BPL Mortgages S.r.l. - Series 2022

Investors Report

Securitisation of Residential Mortgage Loans originated by Banco BPM S.p.A.

Euro 1,800,000,000 Series A Asset Backed Floating Rate Notes due 25 October 2064 Euro 656,397,000 Series J Asset Backed Notes due 25 October 2064

Contacts

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Reference dates

Collection Period

01/10/2022 31/12/2022

Interest Period

25/10/2022 25/01/2023

Payment Date

25/01/2023

This Investors Report is prepared by Banca Finanziaria Internazionale S.p.A. (namely 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 will have no liability for the completeness or accuracy of such information.



1. Transaction overview

Principal Parties

Issuer BPL Mortgages S.r.l. Originator Banco BPM S.p.A. Banco BPM S.p.A. Servicer Representative of the Noteholders Banca Finint S.p.A. Calculation Agent Banca Finint S.p.A. Corporate Servicer Banca Finint S.p.A. Transaction Bank Banco BPM S.p.A. Interim Account Bank Banco BPM S.p.A. Administrative Agent Banco BPM S.p.A.

Paying Agent The Bank of New York Mellon SA/NV, Milan Branch

Back-Up Servicer Facilitator Banca Finint S.p.A.
Reporting Entity Banco BPM S.p.A.

Main definitions

Payment Date means (a) prior to the service of an Issuer Acceleration Notice, the 25th of January, April, July and October in each year (or, if any such date is not a

Business Day, that date will be the first following day that is a Business Day, the first Interest Payment Date of the Notes being 25 July 2022 - the "First Interest Payment Date") and (b) following the service of an Issuer Acceleration Notice, any other day on which any payment is due to be made in accordance

with the Post- Enforcement Priority of Paymentsthe Conditions and the Intercreditor Agreement

Interest Period means each period from (and including) an Interest Payment Date to (but excluding) the next immediately following Interest Payment Date, provided that the

first Interest Period will commence on (and including) the Issue Date and will end on (but excluding) the First Interest Payment Date (the "Initial Interest

Period")

Business Day means a day on which banks are open for business in Milan, Dublin and London and which is a TARGET2 Settlement Day

Collection Period means each quarterly period commencing on (and including) the first calendar day of January, April, July and October (included) in each year and ending on,

respectively, the last calendar day of March, June, September and December (included) in each year until redemption in full of the Notes; being the first

Collection Period, the period commencing on the Valuation Date (included) and ending on 30 June 2022 (included);

2. Notes and Assets description

The Notes

Issue Date: 27th April 2022

Classes	Class A Notes	Class J Notes
Principal Amount Outstanding on Issue	1,800,000,000	656,397,000
Currency	EUR	EUR
Issue Date	27 th April 2022	27 th April 2022
Final Maturity Date	25 th October 2064	25 th October 2064
Listing	Italy	Not listed
ISIN code	IT0005493447	IT0005493421
Common code	N.A.	N.A.
Denomination	100.000	1.000
Type of amortisation	Pass-through	Pass-through
Indexation	Euribor 3M	N.A.
Spread	0,7000%	N.A.
Payment frequency	Quarterly	Quarterly

The Portfolio

Securitisation of Residential Mortgage Loans originated by Banco BPM S.p.A.

Initial Portfolio: 2.456.397.257 Transfer Date: 29th March 2022

The Originator confirms that, as at the date of this report, it continues to retain, on an on-going basis a material net economic interest of not less than 5 (five) per cent. in the Securitisation, in accordance with option (d) of article 6(3) of the Securitisation Regulation and the applicable Regulatory Technical Standards.

2.1 Class A Notes

			Before p	payments				Accrued Interest		Paym	ents		After payments	
Interes	st Period	Payment Date	Outstanding Principal	Unpaid Interest	3M Euribor	Margin	Rate of Interest*	Days	Interest Amount	Principal	Interest	Outstanding Principal	Unpaid Interest	Pool factor
27/04/2022	25/07/2022	25/07/2022	1.800.000.000,00	-	-0,418%	0,700%	0,282%	89	1.254.900,00	305.711.136,00	1.254.900,00	1.494.288.864,00	-	0,83016048
25/07/2022	25/10/2022	25/10/2022	1.494.288.864,00	-	0,145%	0,700%	0,845%	92	3.226.833,79	194.789.538,00	3.226.833,79	1.299.499.326,00	-	0,72194407
25/10/2022	25/01/2023	25/01/2023	1.299.499.326,00	-	1,543%	0,700%	1,700%	92	5.645.602,63	184.112.730,00	5.645.602,63	1.115.386.596,00	-	0,61965922

