

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

24/10/2018

Collection Period

01/07/2018

30/09/2018

Guarantor Payment Period

28/07/2018

29/10/2018

Parte 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	7.549	715.264.735,19	100%	898.471,52
Commercial Mortgage Loans	0,00	0,00	0%	0,00
Public Entity Receivables	0,00	0,00	0%	0,00
Public Entity Securities	0,00	0,00	0%	0,00
Top up Assets	0,00	0,00	0%	0,00
Total	7.549	715.264.735,19	100%	898.471,52

2. Outstanding Principal by Interest Rate

Interest Rate	Outstanding Principal	%
Floating	441.579.440,96	62%
Fixed	227.899.499,84	32%
Capped	45.785.794,39	6%
TOTAL	715.264.735,19	100%

3. Outstanding Principal by Currency

Currency	Outstanding Principal	%
Euro	715.264.735,19	100%
Other (to be specified)		
TOTAL	715.264.735,19	100%

4. Unpaid Instalments by Age (delinquent)

	Number of contracts	Outstanding Principal	% on Tot. Outstanding Principal	Arrears	
				Principal	Interest
1) 0 - 30 days	7.487	709.455.436,33	99,19%	89.036,60	30.945,98
2) 31 - 60 days	36	3.505.847,20	0,49%	48.181,85	14.747,63
3) 61 - 90 days	11	908.856,66	0,13%	31.635,00	6.034,92
4) 91 - 120 days	6	693.388,04	0,10%	19.498,44	6.459,52
5) 121 - 180 days	6	454.007,24	0,06%	20.058,40	5.976,48
6) over 181 days	3	247.199,72	0,04%	4.512,32	3.922,24
Total	7.549	715.264.735,19	100,00%	212.922,61	68.086,77

Parte 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	44.984.246,58	6,29%	510
Valle D Aosta	646.077,23	0,09%	7
Lombardia	359.131.987,83	50,21%	3.837
Trentino Alto Adige	776.874,67	0,11%	5
Veneto	40.432.007,55	5,65%	377
Friuli Venezia Giulia	221.212,72	0,03%	3
Liguria	29.171.950,16	4,08%	262
Emilia Romagna	23.170.978,04	3,24%	253
Toscana	47.594.311,91	6,65%	478
Umbria	62.842.805,98	8,79%	830
Marche	7.334.804,63	1,03%	85
Lazio	94.535.186,43	13,22%	838
Abruzzo	2.576.998,36	0,36%	38
Molise	0,00	0,00%	0
Campania	99.593,42	0,01%	2
Puglia	392.200,90	0,06%	5
Basilicata	0,00	0,00%	0
Calabria	41.792,28	0,01%	1
Sicilia	422.221,77	0,06%	5
Sardegna	889.484,73	0,12%	13
Total	715.264.735,19	100,00%	7.549

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	88.963,88	5.242.361,13	8.723.078,98	13.187.934,56	26.449.886,12	204.959.310,57	93.502.401,27	357.093.891,88	709.247.828,39
Delinquent	119.373,69	46.063,96	80.463,55	120.826,96	221.234,47	1.748.921,79	666.290,35	2.558.924,37	5.562.099,14
Defaulted	4.512,32	1.642,96	2.838,01	5.234,99	10.582,78	90.470,70	49.499,71	290.026,19	454.807,66
Total	212.849,89	5.290.068,05	8.806.380,54	13.313.996,51	26.681.703,37	206.798.703,06	94.218.191,33	359.942.842,44	715.264.735,19

Issuer Investors Report Date: 24/10/2018

Part B: COVERED BOND

Notes	Isin	Euro				
		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	
Series N. 2						
Series N. 3						
Series N. 4						

Series N. 1 - Interpolated Interest Rate / Euribor 3 months / Fixed Rate

0,8750%

Series N. 2 - Interpolated Interest Rate / Euribor 3 months / Fixed Rate

Series N. 3 - Interpolated Interest Rate / Euribor 3 months / Fixed Rate

Series N. 4 - Interpolated Interest Rate / Euribor 3 months / Fixed Rate

Notes	Notes Outstanding Amount	Spread	Interest Rate	Fixed Rate	Interest Period		Euro		
							Interest Payment Date	Days	Interest Accrued
Series N. 1	575.000.000,00			0,875%	12/09/2018	12/09/2019	12/09/2019	365	5.031.250,00
Series N. 2	-								-
Series N. 3	-								-
Series N. 4	-								-
Total	575.000.000,00								5.031.250,00

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Part C: SUBORDINATED LOAN

Subordinated Loan Banco Desio

Interest Period From	Granted Amount	Total Subordinated Loan Repayment	Total Subordinated Loan Outstanding	Total Base Interest Accrued on the SL
28/07/2018	582.522.028,94	-	582.522.028,94	760.514,87

Sub Loan Outstanding Amount applicable Fixed Rate

0,500%

Sub Loan Outstanding Amount	Interest Period From	Interest Period To	Rate	Days	Base Interest
582.522.028,94	28/07/2018	29/10/2018	0,500%	94	760.514,87

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Part C: SUBORDINATED LOAN

Subordinated Loan Spoleto

Interest Period From	Granted Amount	Total Subordinated Loan Repayment	Total Subordinated Loan Outstanding	Total Base Interest Accrued on the SL
28/07/2018	248.787.397,10	-	248.787.397,10	324.805,77

Sub Loan Outstanding Amount applicable Fixed Rate

0,500%

Sub Loan Outstanding Amount	Interest Period From	Interest Period To	Rate	Days	Base Interest
248.787.397,10	28/07/2018	29/10/2018	0,500%	94	324.805,77

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Part D: INTEREST RATE SWAP

SERIES 1 LIABILITY SWAP

Amount to be paid by the Guarantor to the Swap Provider	213.091,67	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)	0,2810%	a1= Fixed Rate	0,8750%
Euribor 3M	-0,3190%		
Spread	0,6000%		
b1= Actual/360 Adjusted days	0,2528	b1= Actual/Actual (ICMA) days	1,00
Interest Payment Date	12/12/2018	Swap Counterparty Payment Date	12/09/2019