

DESIO OBG S.R.L.

Financial Statements at 31/12/2024

Company details	
Name	DESIO OBG S.R.L.
Registered office	VIA V. ALFIERI 1 - 31015 CONEGLIANO (TV)
Quota capital	10,000
Fully paid-up quota capital	yes
CCIAA (Chamber of Commerce) Code	TV
VAT	04864650264
Tax code	04864650264
REA (Administrative Economic Register):	404888
Legal status	Limited Liability Company
Core business sector (ATECO, Classification of Economic Activities)	SPV activities (64.99.40)
Company in liquidation	no
Sole-quotaholder company	no
Company subject to third-party management and coordination	yes
Name of the company or entity that carries out management and coordination	
Membership to a group	yes
Name of the parent company	BANCO DI DESIO E DELLA BRIANZA S.P.A.
Country of the parent company	ITALY
Number of registration in the register of cooperative companies	

31/12/2024

31/12/2023

Balance sheet		
Assets		
A) Subscribed capital unpaid		
B) Fixed assets		
I – Intangible assets		
II – Property, plant and equipment		
III – Non-current financial assets		
Total fixed assets (B)		
C) Current assets		
I – Inventories		
Property, plant and equipment held for sale		
II – Receivables		
due within 12 months	5,595	2,118
due beyond 12 months	200	1,140
deferred tax assets		
Total receivables	5,795	3,258
III – Current financial assets		
IV – Cash and cash equivalents	33,497	47,350
Total current assets (C)	39,292	50,608
D) Accrued income and prepaid expenses	13,361	10,781
Total assets	52,653	61,389
Liabilities		
A) Equity		
I – Quota capital	10,000	10,000
II – Premium reserve		
III – Revaluation reserves		
IV – Legal reserve		
V – Reserves required by articles of association		
VI – Other reserves	0	1
VII – Cash flow hedge reserve		
VIII – Profits (losses) carried forward		
IX – Profit (loss) for the year	0	0
Loss covered in the year		
X – Negative reserve for own quotas in portfolio		
Total equity	10,000	10,001
B) Provisions for risks and charges		
C) Employee severance pay		
D) Payables		
due within 12 months	32,864	44,150
due beyond 12 months		
Total payables	32,864	44,150
E) Accrued expenses and deferred income	9,789	7,238
Total liabilities	52,653	61,389

	31/12/2024	31/12/2023
Income statement		
A) Value of production		
1) revenues from sales and services	0	0

2), 3) changes in inventories of work in progress, semi-finished and finished products and contract work in progress		
2) changes in inventories of work in progress, semi-finished and finished products		
3) changes in contract work in progress		
4) capitalisation of internal construction costs		
5) other revenues and income		
operating grants		
others	102,119	95,645
Total other revenues and income	102,119	95,645
Total value of production	102,119	95,645
B) Production costs		
6) raw materials, supplies, consumables and goods for resale		
7) services	102,473	95,453
8) leases and rentals		
9) personnel		
a) wages and salaries		
b) social security contributions		
c), d), e) employee severance pay, pension fund, other personnel costs		
c) employee severance pay		
d) pension fund and similar obligations		
e) other costs		
Total personnel costs		
10) amortisation, depreciation and write-downs		
a), b), c) amortisation of intangible assets, depreciation of property, plant and equipment, other write-downs of fixed assets		
a) amortisation of intangible assets		
b) depreciation of property, plant and equipment		
c) other write-downs of fixed assets		
d) write-downs of receivables stated in current assets and of cash and cash equivalents		
Total amortisation, depreciation and write-downs		
11) changes in inventories of raw materials, supplies, consumables and goods for resale		
12) provisions for risks		
13) other provisions		
14) other operating costs	489	463
Total production costs	102,962	95,916
Difference between production value and costs (A - B)	(843)	(271)
C) Financial income and costs		
15) income from equity investments		
from subsidiaries		
from associates		
from parent companies		
from entities controlled by parent companies		
others		
Total income from equity investments		
16) other financial income		
a) from receivables stated in fixed assets		
from subsidiaries		

from associates		
from parent companies		
from entities controlled by parent companies		
others		
Total financial income from receivables stated in fixed assets		
b), c) from securities stated in fixed assets other than equity investments and from securities stated in current assets other than equity investments		
b) from securities stated in fixed assets other than equity investments		
c) from securities stated in current assets other than equity investments		
d) income other than the foregoing		
from subsidiaries		
from associates		
from parent companies		
from entities controlled by parent companies		
others	1,959	1,529
Total income other than the foregoing	1,959	1,529
Total other financial income	1,959	1,529
17) interest and other financial costs		
to subsidiaries		
to associates		
to parent companies		
to entities controlled by parent companies		
others		
Total interest and other financial costs		
17-bis) foreign exchange gains and losses		
Total financial income and costs (15 + 16 - 17 + - 17-bis)	1,959	1,529
D) Value adjustments to financial assets and liabilities		
18) revaluations		
a) of equity investments		
b) of non-current financial assets other than equity investments		
c) of securities stated in current assets other than equity investments		
d) of derivatives		
of financial assets for cash pooling		
Total revaluations		
19) write-downs		
a) of equity investments		
b) of non-current financial assets other than equity investments		
c) of securities stated in current assets other than equity investments		
d) of derivatives		
of financial assets for cash pooling		
Total write-downs		
Total value adjustments to financial assets and liabilities (18 - 19)		
Profit (loss) before tax (A - B + - C + - D)	1,116	1,258
20) Current, deferred and prepaid taxes for the year		
current taxes	837	1,258
taxes relating to previous years	279	
deferred and prepaid taxes		
income (costs) from agreement to tax consolidation / tax transparency		

scheme		
Total current, deferred and prepaid taxes for the year	1.116	1.258
21) Profit (loss) for the year	0	0

Notes to the Financial Statements at 31 December 2024

Notes to the financial statements, first part

The Company's business

Dear Quotaholder, these Explanatory Notes form an integral part of the financial statements at 31 December 2024.