^{*}In any event the Rate of Interest shall not be higher than 1.7%

2.2 Class J Notes

			Before payments	Payr	nents	After pa	yments
Interes	t Period	Payment Date	Outstanding Principal	Principal	Junior Notes Remuneration	Outstanding Principal	Pool factor
27/04/2022	25/07/2022	25/07/2022	656.397.000,00	-	-	656.397.000,00	1,00000000
25/07/2022	25/10/2022	25/10/2022	656.397.000,00	-	-	656.397.000,00	1,00000000
25/10/2022	25/01/2023	25/01/2023	656.397.000,00	-	-	656.397.000,00	1,00000000

2.3 Subordinated Loan

			Before p	ayments			Accrued Interest			Paym	nents	After pa	ayments
Interes	t Period	Payment Date	Principal Amount Outstanding	Unpaid Interest	3M Euribor	Margin	Rate of Interest	Days	Interest Amount	Principal	Interest	Principal Amount Outstanding	Unpaid Interest
27/04/2022	25/07/2022	25/07/2022	67.000.000,00	-	-0,427%	2,500%	2,073%	89	343.369,42	-	-	67.000.000,00	343.369,42
25/07/2022	25/10/2022	25/10/2022	67.000.000,00	343.369,42	0,145%	2,500%	2,645%	92	452.882,78	6.856.822,83	389.717,73	60.143.177,17	406.534,47
25/10/2022	25/01/2023	25/01/2023	60.143.177,17	406.534,47	1,543%	2,500%	4,043%	92	621.405,99	15.982.661,41	571.669,10	44.160.515,76	456.271,36

3. Collections and Recoveries

							Intere	st collections					
Collection	on Period	Interest collections on the outstanding Mortgages	Interest collections on the Prepaid Mortgages	Interests on Arrears	Penality for Prepayments	Fees on collections	Interests on advances	Recoveries on Delinquent Loans		Interests not due to the SPV	Interests indemnity Amount paid to the SPV during Collection Period	Interests from subsidy	Net Interest Amount Collected during Collection Period
14/03/2022	30/06/2022	17.122.186,14	752.350,00	5.952,96	236.092,94	257.407,20	96,79	-	169,31	-	-	_	18.374.255,34
30/06/2022	30/09/2022	11.133.614,82	201.370,98	8.177,88	146.683,34	178.390,57	83,80	2.023,00	-	-	-	-	11.670.344,39
30/09/2022	31/12/2022	14.675.453,56	471.788,77	9.231,76	220.934,50	168.372,17	210,31	5.300,00	145,48	-	-	-	15.551.436,55

				Principal C	Collections		
Collectio	n Period	Principal collections on the outstanding Mortgage Loans	Prepayments	Principal collections on advances	Principal collections not due to the SPV	Outstanding lance of Mortgages repurchased by the Originator	Principal Collections
14/03/2022	30/06/2022	244.764.441,35	49.376.997,75	-	-	28.034,35	294.169.473,45
30/06/2022	30/09/2022	157.113.620,32	24.246.099,33	-	-	295.712,74	181.655.432,39
30/09/2022	31/12/2022	149.580.385,52	33.661.307,55	1.819,48	-	-	183.243.512,55

4. Issuer Available Funds

	Amount standing	to the credit of the Collec	ction Account and of the Pa	yments Account				
Payment	(I)	(II)	(III)	(IV)	0.15	Any refund or repayment	*The amount standing to	
Date	Payment of interest and principal under the Loans	Any collections and/or recovery in respect of Defaulted Claims	Any amount received by the Issuer	All amounts of interest accrued	Cash Reserve	obtained by the Issuer	the balance of the Expenses Account	Issuer Available Funds
25/07/2022	312.543.559,48	169,31	-	(4,00)	72.000.000,00	-	-	379.493.724,79
25/10/2022	193.325.776,78	-	0,19	(4,00)	72.000.000,00	-	-	265.325.772,97
25/01/2023	198.794.803,62	145,48	16,17	10.923,37	59.771.554,56	-	-	258.577.443,20

^{*}on the Calculation Date immediately preceding the Final Redemption Date and on any Calculation Date thereafter

