

**Banco Desio S.p.A.**  
**Euro 3,000,000,000 Covered Bond Programme**  
**unconditionally and irrevocably guaranteed as to payments**  
**of interest and principal by**  
**Desio OBG S.r.l.**

**ISSUER**



**Issuer's Investors Report**

**Issuer Investors Report Date**

**14/07/2023**

**Collection Period**

**01/04/2023**

**30/06/2023**

**Guarantor Payment Period**

**28/04/2023**

**27/07/2023**

## Part A: DESCRIPTION OF THE COVER POOL

### 1. Type of Assets

| Type of Assets             | Number of contracts | Outstanding Principal   | %           | O/W Accrued Interest |
|----------------------------|---------------------|-------------------------|-------------|----------------------|
| Residential Mortgage Loans | 17.216              | 1.574.139.408,21        | 100%        | 2.151.663,47         |
| Commercial Mortgage Loans  | 0                   | 0,00                    | 0%          | 0,00                 |
| Public Entity Receivables  | 0                   | 0,00                    | 0%          | 0,00                 |
| Public Entity Securities   | 0                   | 0,00                    | 0%          | 0,00                 |
| Top up Assets              | 0                   | 0,00                    | 0%          | 0,00                 |
| <b>Total</b>               | <b>17.216</b>       | <b>1.574.139.408,21</b> | <b>100%</b> | <b>2.151.663,47</b>  |

### 2. Outstanding Principal by Interest Rate

| Interest Rate | Outstanding Principal   | %              |
|---------------|-------------------------|----------------|
| Floating      | 354.312.027,55          | 22,51%         |
| Fixed         | 1.169.446.848,42        | 74,29%         |
| Capped        | 50.380.532,24           | 3,20%          |
| <b>TOTAL</b>  | <b>1.574.139.408,21</b> | <b>100,00%</b> |

### 3. Outstanding Principal by Currency

| Currency                | Outstanding Principal   | %           |
|-------------------------|-------------------------|-------------|
| Euro                    | 1.574.139.408,21        | 100%        |
| Other (to be specified) | 0,00                    | 0,00        |
| <b>TOTAL</b>            | <b>1.574.139.408,21</b> | <b>100%</b> |

### 4. Unpaid Instalments by Age (delinquent)

|                   | Number of contracts | Outstanding Principal   | % on Tot. Outstanding Principal | Arrears           |                  |
|-------------------|---------------------|-------------------------|---------------------------------|-------------------|------------------|
|                   |                     |                         |                                 | Principal         | Interest         |
| 1) 0 - 30 days    | 17.167              | 1.569.264.058,88        | 99,69%                          | 66.403,43         | 36.816,27        |
| 2) 31 - 60 days   | 21                  | 1.754.679,65            | 0,11%                           | 25.554,57         | 10.758,74        |
| 3) 61 - 90 days   | 10                  | 1.003.366,52            | 0,06%                           | 15.993,63         | 12.187,85        |
| 4) 91 - 120 days  | 8                   | 1.181.392,73            | 0,08%                           | 21.395,20         | 13.640,12        |
| 5) 121 - 180 days | 8                   | 802.666,61              | 0,05%                           | 28.854,42         | 19.887,77        |
| 6) over 181 days  | 2                   | 133.243,82              | 0,01%                           | 12.588,95         | 3.060,26         |
| <b>Total</b>      | <b>17.216</b>       | <b>1.574.139.408,21</b> | <b>100,00%</b>                  | <b>170.790,20</b> | <b>96.351,01</b> |