The Company was established on 27 February 2017 pursuant to Law no. 130 of 30 April 1999 ("Law no. 130") which contains provisions governing the implementation of securitisation transactions in Italy.

Legislative Decree no. 141 of 2010, as amended, provides that securitisation SPVs must be established as joint stock companies.

Pursuant to the Bank of Italy's Order of 12 December 2023, in force from 20 December 2023 (replacing the previously applicable Bank of Italy's Order of 7 June 2017, in force as early as 30 June 2017), the Company is registered on the List of Securitisation Companies kept by the Bank of Italy. In compliance with the Articles of Association and the provisions of Law no. 130, the sole purpose of the Company is the acquisition from banks of the assets listed below, for valuable consideration, within one or more issues (including both single transactions and programmes) of covered bonds (*Obbligazioni Bancarie Garantite*) carried out pursuant to Title I-bis of Law no. 130, as amended and supplemented, and related implementing provisions:

- (i) land and mortgage loans, which can also be identified in bulk;
- (ii) receivables that are claimed from or guaranteed by public authorities, and securities issued or guaranteed at the same terms and conditions, which can also be identified in bulk;
- (iii) securities issued within securitisation transactions concerning receivables that are of the same type;
- (iv) additional eligible assets or integration eligible assets that are permitted by the aforesaid regulations;

through the raising of loans which are also granted or secured by the assignor banks, as well as the provision of guarantees issued by the same banks or by other banks.

The Company will carry out the activities referred to above according to the terms and conditions and the methods set out in the regulations applicable to the issues of covered bonds in accordance with Title I-*bis* of Law no. 130, as amended and supplemented, and related implementing provisions.

In accordance with the aforesaid provisions of law, loans and securities purchased by the Company, and the amounts paid by the related debtors, are intended to satisfy, including pursuant to Article 1180 of the Italian Civil Code, the right of the holders of covered bonds referred to in Title I-*bis* of Law no. 130, and issued within the scope of the issue transactions in which the Company is involved, to the benefit of which the Company has provided guarantees, and of the counterparties to derivative contracts hedging the risks associated with loans and securities it has purchased, and to other ancillary contracts, as well as to pay other transaction costs, on a priority basis with regard to the repayment of loans which are also granted or guaranteed by the assignor banks, pursuant to Title I-*bis* of Law no. 130.

Loans and securities purchased by the Company within the scope of each transaction or issue program constitute assets that are separate for all purposes from those of the Company and from those relating to any other transaction or issue program, over which no actions may be brought by creditors other than the holders of covered bonds issued and any additional creditor referred to in the paragraph above.

Within the limits permitted by the provisions of Law no. 130, and related implementing provisions, the Company may also carry out any ancillary transaction to be entered into for the provision of guarantees and for the successful completion of transactions or programmes for the issue of covered bonds in which it takes part, as well as to carry out transactions to reinvest in eligible assets and integration eligible assets, and in other financial assets of the funds arising from the management of loans and securities purchased in accordance with this corporate purpose, which are not immediately used to satisfy the rights of the holders of covered bonds (issued within the scope of these issue transactions) and to pay transaction costs.

Within the scope of covered bond issue transactions in which it takes part, in compliance with the provisions of Law no. 130, and related implementing provisions, the Company may appoint third-party persons or entities both to collect the loans it has purchased and to provide cash and payment services, as well as to carry out any other activity permitted under Title I-*bis* of Law no. 130, and related implementing provisions.

Reporting principles

In compliance with the provisions of Article 3, paragraph 2, of Law no. 130, receivables related to each transaction, any related receipts and the financial assets purchased with them constitute segregated assets for all purposes from those of the Company and from those related to other transactions; accordingly, any accounting results from corporate management operations are reported separately from those flowing from segregated assets (constituting the securitisation transaction); the structure of this file reflects separateness, reporting the balance sheet and income statement relating to the corporate management operations in the financial statements, and the result of the securitisation transaction for the 2024 financial year in an attached statement.

The financial statements comply with the provisions laid down in Articles 2423 and ff. of the Italian Civil Code and the Italian GAAPs as published by the Italian Accounting Board (*Organismo Italiano di Contabilità*, OIC); therefore, they give a true and fair view of the Company's financial position, results of operations and cash flows for the year in a clear manner.

It should be noted that, given that the requirements of Article 2435-*bis*, paragraph 1, of the Italian Civil Code are met, the Financial Statements have been prepared in condensed form in accordance with the provisions of the aforesaid article.

Pursuant to Article 2435-*bis* of the Italian Civil Code, companies that prepare condensed financial statements are exempt from drawing up the cash flow statement and benefit from simplifications in drawing up the balance sheet, the income statement and the explanatory notes.

In particular, as required by Article 2435-*bis* itself, the Explanatory Notes provide the information required by numbers 3) and 4) of Article 2428 of the Italian Civil Code: therefore, the Report on Operations has not been prepared.

The content of the Balance Sheet and of the Income Statement, as regards the reporting of corporate management operations only, is that required by Articles 2424 and 2425 of the Italian Civil Code.

The Notes to the Financial Statements, which have been prepared pursuant to Article 2427 of the Italian Civil Code, provide any and all information that is useful to allow a correct interpretation of the financial statements, and include, in particular, a specific Annex reporting any information relating to securitised operations.

It should be noted that the Italian Civil Code's provisions governing the reporting of the Company's operations have been applied as a result of the exclusion of securitisation SPVs, under Law no. 130,

from the group of entities that can be described as non-bank financial intermediaries following the Reform of Title V that was completed under Legislative Decree no. 141/2010 and subsequent amending decrees, the accounting effects of which were provided for in the abovementioned Legislative Decree no. 136/2015.