5.1 Pre-Enforcement Priority of Payments

								ri passu, according amounts thereof, of		All outstanding fees, costs,	All amounts due	Any surplus	Class J Principal Payment up to an amount that	On the Final Redemption Date		
Payment Date	Expenses, Retention Amount and Agent Fees	Interest Amount on Class A Notes	Target Cash Reserve Amount	*To credit the remainder to the Payments Account	Class A Notes Principal Payment	All amounts due and payable to the Subordinated Loan Provider	(A) All amounts due and payable to the Originator in respect of the Originator's Claims	Servicer as Servicer's	(C) All amounts due and payable to the Originator under the Letter of Undertaking	liabilities and any other expenses to be paid to fulfil obligations to any Other Issuer Creditor	and payable to the Originator in respect of the Rateo Amounts	received in accordance with the Transaction Documents to the Originator	makes the Principal Amount Outstanding of all	in or towards repayment, of the	Junior Notes Remuneration	Residual balance of the Payment Account
25/07/2022	527.688,60	1.254.900,00	72.000.000,00	-	305.711.136,00	-	-	-	-	-	-	-	-	-	-	0,19
25/10/2022	291.289,89	3.226.833,79	59.771.554,56	-	194.789.538,00	7.246.540,56	-	-	-	-	-	-	-	-	-	16,17
25/01/2023	284.806,55	5.645.602,63	51.979.973,04	-	184.112.730,00	16.554.330,51	-	-	-	-	-	-	-	-	-	0,47
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^{*}For so long as there are Senior Notes outstanding and following the occurrence of a Servicer Report Delivery Failure Event, but only if on such Interest Payment Date the Servicer Report Delivery Failure Event is still outstanding

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5.2 Post-Er	5.2 Post-Enforcement Priority of Payments												
						٨	OT APPLICABLE						
	_			Pro rata and pari pa	assu, according to the thereof, of:	respective amounts	All outstanding fees,		Any surplus received	Class J Principal Payment up to an	On the Final Redemption Date in		5
Payment	Expenses, Retention	Interest Amount	Class A	(A)	(B)	(C)	any other expenses	All amounts due and payable to the	in accordance with	amount that makes the Principal Amount	or towards	Junior Notes	Residual balance of the
Date	Amount and Agent Fees	on Class A Notes	Principal Payment	All amounts due and payable to the Originator in respect of the Originator's Claims	Servicer as	All amounts due and payable to the Originator under the Letter of Undertaking	to be paid to fulfil obligations to any Other Issuer Creditor	Subordinated Loan Provider	the Transaction Documents to the Originator	Outstanding of all the Junior Notes not lower than Euro 1,000	repayment, of the Principal Amount Outstanding of the Junior Notes	Remuneration	Payment Account

	6.	Cash	Reserve	Amount
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		thereafter an amount	equal to the higher of:						
		an amount equal to 4 per cent.		provided that the Target Ca	sh Reserve Amount will be equa	I to 0 (zero) on the earlier of:		Cash Reserve Amount credited	
Payment Date	On the Issue Date	of the aggregate Principal	10% of the Cash Reserve Initial	(i)	(ii)	(iii)	Target Cash Reserve Amount		Shortfall
Date		Amount Outstanding of the Senior Notes	Amount			Interest Payment Date on which		at the current Payment Date	
		Serior Notes		Maturity Date	Final Redemption Date	the Senior Notes are redeemed in full			
25/07/2022	72.000.000,00	72.000.000,00	7.200.000,00		-	-	72.000.000,00	72.000.000,00	-
25/10/2022	72.000.000,00	59.771.554,56	7.200.000,00	-	-	-	59.771.554,56	59.771.554,56	-
25/01/2023	72.000.000,00	51.979.973,04	7.200.000,00	-	-	-	51.979.973,04	51.979.973,04	-
						1			

7. Target Amortisation Amount

Payment Date	Principal Amount Outstanding of the Notes (a)	Outstanding Principal of all Receivables* comprised in the Aggregate Portfolio (b)	Target Amortisation Amount (c)=(a)-(b)
25/07/2022	2.456.397.000,00	2.138.962.671,89	317.434.328,11
25/10/2022	2.150.685.864,00	1.955.896.309,83	194.789.554,17
25/01/2023	1.955.896.326,00	1.771.783.595,53	184.112.730,47

