

**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**

**16/01/2023**

**Collection Period**

**01/10/2022**

**31/12/2022**

**Guarantor Payment Period**

**28/10/2022**

**27/01/2023**

## 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	17.820	1.676.304.646,92	100%	1.988.268,73
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>17.820</b>	<b>1.676.304.646,92</b>	<b>100%</b>	<b>1.988.268,73</b>

### 2. Outstanding Principal by Interest Rate

Interest Rate	Outstanding Principal	%
Floating	419.916.542,35	25,05%
Fixed	1.200.332.944,25	71,61%
Capped	56.055.160,32	3,34%
<b>TOTAL</b>	<b>1.676.304.646,92</b>	<b>100,00%</b>

### 3. Outstanding Principal by Currency

Currency	Outstanding Principal	%
Euro	1.676.304.646,92	100%
Other (to be specified)	0,00	0,00
<b>TOTAL</b>	<b>1.676.304.646,92</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	17.781	1.673.431.886,66	99,83%	53.436,48	24.974,77
2) 31 - 60 days	16	1.062.525,25	0,06%	14.332,56	6.215,72
3) 61 - 90 days	12	964.915,92	0,06%	20.148,97	8.240,84
4) 91 - 120 days	5	393.459,94	0,02%	7.217,37	4.273,49
5) 121 - 180 days	3	177.838,87	0,01%	10.316,54	2.251,67
6) over 181 days	3	274.020,28	0,02%	9.707,31	7.801,60
<b>Total</b>	<b>17.820</b>	<b>1.676.304.646,92</b>	<b>100,00%</b>	<b>115.159,23</b>	<b>53.758,09</b>

## Part A: DESCRIPTION OF THE COVER POOL

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

Region	Outstanding Principal	Number of % on Total Outstanding Principal	Number of contracts
Piemonte	80.631.578,95	4,81%	920
Valle D Aosta	1.611.903,17	0,10%	14
Lombardia	696.492.334,92	41,55%	7.200
Trentino Alto Adige	2.662.290,87	0,16%	15
Veneto	77.563.726,53	4,63%	817
Friuli Venezia Giulia	423.089,46	0,03%	5
Liguria	58.681.136,46	3,50%	536
Emilia Romagna	75.943.887,33	4,53%	744
Toscana	121.984.727,82	7,28%	1.168
Umbria	236.450.381,36	14,11%	3.411
Marche	53.790.657,58	3,21%	561
Lazio	253.658.157,77	15,13%	2.234
Abruzzo	9.950.411,38	0,59%	136
Molise	0,00	0,00%	0
Campania	1.068.207,07	0,06%	8
Puglia	1.038.314,16	0,06%	9
Basilicata	0,00	0,00%	0
Calabria	109.035,63	0,01%	3
Sicilia	353.536,78	0,02%	8
Sardegna	3.891.269,68	0,23%	31
<b>Total</b>	<b>1.676.304.646,92</b>	<b>100,00%</b>	<b>17.820</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	49.912,82	12.012.932,36	19.993.690,30	29.993.622,56	59.971.211,96	462.194.198,98	210.490.512,09	878.406.212,14	<b>1.673.112.293,21</b>
Delinquent	42.045,26	18.826,78	28.517,62	45.059,09	89.141,38	667.773,08	268.305,32	901.954,95	<b>2.061.623,48</b>
Defaulted	19.078,94	12.151,45	15.877,40	23.483,33	50.027,88	349.634,41	130.801,18	529.675,64	<b>1.130.730,23</b>
<b>Total</b>	<b>111.037,02</b>	<b>12.043.910,59</b>	<b>20.038.085,32</b>	<b>30.062.164,98</b>	<b>60.110.381,22</b>	<b>463.211.606,47</b>	<b>210.889.618,59</b>	<b>879.837.842,73</b>	<b>1.676.304.646,92</b>

## 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

Series N. 2- Fixed Rate

Series N. 3- Fixed Rate

0,8750%

0,3750%

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%	18/01/2022	18/01/2023	18/01/2023	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 Outstanding	Total Base Interest Accrued on the SL
28/10/2022	2.552.373.392,93	831.000.000,00	1.721.373.392,93	2.199.532,67

Sub Loan Outstanding Amount applicable Fixed Rate

0,500%

Sub Loan Outstanding Amount	Interest Period From	Interest Period To	Rate	Days	Base Interest
1.721.373.392,93	28/10/2022	27/01/2023	0,500%	92	2.199.532,67

Issuer Investors Report Date: 16/01/2023

## Part D-1: INTEREST RATE SWAP

### SERIES 1 LIABILITY SWAP

<b>Amount to be paid by the Guarantor to the Swap Provider</b>	<b>1.964.083,33</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>2,5900%</b>	<b>a1= Fixed Rate</b>	<b>0,8750%</b>
Euribor 3M	<b>1,9900%</b>		
Spread	<b>0,6000%</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>13/03/2023</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>	1.077.933,33	<b>Amount to be paid by the Swap Provider to the Guarantor</b>	750.000,00
<b>Floating Rate Notional Amount</b>	200.000.000,00	<b>Fixed Amount Notional Amount</b>	200.000.000,00
<b>a1= Floating Rate (Euribor + Spread)</b>	2,1090%	<b>a1= Fixed Rate</b>	0,3750%
Euribor 3M	1,5020%		
Spread	0,6070%		
<b>b1= Actual/360 Adjusted days</b>	0,2556	<b>b1= Actual/Actual (ICMA) days</b>	1,00
<b>Interest Payment Date</b>	24/01/2023	<b>Swap Counterparty Payment Date</b>	24/07/2023