Securitised assets, which are reported separately from corporate assets, have been stated in line with the provisions of the Bank of Italy's Order of 29 March 2000, according to which the purchased financial assets, the securities issued and any other transaction completed within the scope of the securitisation transaction are reported in a specific Statement, and described in a specific Annex attached to the Notes to the Financial Statements, and do not form part of the schedules of financial statements. The Annex must be regarded as forming an integral part of these financial statements.

It should be noted that this method of accounting has been applied despite the order ceased to be effective from the repeal, under Legislative Decree no. 136/2015, involving the Legislative Decree no. 87/1992, of which it had been a direct issue, and although segregation is not governed by any provision of the Italian Civil Code.

Although following the enactment of Legislative Decree no. 139/2015 by virtue of which important amendments were made to the accounting policies of certain items in the financial statements, there is no regulatory reference that regulates, in place of the aforementioned Order, the financial statements of securitisation SPVs. The Company has therefore applied the options described above, since they are more consistent with the regulatory provisions in force, as well as more suitable in order to provide information on the Company's financial position, results of operations and cash flows which is useful for the users of the financial statements in making decisions of an economic nature and which, at the same time, appears to be important, reliable, comparable and comprehensible, both as regards the corporate management operations and as regards segregated assets.

These options are also based on the compliance with the general principle of continuity in the description of management events in order to make the financial statements more understandable, and have also considered that the accounting treatment of financial assets and/or groups of financial assets and financial liabilities arising in the context of securitisation transactions is still being examined on the part of the bodies responsible for interpreting the statutory accounting standards.

It should be noted that, pursuant to the above-mentioned articles, the Company did not purchase, hold or sell any own quotas and shares of the Parent company during the year, not even through trust companies or third parties.

The financial statements, as well as these Explanatory Notes, have been prepared in Euro units. The items of financial statements have been measured in compliance with the principle of prudence and on a going-concern basis. Pursuant to Article 2423-*bis*, paragraph 1, point 1-bis, of the Italian Civil Code, the items have been recognised and reported by taking account of the substance of the transaction or of the contract.

In preparing the financial statements, income and costs have been entered on an accruals basis, regardless of the date when the related cash flows occurred. Therefore, account has been also taken of any risks and losses that accrued during the period, even if known after the end of the year.

During the preparation of the financial statements, an assessment was made of whether the requirements were met in relation to the Company's ability to operate as a going concern with a time horizon of at least twelve months after the reporting date of the financial statements. In order to make this assessment, all available information was taken into account, as was the specific activity carried out by the Company whose sole purpose is to carry out one or more securitisation transactions in accordance with Law no. 130.

These financial statements have been prepared on a going-concern basis, since no events have occurred or conditions have been fulfilled which could have raised doubt on the Company's ability to continue to operate as a going concern.

Accounting policies

Receivables

Receivables stated in current assets have been recognised in the Financial Statements according to the presumed realisable value, in accordance with Article 2435-*bis* of the Italian Civil Code, which provides for the derogation from the application of Article 2426, paragraph 1, no. 8, of the Italian Civil Code, concerning the recognition of loans at amortised cost.

The adjustment at presumed realisable value has been made, where required, by setting aside a provision for bad debts.

Cash and cash equivalents

Cash and cash equivalents are measured according to the following criteria:

- bank deposits, postal deposits and cheques (either current account, bank drafts or similar instruments), being receivables, are measured at their presumed realisable value. This value normally coincides with the nominal value while the estimated net realisable value is shown in cases of difficult collectability;
- money and revenues stamps are measured at nominal value;
- cash and cash equivalents in foreign currencies are valued at the exchange rate prevailing on the reporting date for the financial year.

Equity

The items have been recognised in the Financial Statements at their book value according to the instructions laid down in the Italian Accounting Board principle OIC 28.

Payables

Payables have been recognised in the accounts at their nominal value as required by Article 2435-*bis* of the Italian Civil Code, as an exception to the recognition at amortised cost, provided for in Article 2426, paragraph 1, no. 8, of the Italian Civil Code.

Accruals and deferrals

These have been determined according to the criterion of the actual period of accruals. As regards long-term accruals and deferrals, the conditions that determined their initial recognition have been verified, adopting any appropriate change, if necessary.

Income taxes

The provision for taxes is set aside on an accruals basis; they therefore constitute:

- provisions for taxes paid or to be paid for the year, as determined according to the rates and the regulations in force;
- the amount of taxes deferred or paid in advance in relation to temporary differences arising or reversed during the year.

Value of production

Revenues are stated on an accruals basis, net of returns, allowances, discounts and premiums, as well as any related direct tax.

They mainly relate to the form of replenishment that the corporate management operations are entitled to accrue against segregated assets following the payment of its related operating costs.

Production costs

Costs and charges are charged on an accruals basis and according to their nature, net of returns, allowances, discounts and premiums, in accordance with the principle of matching costs and revenues, and are entered under their respective items as required by the Italian Accounting Board principle OIC 12. In the case of any purchase of services, the related costs are recognised when the service is received, while, in the case of any provision of services on an ongoing basis, the related costs are recognised for the accrued portion.

No provision has been made in the income statement for deferred tax assets and liabilities, as there are no temporary differences between tax burden from the financial statements and theoretical tax burden.

Other information**Significant events that occurred during the year**

With reference to the Company no significant events are reported which occurred during the year.

With regard to the international economic cycle, the expansion of global economy continued in the latter part of 2024, albeit with differentiated trends between areas. Consumption continued to support growth in the United States; in other advanced countries, persistent weakness in manufacturing was compounded by signs of a slowdown in services. In China, domestic demand is still suffering from the crisis in the real estate market. The outlook for the global economy is weighed down by international tensions and uncertainty about the economic policies that will be adopted by the new U.S. administration. Moreover, oil prices have risen slightly as have, after large fluctuations, natural gas prices since last autumn.