## Part A: DESCRIPTION OF THE COVER POOL

### 5. Outstanding Principal by Region (Borrowers)

| Region                | Oustanding Principal    | Number of% on Total Outstanding Principal | Number of contracts |
|-----------------------|-------------------------|---|---------------------|
| Piemonte              | 76.111.828,44           | 4,84%                                     | 895                 |
| Valle D Aosta         | 1.554.911,98            | 0,10%                                     | 14                  |
| Lombardia             | 649.141.818,29          | 41,24%                                    | 6.887               |
| Trentino Alto Adige   | 2.582.387,18            | 0,16%                                     | 15                  |
| Veneto                | 71.654.635,16           | 4,55%                                     | 789                 |
| Friuli Venezia Giulia | 405.693,03              | 0,03%                                     | 5                   |
| Liguria               | 54.923.915,06           | 3,49%                                     | 514                 |
| Emilia Romagna        | 71.899.494,31           | 4,57%                                     | 726                 |
| Toscana               | 115.343.969,46          | 7,33%                                     | 1.134               |
| Umbria                | 224.501.392,22          | 14,26%                                    | 3.333               |
| Marche                | 51.402.212,54           | 3,27%                                     | 552                 |
| Lazio                 | 239.255.670,52          | 15,20%                                    | 2.168               |
| Abruzzo               | 9.241.176,02            | 0,59%                                     | 129                 |
| Molise                | 0,00                    | 0,00%                                     | 0                   |
| Campania              | 1.036.424,79            | 0,07%                                     | 8                   |
| Puglia                | 978.195,96              | 0,06%                                     | 8                   |
| Basilicata            | 0,00                    | 0,00%                                     | 0                   |
| Calabria              | 101.590,65              | 0,01%                                     | 3                   |
| Sicilia               | 332.269,73              | 0,02%                                     | 7                   |
| Sardegna              | 3.671.822,87            | 0,23%                                     | 29                  |
| <b>Total</b>          | <b>1.574.139.408,21</b> | <b>100,00%</b>                            | <b>17.216</b>       |

### 6. Outstanding Principal by Residual Life

| Status       | Residual Life     |                      |                      |                      |                      |                       |                       |                       | Total                   |
|--------------|-------------------|----------------------|----------------------|----------------------|----------------------|-----------------------|-----------------------|-----------------------|-------------------------|
|              | Indetermined      | (0-1) months         | (2-3) months         | (4-6) months         | (7-12) months        | (2-5) years           | (5 - 7) years         | over 7 years          |                         |
| Performing   | 65.601,50         | 11.692.074,50        | 19.085.021,79        | 28.610.922,08        | 57.172.986,17        | 438.597.516,96        | 198.924.854,69        | 814.625.081,65        | <b>1.568.774.059,34</b> |
| Delinquent   | 84.432,81         | 34.403,90            | 50.123,17            | 76.477,17            | 152.661,85           | 1.146.137,12          | 490.640,94            | 2.425.613,10          | <b>4.460.490,06</b>     |
| Defaulted    | 19.776,64         | 11.003,61            | 14.322,74            | 21.211,20            | 45.414,92            | 289.736,98            | 95.421,49             | 407.971,23            | <b>904.858,81</b>       |
| <b>Total</b> | <b>169.810,95</b> | <b>11.737.482,01</b> | <b>19.149.467,70</b> | <b>28.708.610,45</b> | <b>57.371.062,94</b> | <b>440.033.391,06</b> | <b>199.510.917,12</b> | <b>817.458.665,98</b> | <b>1.574.139.408,21</b> |

Issuer Investors Report Date: 14/07/2023

## Part B: COVERED BOND

Euro

| Notes       | Isin         | Before payment        | Payments  |          | After payments        | Maturity Date |
|-------------|--------------|-----------------------|-----------|----------|-----------------------|---------------|
|             |              | Outstanding principal | Principal | Interest | Outstanding principal |               |
| Series N. 1 | IT0005277451 | 575.000.000,00        |           |          | 575.000.000,00        | 12/09/2024    |
| Series N. 2 | IT0005380446 | 500.000.000,00        |           |          | 500.000.000,00        | 24/07/2026    |
| Series N. 3 | IT0005433682 | 100.000.000,00        |           |          | 100.000.000,00        | 20/01/2031    |
|             |              | 1.175.000.000,00      | 0,00      | 0,00     | 1.175.000.000,00      |               |