^{*}Other than the Defaulted Receivables

8.1 Portfolio Description

					Non Perform	ning Loans			
Collection Period		Non Performing Claims as of the beginning of Collection Period	Claims classified as Non Performing Loans during Collection Period	Claims classified as Non Performing Loans during Collection Period and previously "Unlikely to Pay" according to the Prospectus	Cumulative Non Performing Loans	Recoveries on Non Performing Loans	Charge-offs and losses during Collection Period	Claims returned Performing during Collection Period	Non Performing Loans as of the end of Collection Period
14/03/2022	30/06/2022	-	123.762,05	-	123.762,05	169,31	-	-	129.968,08
30/06/2022	30/09/2022	129.968,08	1.302.489,20	-	1.426.251,25	-	-	-	1.433.749,74
30/09/2022	31/12/2022	1.433.749,74	156.307,69	29.190,00	1.553.368,94	145,48	-	-	1.591.599,05

				Unlikely to Pay Loans ac	cording to the prospectus		
Collection Period		Unlikely to Pay Loans as of the beginning of Collection Period	Claims classified as Unlikely to Pay Loans during Collection Period	Cumulative Unlikely to Pay Loans according to the prospectus	Recoveries on Unlikely to Pay Loans according to the prospectus	Claims returned Performing during Collection Period	Unlikely to Pay Loans as of the end of Collection Period
14/03/2022	30/06/2022	-	-	-	-	-	-
30/06/2022	30/09/2022	-	130.055,15	130.055,15	2.023,00	-	130.055,15
30/09/2022	31/12/2022	130.055,15	748.031,22	878.086,37	5.300,00	-	846.142,31

8.2 Portfolio Description

				To	otal Defaulted Loar	าร		
Collection Period		Non Performing/Unlikel y to Pay Claims as of the beginning of Collection Period	Claims classified as Non Performing/Unlikel y to Pay during Collection Period	Cumulative Non Performing/Unlikel y to Pay	Claims returned Performing during Collection Period	Recoveries on Non Performing/Unlikel y to Pay Loans	Charge-offs and losses during Collection Period	Non Performing/Unlikel y to Pay Claims as of the end of Collection Period
14/03/2022	30/06/2022	-	123.762,05	123.762,05	-	169,31	-	129.968,08
30/06/2022	30/09/2022	129.968,08	1.432.544,35	1.556.306,40	-	2.023,00	-	1.563.804,89
30/09/2022	31/12/2022	1.563.804,89	875.148,91	2.431.455,31	-	5.445,48	-	2.437.741,36

8.3 Portfolio Description

	Arrears									
		Outstanding Balance of the Mortgage Loans								
n Period	>30 <=60	>60 <=90	>90 <=120	>120 <=150	>150 <=180	>180				
30/06/2022	33.940,49	438.094,24	1.119.098,56	91.765,48	-	-				
30/09/2022	113.129,58	1.720.593,18	1.337.155,54	186.313,40	21.509,40	91.475,98				
31/12/2022	5.467.732,89	2.050.150,35	519.402,80	115.233,89	1.082.785,93	62.702,36				
	30/09/2022	>30 <=60 30/06/2022 33.940,49 30/09/2022 113.129,58	n Period >30 <=60 >60 <=90 30/06/2022 33.940,49 438.094,24 30/09/2022 113.129,58 1.720.593,18	Outstanding Balance of Solution Period Solution	Outstanding Balance of the Mortgage Loan N Period >30 <=60 >60 <=90 >90 <=120 >120 <=150 30/06/2022 33.940,49 438.094,24 1.119.098,56 91.765,48 30/09/2022 113.129,58 1.720.593,18 1.337.155,54 186.313,40	Outstanding Balance of the Mortgage Loans N Period >30 <=60 >60 <=90 >90 <=120 >120 <=150 >150 <=180 30/06/2022 33.940,49 438.094,24 1.119.098,56 91.765,48 - 30/09/2022 113.129,58 1.720.593,18 1.337.155,54 186.313,40 21.509,40				

			Arrears										
Collection	n Period		Principal of the Instalments in arrear					Interest of the Instalment in arrear					
		>30 <=60	>60 <=90	>90 <=120	>120 <=150	>150 <=180	>180	>30 <=60	>60 <=90	>90 <=120	>120 <=150	>150 <=180	>180
14/03/2022	30/06/2022	9.308,03	34.138,69	123.683,08	18.056,71	-	-	224,38	3.962,52	8.585,48	1.756,00	-	-
30/06/2022	30/09/2022	6.061,22	93.507,70	102.686,97	52.338,13	14.381,16	28.879,01	415,18	7.908,23	26.694,56	3.585,43	937,04	3.886,06
30/09/2022	31/12/2022	246.876,75	97.203,99	85.052,25	40.568,01	99.418,00	33.851,46	21.759,71	16.008,69	9.471,62	4.674,89	12.032,92	2.349,96