Eurozone GDP slowed in the autumn months: activity, still weak in industry, also lost momentum in services. On the demand side, the contribution of consumption and investment weakened. Inflation remained around 2%, despite the still high dynamics in the services component, supported by items whose prices adjust more slowly. In December, the ECB Governing Council again cut the interest rate on deposits with the central bank by 25 basis points to 3%.

The cut in official rates is being transmitted to the cost of bank funding and the cost of credit in line with historical regularities. Lending to non-financial companies has declined further amid persistently sluggish demand for credit and still restrictive supply criteria. Businesses have also made net redemptions of bonds. Household credit remains weak, although home purchase loans showed a slight acceleration, reflecting the moderate expansion in demand.

Since the beginning of October, 10-year yields on Italian sovereign bonds have risen; however, the spread against corresponding German bonds has narrowed. Italian stock prices have risen, bucking the trend in the Eurozone, mainly due to the good performance in the financial sector.

In Italy, GDP stagnated in the third quarter of 2024, still held back by weakness in manufacturing against the slight expansion of services and construction. Household consumption showed a significant increase while investment fell sharply and the contribution of net exports was negative.

Based on recent Bank of Italy projections, GDP is projected to accelerate over the three-year period 2025-2027, with growth rates averaging about 1% per year over the period.

With reference to segregated assets, it should be noted that the securitisation transaction in progress had a regular performance.

With reference to segregated assets, it should be noted that on 21 February 2024 and on 19 June 2024, Banco di Desio e della Brianza S.p.A. sold two new portfolios for a total consideration of Euro 590,818,694, and on 28 February 2024 and on 19 June 2024, it made available two new Subordinated Loans to the Company for a principal amount equal to the purchase price of the new portfolio.

In addition, as part of the Program, the issue of a second tranche of the fourth series of Covered Bonds was approved from the portfolio of loans assigned to the Company. This issue took place on 4 March 2024 for a nominal amount of Euro 100,000,000. A further issue of a fifth series of Covered Bonds from the portfolio of loans assigned to the Company took place with a first tranche on 10 September 2024 for a nominal amount of Euro 500,000,000 while, the issue of the second tranche of the fifth Issue took place after the end of the reporting Financial Year, i.e. 4 February 2025, for a nominal amount of Euro 100,000,000.

It should be noted that, on 12 September 2024, the first series of Covered Bonds reached its natural maturity and, therefore, its value was zero as at 31 December 2024. In addition, the first Interest Rate Swap contract, entered into on 19 July 2017 for the purpose of hedging the interest rate risk of that first series of Covered Bonds, is also to be defined as terminated.

It should be noted that compliance with the ratios indicated below has been monitored, on a quarterly basis, by the Asset Monitor of the transaction, which has prepared, at the request of the issuer of the CBs, a Report which analyses the following benchmarks on a quarterly basis:

- Nominal Value Test: the overall nominal value of the assets comprising the segregated assets must be equal at least to the nominal value of the Covered Bonds in place;
- Net Present Value Test: the present value of the assets comprising the segregated assets, net of all transaction costs to be borne by the Guarantor, including expected costs and charges from derivative contracts (if any) entered into to hedge financial risks in relation to the transaction, must be equal at least to the net present value of the Covered Bonds in place;
- Interest Coverage Test: interest and any other income generated from assets comprising the segregated assets, net of costs to be borne by the Guarantor, must be sufficient to cover interest and costs payable by the issuing bank on the Covered Bonds in place, taking account of derivative contracts (if any) entered into to hedge financial risks in relation to the transaction;
- Asset Coverage Test: it verifies, in a dynamic manner, that the assets comprising the segregated assets, which are weighted differently according to the type and quality, are able to ensure the minimum level of overcollateralization required by rating agencies.

As at the reporting date, the tests, as described above, appeared to have been met at all times.

Notes to the financial statements, assets

The items of Assets have been entered in compliance with the Italian GAAPs; the sections on each items describe the criteria that have been applied specifically.

Current assets

The items of current assets have been measured in accordance with Article 2426, paragraphs from 8 to 11-*bis*, of the Italian Civil Code. The criteria used are set out in the paragraphs of the respective items of financial statements.

Receivables stated in current assets

Receivables stated in current assets have been recognised in the financial statements according to the presumed realisable value, in accordance with Article 2435-*bis* of the Italian Civil Code, which provides for the derogation from the application of Article 2426, paragraph 1, no. 8, of the Italian Civil Code, concerning the recognition of receivables at amortised cost.

The adjustment at presumed realisable value has been made, where required, by setting aside a provision for bad debts.

The balance of receivables stated under current assets (Article 2427, paragraphs 4 and 6, of the Italian Civil Code) is shown below.

Balance at 31/12/2024	Balance at 31/12/2023	Changes
5,795	3,258	2,537

Changes and maturity of receivables stated in current assets

The table below reports information relating to changes in receivables entered under current assets, as well as information relating to their maturity, if significant.

The composition of items stated under current assets is shown below.

“Tax receivables” related to:

- IRES (Corporate Income) and IRAP (Regional Production Activity) tax advances which were paid during the Financial Year and which can be deducted from the Provision for taxes set aside in the Financial Year;
- withholdings made on interest income accrued on the current account of recurring operations;
- an overpayment of self-employment withholding taxes of Euro 350 related to previous years;
- the credit accrued for IRES tax as a result of advance payments made in previous years.

“Receivables from others” refer to funds the corporate management must receive from securitised operations for payment of their operating expenses.