Series N. 1- Fixed Rate

0,8750%

Series N. 2- Fixed Rate

0,3750%

Series N. 3- Fixed Rate

0,0000%

Euro

| Notes       | Notes Outstanding Amount | Spread | Interest Rate | Fixed Rate | Interest Period |            | Interest Payment Date | Days | Interest Accrued |
|-------------|--------------------------|--------|---------------|------------|-----------------|------------|-----------------------|------|------------------|
| Series N. 1 | 575.000.000,00           |        |               | 0,875%     | 12/09/2022      | 12/09/2023 | 12/09/2023            | 365  | 5.031.250,00     |
| Series N. 2 | 500.000.000,00           |        |               | 0,375%     | 24/07/2022      | 24/07/2023 | 24/07/2023            | 365  | 1.875.000,00     |
| Series N. 3 | 100.000.000,00           |        |               | 0,000%     | 18/01/2023      | 18/01/2024 | 18/01/2024            | 365  | -                |
| Total       | 1.175.000.000,00         |        |               |            |                 |            |                       |      | 6.906.250,00     |

Issuer Investors Report Date: 14/07/2023

**Part C: SUBORDINATED LOAN**

**Subordinated Loan**

| Interest Period From | Granted Amount   | Total Subordinated Loan Repayment | Total Subordinated Loan Outstanding | Total Base Interest Accrued on the SL |
|----------------------|------------------|-----------------------------------|-------------------------------------|---------------------------------------|
| 28/04/2023           | 2.552.373.392,93 | 881.000.000,00                    | 1.671.373.392,93                    | 2.112.430,26                          |

Sub Loan Outstanding Amount applicable Fixed Rate 0,500%

| Sub Loan Outstanding Amount | Interest Period From | Interest Period To | Rate   | Days | Base Interest |
|-----------------------------|----------------------|--------------------|--------|------|---------------|
| 1.671.373.392,93            | 28/04/2023           | 27/07/2023         | 0,500% | 91   | 2.112.430,26  |

Issuer Investors Report Date: 14/07/2023

## Part D-1: INTEREST RATE SWAP

### SERIES 1 LIABILITY SWAP

|  |                       |  |                       |
|--|-----------------------|--|-----------------------|
| <b>Amount to be paid by the Guarantor to the Swap Provider</b> | <b>3.132.600,00</b>   | <b>Amount to be paid by the Swap Provider to the Guarantor</b> | <b>2.625.000,00</b>   |
| <b>Floating Rate Notional Amount</b>                           | <b>300.000.000,00</b> | <b>Fixed Amount Notional Amount</b>                            | <b>300.000.000,00</b> |
| <b>a1= Floating Rate (Euribor + Spread)</b>                    | <b>4,0860%</b>        | <b>a1= Fixed Rate</b>  | <b>0,8750%</b>        |
| Euribor 3M   | 3,4860%               |  |                       |
| Spread   | 0,6000%               |  |                       |
| <b>b1= Actual/360 Adjusted days</b>                            | <b>0,2556</b>         | <b>b1= Actual/Actual (ICMA) days</b>                           | <b>1,00</b>           |
| <b>Interest Payment Date</b>                                   | <b>12/09/2023</b>     | <b>Swap Counterparty Payment Date</b>                          | <b>12/09/2023</b>     |

## Part D-2: INTEREST RATE SWAP

### SERIES 1 LIABILITY SWAP

|  |                       |  |                       |
|--|-----------------------|--|-----------------------|
| <b>Amount to be paid by the Guarantor to the Swap Provider</b> | <b>1.930.211,11</b>   | <b>Amount to be paid by the Swap Provider to the Guarantor</b> | <b>750.000,00</b>     |
| <b>Floating Rate Notional Amount</b>                           | <b>200.000.000,00</b> | <b>Fixed Amount Notional Amount</b>                            | <b>200.000.000,00</b> |
| <b>a1= Floating Rate (Euribor + Spread)</b>                    | <b>3,8180%</b>        | <b>a1= Fixed Rate</b>  | <b>0,3750%</b>        |
| Euribor 3M   | <b>3,2110%</b>        |  |                       |
| Spread   | <b>0,6070%</b>        |  |                       |
| <b>b1= Actual/360 Adjusted days</b>                            | <b>0,2528</b>         | <b>b1= Actual/Actual (ICMA) days</b>                           | <b>1,00</b>           |
| <b>Interest Payment Date</b>                                   | <b>24/07/2023</b>     | <b>Swap Counterparty Payment Date</b>                          | <b>24/07/2023</b>     |