/2020	-	0,00%	5,00%	NO	-	0,00%	5,00%	NO
01/02/2020	30/04/2020	-	0,00%	5,00%	NO	-	0,00%	5,00%	NO
01/05/2020	31/07/2020	-	0,00%	5,00%	NO	-	0,00%	5,00%	NO
01/08/2020	31/10/2020	-	0,00%	5,00%	NO	-	0,00%	5,00%	NO
01/11/2020	31/01/2021	52.323.644,99	0,70%	5,00%	NO	-	0,00%	5,00%	NO
01/02/2021	30/04/2021	-	0,70%	5,00%	NO	-	0,00%	5,00%	NO
01/05/2021	31/07/2021	-	0,70%	5,00%	NO	-	0,00%	5,00%	NO
01/08/2021	31/10/2021	-	0,70%	5,00%	NO	-	0,00%	5,00%	NO
01/11/2021	31/01/2022	-	0,70%	5,00%	NO	-	0,00%	5,00%	NO
01/02/2022	30/04/2022	-	0,70%	5,00%	NO	-	0,00%	5,00%	NO



13. Notes Collateralisations

Collection Period		Notes			Collateral			
		Class A Notes (A)	Class B Notes (B)	Total (C) = (A) + (B)	Collateral Portfolio (D)	Amounts retained in the Payments Account (E)	Balance of the Cash Reserve Account (F)	Total Collateral (H) = (D) + (E) + (F)
23/09/2019	31/01/2020	6.415.362.863,00	859.500.000,00	7.274.862.863,00	7.274.862.831,92	-	133.000.000,00	7.407.862.831,92
01/02/2020	30/04/2020	6.236.318.928,00	859.500.000,00	7.095.818.928,00	7.095.818.926,04	-	128.307.257,26	7.224.126.183,30
01/05/2020	31/07/2020	6.022.060.051,00	859.500.000,00	6.881.560.051,00	6.881.559.996,60	-	124.726.378,56	7.006.286.375,16
01/08/2020	31/10/2020	5.834.407.890,50	859.500.000,00	6.693.907.890,50	6.693.907.890,22	-	120.441.201,02	6.814.349.091,24
01/11/2020	31/01/2021	5.592.729.534,00	859.500.000,00	6.452.229.534,00	6.452.229.504,76	-	116.688.157,81	6.568.917.662,57
01/02/2021	30/04/2021	5.382.393.093,00	859.500.000,00	6.241.893.093,00	6.241.893.050,48	-	111.854.590,68	6.353.747.641,16
01/05/2021	31/07/2021	5.184.137.308,00	859.500.000,00	6.043.637.308,00	6.043.637.245,73	-	107.647.861,86	6.151.285.107,59
01/08/2021	31/10/2021	5.033.907.025,00	859.500.000,00	5.893.407.025,00	5.893.406.983,23	-	103.682.746,16	5.997.089.729,39
01/11/2021	31/01/2022	4.889.626.164,50	859.500.000,00	5.749.126.164,50	5.749.126.122,11	-	100.678.140,50	5.849.804.262,61
01/02/2022	30/04/2022	4.756.310.223,00	859.500.000,00	5.615.810.223,00	5.615.810.182,55	-	97.792.523,29	5.713.602.705,84