	Value at the beginning of the year	Change in the year	Value at the end of the year	Amount due within 12 months	Amount due beyond 12 months	Of which with a residual maturity of more than 5 years
Receivables from customers stated in current assets						
Receivables from subsidiaries stated in current assets						
Receivables from associates stated in current assets						
Receivables from parent companies stated in current assets						
Receivables from entities controlled by parent companies stated in current assets						
Tax receivables stated in current assets	3,258	(1,025)	2,233	2,033	200	
Deferred tax assets stated under current assets						
Receivables from others stated under current assets		3,562	3,562	3,562		
Total receivables stated under current assets	3,258	2,537	5,795	5,595	200	

Cash and cash equivalents

Cash and cash equivalents are measured according to the following criteria:

- bank deposits, postal deposits and cheques (either current account, bank drafts or similar instruments), being receivables, are measured at their presumed realisable value. This value normally coincides with the nominal value while the estimated net realisable value is shown in cases of difficult collectability;
- money and revenues stamps are measured at nominal value;
- cash and cash equivalents in foreign currencies are valued at the exchange rate prevailing on the reporting date for the financial year.

	Value at the beginning of the year	Change in the year	Value at the end of the year
Bank and postal deposits	47,350	(13,853)	33,497
Cheques			
Money and cash on hand			
Total cash and cash equivalents	47,350	(13,853)	33,497

The balance, as detailed above, consists of the amount and the changes in cash and cash equivalents existing at the end of the financial year (Article 2427, paragraph 4, of the Italian Civil Code).

Accrued income and prepaid expenses

These have been calculated according to the accruals principle, through the allocation of revenues and/or costs common to two financial years.

Balance at 31/12/2024	Balance at 31/12/2023	Changes
13,361	10,781	2,580

“Accrued income” includes the accrual of the Corporate Servicer fee, i.e. the fee that the corporate management operations collect, on a periodical basis, from segregated assets of securitisation for the administrative and corporate management service of the SPV company accruing at 31 December 2024, pursuant to the administrative services agreement.

"Prepaid expenses" include the deferral to adjust the cost of stichting management to the amount accrued for the current financial year.

	Accrued income	Prepaid expenses	Total accrued income and prepaid expenses
Value at the beginning of the year	7,238	3,543	10,781
Change in the year	2,551	28	2,580
Value at the end of the year	9,789	3,571	13,361

Notes to the financial statements, liabilities and equity

The items of equity and liabilities of Balance Sheet have been stated in compliance with the Italian GAAPs; the sections on each items describe the criteria that have been applied specifically.

Equity

The items have been recognised in the Financial Statements at their book value according to the instructions laid down in the Italian Accounting Board principle OIC 28.

With reference to the year just ending, the tables below show the changes in each individual equity item, as well as the breakdown of other reserves, if any, in the Financial Statements.

Balance at 31/12/2024	Balance at 31/12/2023	Changes
10,000	10,001	(1)

Changes in equity

	Value at the beginning of the year	Allocation of the result for the previous year		Other changes			Profit (loss) for the year	Value at the end of the year
		Distribution of dividends	Other allocations	Increases	Decreases	Reclassifications		
Quota capital	10,000							10,000
Premium reserve								
Revaluation reserves								
Legal reserve								
Reserves required by articles of association								
Extraordinary reserve								

Reserve from exceptions to under Article 2423 of the Italian Civil Code								
Reserve for shares or quotas of the parent company								
Reserve from revaluation of equity investments								
Payments on account of capital increase								
Payments on account of future capital increase								
Payments on account of capital								
Payments for loss coverage								
Reserve from capital decrease								
Reserve for merger surplus								
Reserve for unrealised foreign exchange gains								
Reserve from ongoing adjustment to profits								
Sundry other reserves	1		(1)					
Total other reserves	1		(1)					
Cash flow hedge reserve								
Profits (losses) carried forward								
Profit (loss) for the year							0	

Loss covered in the year								
Negative reserve for own quotas in portfolio								
Total equity	10,001		(1)				0	10,000

Payables

Payables have been recognised in the accounts at their nominal value as required by Article 2435-*bis* of the Italian Civil Code, as an exception to the recognition at amortised cost, provided for in Article 2426, paragraph 1, no. 8, of the Italian Civil Code.

Changes and maturity of payables

The table below reports information relating to changes in payables and information (if any) relating to their maturity.

	Value at the beginning of the year	Change in the year	Value at the end of the year	Amount due within 12 months	Amount due beyond 12 months	Of which with a residual maturity of more than 5 years
Bonds						
Convertible bonds						
Payables for quotaholder loans						
Payables to banks						
Payables to other lenders						
Advances						
Payables to suppliers	20,442	(405)	20,037	20,037		
Payables made up of debt instruments						
Payables to subsidiaries						
Payables to associates						
Payables to parent companies						
Payables to entities controlled by parent companies						
Tax payables	1,258	1,089	2,347	2,347		
Payables to social security institutions						
Other payables	22,451	(11,971)	10,480	10,480		
Total payables	44,150	(11,286)	32,864	32,864		

“Payables to suppliers” relate to invoices for the provision of services relating to 2024, which (i) had been received and not yet been paid at the date of the end of the financial year and (ii) had not yet been received at the reporting date of the financial statements.

“Tax payables” refer to provisions for IRES tax calculated by applying the rate of 24.00%, and the amount due to the Tax Office for self-employment withholding taxes paid in January 2025.

“Other payables” refer to advances the corporate management received from securitised operations for the payment of their operating expenses.

Accrued expenses and deferred income

These have been calculated according to the accruals principle, through the allocation of revenues and/or costs common to two financial years.

The table below shows the breakdown of the items under consideration, as recognised in the financial statements.

	Accrued expenses	Deferred income	Total accrued expenses and deferred income
Value at the beginning of the year	7,238		7,238
Change in the year	2,551		2,551
Value at the end of the year	9,789		9,789

“Accrued expenses” originate from the cost for the administrative/corporate management of the securitisation SPV, calculated as per contract on an annual basis, maturing as at 31 December 2024, for which the supplier will invoice in the next financial year.

Notes to the financial statements, income statement

The Income Statement shows the Company’s results of operations for the year.

It provides a description of the operations based on a summary of the positive and negative income components that contributed to determining the results of operations. Positive and negative income components, which have been stated in the financial statements as required by Article 2425-*bis* of the Italian Civil Code, are broken down according to the recognition within the scope of the various operations i.e. core business, additional and financial operations.

