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

Banco Desio

Issuer's Investors Report

Issuer Investors Report Date	15/04/2022	
Collection Period	01/01/2022	31/03/2022
Guarantor Payment Period	28/01/2022	27/04/2022

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	15.830	1.447.252.466,42	100%	1.330.539,39
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
Total	**15.830**	**1.447.252.466,42**	**100%**	**1.330.539,39**

2. Outstanding Principal by Interest Rate

Interest Rate	Outstanding Principal	%
Floating	446.441.315,12	30,85%
Fixed	940.216.481,50	64,97%
Capped	60.594.669,80	4,19%
TOTAL	**1.447.252.466,42**	**100,00%**

3. Outstanding Principal by Currency

Currency	Outstanding Principal	%
Euro	1.447.252.466,42	100%
Other (to be specified)	0,00	0,00
TOTAL	**1.447.252.466,42**	**100%**

4. Unpaid Instalments by Age (delinquent)

	Number of contracts	Outstanding Principal	% on Tot. Oustanding Principal	Arrears	
				Principal	Interest
1) 0 - 30 days	15.790	1.443.989.875,54	99,77%	54.858,54	15.916,99
2) 31 - 60 days	24	1.758.490,47	0,12%	23.347,72	7.576,62
3) 61 - 90 days	7	664.526,42	0,05%	14.793,75	3.382,56
4) 91 - 120 days	2	243.652,92	0,02%	5.343,12	2.298,67
5) 121 - 180 days	6	540.867,53	0,04%	19.700,13	4.067,74
6) over 181 days	1	55.053,54	0,00%	2.504,71	1.018,57
Total	**15.830**	**1.447.252.466,42**	**100,00%**	**120.547,97**	**34.261,15**

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	74.414.079,47	5,14%	846
Valle D Aosta	1.234.115,13	0,09%	11
Lombardia	612.286.357,92	42,31%	6.488
Trentino Alto Adige	2.120.979,64	0,15%	11
Veneto	63.731.339,30	4,40%	701
Friuli Venezia Giulia	379.894,71	0,03%	4
Liguria	52.150.352,73	3,60%	479
Emilia Romagna	59.177.343,40	4,09%	611
Toscana	99.487.500,02	6,87%	989
Umbria	212.912.473,36	14,71%	3.088
Marche	40.367.366,63	2,79%	446
Lazio	216.011.642,20	14,93%	1.981
Abruzzo	8.597.692,47	0,59%	122
Molise	0,00	0,00%	0
Campania	1.044.264,33	0,07%	7
Puglia	731.504,61	0,05%	9
Basilicata	0,00	0,00%	0
Calabria	123.932,61	0,01%	4
Sicilia	387.907,28	0,03%	8
Sardegna	2.093.720,61	0,14%	25
Total	**1.447.252.466,42**	**100,00%**	**15.830**

6. Outstanding Principal by Residual Life

	Residual Life								Total
Status	Indetermined	(0-1) months	(2-3) months	(4-6) months	(7-12) months	(2-5) years	(5 - 7) years	over 7 years	
Performing	54.137,34	10.129.089,67	17.706.782,73	26.574.605,03	53.104.008,42	409.279.224,32	184.251.690,44	742.224.905,96	**1.443.324.443,91**
Delinquent	59.236,39	25.485,33	42.468,39	64.047,87	129.351,93	947.565,15	404.752,92	1.288.118,32	**2.961.026,30**
Defaulted	6.109,88	10.049,67	11.672,94	23.299,67	44.501,42	324.233,62	119.026,12	428.102,89	**966.996,21**
Total	**119.483,61**	**10.164.624,67**	**17.760.924,06**	**26.661.952,57**	**53.277.861,77**	**410.551.023,09**	**184.775.469,48**	**743.941.127,17**	**1.447.252.466,42**

Part B: COVERED BOND

Euro

Notes	Isin	Before payment	Payments		After payments	
		Outstanding principal	Principal	Interest	Outstanding principal	Maturity Date
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 Oustanding Amount	Spread	Interest Rate	Fixed Rate	Interest Period		Interest Payment Date	Days	Interest Accrued
Series N. 1	575.000.000,00			0,875%	12/09/2021	12/09/2022	12/09/2022	365	5.031.250,00
Series N. 2	500.000.000,00			0,375%	24/07/2021	24/07/2022	25/07/2022	365	1.875.000,00
Series N. 3	100.000.000,00			0,000%	18/01/2021	18/01/2022	18/01/2022	365	-
Total	1.175.000.000,00								6.906.250,00

Part C: SUBORDINATED LOAN

Subordinated Loan

Interest Period From	Granted Amount	Total Subordinated Loan Repayment	Total Subordinated Loan Oustanding	Total Base Interest Accrued on the SL
28/01/2022	2.177.235.348,61	624.000.000,00	1.553.235.348,61	1.941.544,19

Sub Loan Oustanding Amount applicable Fixed Rate	0,500%

Sub Loan Oustanding Amount	Interest Period From	Interest Period To	Rate	Days	Base Interest
1.553.235.348,61	28/01/2022	27/04/2022	0,500%	90	1.941.544,19

Part D-1: INTEREST RATE SWAP

SERIES 1 LIABILITY SWAP

Amount to be paid by the Guarantor to the Swap Provider	**72.041,67**	**Amount to be paid by the Swap Provider to the Guarantor**	**2.625.000,00**
Floating Rate Notional Amount	**300.000.000,00**	**Fixed Amount Notional Amount**	**300.000.000,00**
a1= Floating Rate (Euribor + Spread)	**0,0950%**	**a1=** Fixed Rate	**0,8750%**
Euribor 3M	**-0,5050%**		
Spread	**0,6000%**		
b1= Actual/360 Adjusted days	**0,2528**	**b1=** Actual/Actual (ICMA) days	**1,00**
Interest Payment Date	**13/06/2022**	**Swap Counterparty Payment Date**	**12/09/2022**

Part D-2: INTEREST RATE SWAP

SERIES 1 LIABILITY SWAP

Amount to be paid by the Guarantor to the Swap Provider	**27.300,00**	**Amount to be paid by the Swap Provider to the Guarantor**	**750.000,00**
Floating Rate Notional Amount	**200.000.000,00**	**Fixed Amount Notional Amount**	**200.000.000,00**
a1= Floating Rate (Euribor + Spread)	**0,0540%**	**a1=** Fixed Rate	**0,3750%**
Euribor 3M	**-0,5530%**		
Spread	**0,6070%**		
b1= Actual/360 Adjusted days	**0,2528**	**b1=** Actual/Actual (ICMA) days	**1,00**
Interest Payment Date	**25/04/2022**	**Swap Counterparty Payment Date**	**25/07/2022**