8.4 Portfolio Description

						Reneg	otiation								
			Outstanding Balance of the Mortgage Loans												
Collection Period		Mortgage renegotiations with term reduction	Cumulative Mortgage renegotiations with term reduction	Mortgage renegotiations with term extention	Cumulative Mortgage renegotiations with term extention	interest rate change	renegotiations with spread reduction or interest rate change	Mortgage renegotiations with structure rate change from floating to fix and viceversa	Cumulative Mortgage renegotiations with structure rate change from floating to fix and viceversa	Other Mortgage renegotiations	Cumulative Other Mortgage renegotiations				
	30/06/2022	11.348,50	11.348,50	4.383.466,24	4.383.466,24	3.374.767,51	3.374.767,51	361.899,34	361.899,34	-	-				
30/06/2022	30/09/2022	251.439,95	262.788,45	1.075.947,13	5.459.413,37	126.335,47	3.501.102,98	1.221.048,82	1.582.948,16	-	-				
30/09/2022	31/12/2022	-	262.788,45	2.891.132,82	8.350.546,19	2.709.796,33	6.210.899,31	186.678,60	1.769.626,76	-	-				

			Loan in payn	nent holidays		Assumption of Debt		
			Outstanding Balance	of the Mortgage Loans		Outstanding Balance	of the Mortgage Loans	
Collection	on Period	Suspended Loans as of the beginning of Collection Period	Claims classified suspended, during Collection Period	Claims that ended the suspension Period	Suspended Loans as of the end of Collection Period	Assumption of Debt during the Collection Period	Cumulative assumption of Debt	
14/03/2022	30/06/2022	-	3.031.705,21	120.963,31	2.776.764,30	16.332.498,87	16.332.498,87	
30/06/2022	30/09/2022	2.776.764,30	1.375.598,79	1.752.110,68	2.376.066,29	5.256.513,57	21.589.012,44	
30/09/2022	31/12/2022	2.376.066,29	1.224.636,15	2.979.847,03	593.184,71	3.557.124,42	25.146.136,86	

9. Collateral Portfolio

			Outstanding Portf	olio as of the beginning of	Collection Period	
Collectio	on Period	Outstanding amount Performing Loan	Outstanding amount of Arrears Loans	Outstanding amount of Delinquent	Outstanding amount of Defaulted Loans	Outstandig Portfolio as of the beginning of Collection Period
		(a)	(b)	(c)	(d)	(a)+(b)+(c)+(d)
14/03/2022	30/06/2022	2.433.243.209,88	9.772,00	-	-	2.433.252.981,88
30/06/2022	30/09/2022	2.129.566.695,83	9.395.976,06	-	129.968,08	2.139.092.639,97
30/09/2022	31/12/2022	1.943.618.581,32	12.277.728,51	130.055,15	1.433.749,74	1.957.460.114,72

				Outstanding Por	tfolio as of the end of the 0	Collection Period		
Collection	on Period	Outstanding amount Performing Loan	Outstanding amount of Arrears Loans	Outstanding amount of Delinquent	Outstanding amount of Defaulted Loans	Outstandig amount of Transferred Loans	Outstandig amount of Repurchased Loans	Outstanding Portfolio as of the end of the Collection Period
		(a)	(b)	(c)	(d)	(e)	(f)	(a)+(b)+(c)+(d)
14/03/2022	30/06/2022	2.129.566.695,83	9.395.976,06	•	129.968,08	2.138.962.671,89	27.645,47	2.139.092.639,97
30/06/2022	30/09/2022	1.943.618.581,32	12.277.728,51	130.055,15	1.433.749,74	-	285.729,71	1.957.460.114,72
30/09/2022	31/12/2022	1.755.045.660,50	16.737.935,03	846.142,31	1.591.599,05	-	•	1.774.221.336,89

10. Trigger Events

			Trigger Events		
Payment Date	Non-payment	Breach of other obligations	Misrepresentation	Issuer Insolvency Event	Unlawfulness
25/07/2022	Not Occurred	Not Occurred	Not Occurred	Not Occurred	Not Occurred
25/10/2022	Not Occurred	Not Occurred	Not Occurred	Not Occurred	Not Occurred
25/01/2023	Not Occurred	Not Occurred	Not Occurred	Not Occurred	Not Occurred