Core business operations identify any income components generated from operations that are carried out on an ongoing basis and in the sector relevant to the performance of operations, which identify and define the peculiar and distinctive part of the economic activity carried out by the company, for which the same is finalised.

Given the nature of the Company, which has been specifically established for the performance of securitisation transactions, core business operations are aimed at ensuring the survival of the Company by meeting existence costs and at applying the contract provision that allows for a charge-back of them to securitised assets.

Financial operations include operations that generate financial income and costs.

On a residual basis, additional operations include operations that generate income components that form part of ordinary operations but do not fall within the scope of core business and financial operations. The Company does not carry out any additional activity.

Value of production

Revenues are recognised in the accounts on an accrual basis, net of returns, rebates, discounts and premiums, as well as of any taxes directly related to them. the same

They mainly refer to the form of reimbursement that corporate management is entitled to accrue against segregated assets as a result of incurring its costs of existence.

The individual items making up the total value of production at the reporting date of these financial statements were as follows:

Balance at 31/12/2024	Balance at 31/12/2023	Changes
102,119	95,645	6,474

Description	31/12/2024	31/12/2023	Changes
Revenues from sales and services			
Changes in inventories of products			
Changes in contract work in progress			
Capitalisation of internal construction costs			
Other revenues and income	102,119	95,645	6,474
Total	102,119	95,645	6,474

Production costs

Costs and expenses are charged on an accruals basis and according to their nature, net of returns, allowances, discounts and premiums, in accordance with the principle of matching with revenues, and stated in the respective items as required by the Italian Accounting Board principle OIC 12. In the case of purchase of services, any related cost is recorded when the service has been received while, in the case of ongoing provision of services, any related cost is recorded for the accrued portion.

No provision has been set aside for deferred tax assets and liabilities in the income statement since there are no temporary differences between the tax burden in the accounts and theoretical tax burden.

The individual items making up total production value at the reporting date of these financial statements were as follows:

Balance at 31/12/2024	Balance at 31/12/2023	Changes
102,962	95,916	7,046

Description	31/12/2024	31/12/2023	Changes
Raw materials, supplies and goods for resale			
Services	102,473	95,453	7,020
Leases and rentals			
Wages and salaries			
Social security contributions			
Employee severance pay			
Pension fund and similar obligations			
Other personnel costs			
Amortisation of intangible assets			
Depreciation of property, plant and equipment			
Other write-downs of fixed assets			
Write-downs of receivables stated in current assets			
Change in inventories of raw materials			
Provision for risks			
Other provisions			
Other operating costs	489	463	26
Total	102,962	95,916	7,046

Notes to the financial statements, other information

The other information required by the Italian Civil Code is reported below.

Employment data

The Company did not employ any staff member during the current financial year.

Fees, advances and loans granted to directors and statutory auditors and commitments undertaken on their behalf

The table below shows the amount of fees, advances and loans credits granted to statutory auditors and directors and of the commitments undertaken on their behalf.

	Directors	Statutory Auditors
Fees	20,903	
Advances		
Loans		
Commitments undertaken on their behalf due to guarantees given		

It should be noted that there are no receivables nor guarantees issued in favour of the governing body.

The figure shown in the table expresses the amount of fees, including the component of expenses and/or VAT, where applicable.

Fees due to independent auditors or to the audit firm

(Ref. Article 2427, paragraph 1, no. 16-*bis*, of the Italian Civil Code)

In accordance with the law, the fees accrued in the year for services rendered by the audit firm are shown below:

	Value
Statutory audit of annual accounts	21,472
Other audit services	
Tax consulting services	
Other non-audit services	
Total fees due to independent auditors or the audit firm	21,472

The figure shown in the table expresses the amount of fees, including the expense and/or VAT component, where applicable.

Securities issued by the company

With regard to corporate management, the Company has not issued any securities or similar instrument falling within the scope of the provision of Article 2427, no. 18, of the Italian Civil Code.

Commitments, guarantees and potential liabilities not resulting from the balance sheet

(Ref. Article 2427, paragraph 9, and paragraph 22-*ter*, of the Italian Civil Code)

There are no commitments, guarantees or contingent liabilities not disclosed in the Balance Sheet with regard to corporate management operations.

Information on assets and loans intended for specific business

The following information is provided for each set of assets intended for a specific business in accordance with Article 2427, no. 20.

The specific purpose of the Company is to implement securitisation transactions, as regulated by Law no. 130, for which reference is made to the Annex attached to these Explanatory Notes, which are listed below:

Annex 1.

It should be noted that the Annex must be regarded as forming an Integral Part of these Financial Statements.

Information on related-party transactions

(Ref. Article 2427, paragraph 1, no. 22-*bis*, of the Italian Civil Code)

With reference to corporate management, the Company did not carry out any transaction with related parties.

With reference to the securitisation transaction, please refer to section L.3 of the Annex attached to the Notes to the Financial Statements, which provides the full list of parties thereto.

Information on the significant events that occurred after the year-end

It is informed that no corporate events occurred which were such as to have a significant impact on the financial position and results of operations reported herein (Italian Accounting Board principle OIC 29) during the period from 31 December 2024 to the date of approval of these financial statements.

With regard to the securitisation transaction described in the Annex to these financial statements, it should be noted that, after the end of the reporting Financial Year, a partial early repayment of the subordinated loan granted by Banco Desio in the amount of Euro 55,000,000 was requested and made on the guarantor's payment date of 27 January 2025. This early repayment did not cause any breach of the tests.

In addition, a further issue of a second tranche of the fifth series of Covered Bonds took place from the portfolio of loans assigned to the Company, again after the end of the reporting Financial Year, i.e. on 4 February 2025 for a nominal amount of Euro 100,000,000.

Information relating to derivatives pursuant to Art. 2427-*bis* of the Italian Civil Code

(Ref. Article 2427-*bis*, paragraph 1, no. 1, of the Italian Civil Code)

The Company has no derivative financial instruments. With regard to segregated assets, please refer to the Annex to the Notes to the Financial Statements.

Highlights of the financial statements of the company that carries out management and coordination activities

The company belongs to the Banco di Desio e della Brianza S.p.A. Group, and is subject to management and coordination on the part of Banco di Desio e della Brianza S.p.A..

The table below provides the highlights of the latest approved financial statements of the aforesaid Company that carries out management and coordination (Article 2497-*bis*, paragraph 4, of the Italian Civil Code). On the other hand, it should be noted that Banco di Desio e della Brianza S.p.A. prepares the consolidated financial statements. Figures are stated in thousands of Euros.

Balance Sheet

Assets

Asset items	31.12.2023	31.12.2022	Changes	
			Abs.	%
10. Cash and cash equivalents	1,654,696,902	879,413,999	775,282,903	88.2%
20. Financial assets measured at FVTPL	159,275,020	139,820,367	19,454,653	13.9%
a) Financial assets held for trading	7,897,661	25,764,091	(17,866,430)	-69.3%
c) Other financial assets mandatorily measured at fair value	151,377,359	114,056,276	37,321,083	32.7%
30. Financial assets at FVOCI	835,464,917	842,346,603	(6,881,686)	-0.8%
40. Financial assets measured at amortised cost	14,821,904,403	14,607,118,761	214,785,642	1.5%
a) Receivables from banks	802,224,398	588,695,463	213,528,935	36.3%
b) Receivables from customers	14,019,680,005	14,018,423,298	1,256,707	0.0%
50. Hedging derivatives	21,431,370	59,099,410	(37,668,040)	-63.7%
60. Value adjustment to financial assets subject to macro-hedging (+/-)	(4,072,680)	(19,592,581)	(15,519,901)	-79.2%
70. Equity investments	47,106,488	47,064,279	42,209	0.1%
80. Property, plant and equipment	228,040,814	217,639,396	10,401,418	4.8%
90. Intangible assets	34,696,029	12,925,008	21,771,021	168.4%
Of which:				
- goodwill	9,796,226	9,796,226		
100. Tax assets	116,672,482	155,148,647	(38,476,165)	-24.8%
a) current	196,701	3,636,788	(3,440,087)	-94.6%
b) deferred	116,475,781	141,511,859	(35,036,078)	-23.1%
110. Non-current assets held for sale and disposal groups of assets	-	749	(749)	-100.0%
120. Other assets	595,889,504	571,787,526	24,101,978	4.2%
Total assets	18,511,105,249	17,512,772,164	998,333,085	5.7%

Liabilities

Liabilities and Equity items	31.12.2023	31.12.2022	Changes	
			Abs.	%
10. Financial liabilities measured at amortised cost	16,784,443,144	16,084,785,299	699,657,845	4.3%
a) Payables to banks	1,950,065,333	3,381,349,983	(1,431,284,650)	-42.3%
b) Payables to customers	12,553,930,068	11,167,284,403	1,386,645,665	12.4%
c) Outstanding securities	2,280,447,743	1,536,150,913	744,296,830	48.5%
20. Financial liabilities held for trading	1,749,777	4,129,592	(2,379,815)	-57.6%
40. Hedging derivatives	14,556,367	-	14,556,367	0.0%
60. Tax liabilities	11,594,769	1,076,224	10,518,545	977.4%
a) current	3,332,021	43,517	3,288,504	n.s
b) deferred	8,262,748	1,032,707	7,230,041	700.1%
70. Liabilities associated with assets held for sale	-	10,896	(10,896)	-100.0%
80. Other liabilities	275,250,881	237,907,196	37,343,685	15.7%
90. Employee severance pay	19,108,303	17,554,882	1,553,421	8.8%
100. Provisions for risks and charges	56,601,949	48,695,517	7,906,432	16.2%
a) commitments and guarantees issued	4,095,570	3,534,335	561,235	15.9%
c) other provisions for risks and charges	52,506,379	45,161,182	7,345,197	16.3%
110. Valuation reserve	3,136,802	(13,229,927)	16,366,729	-123.7%
140. Reserves	1,019,781,036	956,815,555	62,965,481	6.6%
150. Share premiums	16,145,088	16,145,088		
160. Share capital	70,692,590	70,692,590		
180. Profit (Loss) for the year (+/-)	238,044,543	88,189,252	149,855,291	169.9%
Total liabilities and equity	18,511,105,249	17,512,772,164	998,333,085	5.7%

Income Statement

Items		31.12.2023	31.12.2022	Changes	
				Abs	%
10.	Interest earned and similar income	572,909,366	296,548,199	276,361,167	93.2%
	<i>of which: interest income calculated by the effective interest method</i>	391,125,952	219,646,741	171,479,211	78.1%
20.	Interest expense and similar charges	(236,927,340)	(39,865,532)	(197,061,808)	494.3%
30.	Interest margin	335,982,026	256,682,667	79,299,359	30.9%
40.	Commissions income	221,639,412	203,444,991	18,194,421	8.9%
50.	Commissions expense	(12,027,843)	(8,830,281)	(3,197,562)	36.2%
60.	Net commissions	209,611,569	194,614,710	14,996,859	7.7%
70.	Dividends and similar income	3,410,403	6,099,515	(2,689,112)	-44.1%
80.	Net profit (loss) from trading	4,396,929	4,537,089	(140,160)	-3.1%
90.	Net profit (loss) from hedging	4,274,752	(491,739)	4,766,491	n.s.
100.	Profits (losses) from disposal or repurchase of:	(5,361,901)	(3,379,193)	(1,982,708)	58.7%
	<i>a) financial assets measured at amortised cost</i>	(7,926,197)	(3,991,722)	(3,934,475)	98.6%
	<i>b) financial assets measured at FVOCI</i>	2,020,401	594,684	1,425,717	239.7%
	<i>c) financial liabilities</i>	543,895	17,845	526,050	n.s.
110.	Net profit (loss) from other financial assets and liabilities measured at FVTPL	(7,836,513)	(10,443,573)	2,607,060	-25.0%
	<i>b) other financial assets mandatorily measured at fair value</i>	(7,836,513)	(10,443,573)	2,607,060	-25.0%
120.	Net operating income	544,477,265	447,619,476	96,857,789	21.6%
130.	Net value adjustments/write-backs for credit risks of:	(57,282,958)	(41,628,726)	(15,654,232)	37.6%
	<i>a) financial assets measured at amortised cost</i>	(57,273,466)	(41,468,950)	(15,804,516)	38.1%
	<i>b) financial assets measured at FVOCI</i>	(9,492)	(159,776)	150,284	-94.1%
140.	Profits (losses) from contract amendments without cancellations	88,388	8,447	79,941	946.4%
150.	Net financial income (expenses)	487,282,695	405,999,197	81,283,498	20.0%
160.	Administrative expense:	(342,725,907)	(297,997,180)	(44,728,727)	15.0%
	<i>a) personnel costs</i>	(200,701,718)	(171,509,325)	(29,192,393)	17.0%
	<i>b) other administrative expenses</i>	(142,024,189)	(126,487,855)	(15,536,334)	12.3%
170.	Net accruals to provisions for risks and charges	(8,311,032)	(4,499,009)	(3,812,023)	84.7%
	<i>a) commitments and guarantees issued</i>	(300,327)	452,787	(753,114)	n.s.
	<i>b) other net provisions</i>	(8,010,705)	(4,951,796)	(3,058,909)	61.8%
180.	Net value adjustments/write-backs to property, plant and equipment	(17,620,783)	(15,706,076)	(1,914,707)	12.2%
190.	Net value adjustments/write-backs to Intangible assets	(3,471,697)	(1,549,175)	(1,922,522)	124.1%
200.	Other operating income (costs)	83,404,642	28,593,159	54,811,483	191.7%
210.	Operating costs	(288,724,777)	(291,158,281)	2,433,504	-0.8%

230.	Net profit (loss) from property, plant and equipment and intangible assets measured at fair value	(159,609)	-	(159,609)	n.s.
250.	Profits (losses) from disposal of investments	-	(53,829)	53,829	-100.0%
260.	Profit (loss) before tax from current operations	198,398,309	114,787,087	83,611,222	72.8%
270.	Income tax from current operations for the year	(58,378,299)	(33,465,073)	(24,913,226)	74.4%
280.	Profit (loss) after tax from current operations	140,020,010	81,322,014	58,697,996	72.2%
290.	Profit (loss) after tax from discontinued operations	98,024,533	6,867,238	91,157,295	n.s.
300.	Profit (loss) for the year	238,044,543	88,189,252	149,855,291	169.9%

Proposal for allocation of profits or coverage of losses

Dear Quotaholders,

the Financial Statements show a break-even: therefore, there is no allocation of profit to be made.

Notes to the financial statements, final part

Dear Quotaholders, we confirm to you that these Financial Statements, which are made up of the Balance Sheet, the Income Statement and the Explanatory Notes, give a true and fair view of the Company's financial position and cash flows, as well as the results of operations for the year, and are consistent with the accounting records. Therefore, you are invited to approve the draft Financial Statements at 31 December 2024, together with the proposal for allocation of the result for the year, as prepared by the governing body.

The Financial Statements are true and real and correspond to the accounting records.

Statement of compliance with Financial Statements

The undersigned Carlo Maria Rebay, pursuant to Article 47 of Presidential Decree no. 445/2000, declares that the electronic document in XBRL format, reporting the Balance Sheet, the Income Statement and the Notes to the Financial Statements, is in conformity with the corresponding original documents filed with the Company.

Conegliano, 7 February 2025

DESIO OBG S.R.L.

electronically signed

The Chairman of the Board of Directors

Carlo Maria Rebay

ANNEX NO. 1

INFORMATION RELATING TO SEGREGATED ASSETS

Section 1 – SPECIFIC REFERENCES TO ACTIVITIES CARRIED OUT

D. GUARANTEES AND COMMITMENTS

As at the reporting date of the Financial Statements, the Company had not issued guarantees in favour of third parties and there were no commitments in place, except for those envisaged and expressly regulated by the contracts relating to the transaction to issue Covered Bonds and concerning the related “segregated assets”.

L. COVERED BONDS

In the absence of specific tables of breakdown as required by the Bank of Italy’s Order of 15 December 2015, as amended by the Order dated 9 December 2016, it was deemed appropriate to report any disclosure provided in this section by adopting the information structure that is expressly required for part “L. Covered Bonds”.

Below is the breakdown of the initial portfolio, and of that subsequently purchased, as well as the funds borrowed for their acquisition in the form of subordinated loans obtained from the assignor bank.

Amounts of receivables purchased				
Date of acquisition	Nominal Value	Provision for bad debts	Delta of amortised cost	Price of assignment
5 July 2017	833,394,536	(723,512)	(1,348,884)	831,309,426
7 November 2018	413,702,051	(455,049)	387,028	413,634,030
6 June 2019	344,458,371	(464,549)	(798,764)	343,195,058
7 May 2020	372,656,537	(324,568)	(762,794)	371,569,175
6 May 2021	219,014,601	(1,298,428)	(188,513)	217,527,660
5 May 2022	377,314,694	(1,131,015)	(1,045,635)	375,138,044
5 July 2023	537,727,840	(2,219,323)	(1,555,668)	533,952,850
21 February 2024	276,909,140	(1,392,586)	(896,570)	274,619,985
19 June 2024	319,218,900	(2,416,414)	(1,058,734)	316,198,709
Total Receivables purchased	3,694,396,670	(10,425,444)	(7,268,534)	3,677,144,937

Breakdown of purchased receivables:

Date of assignment: 5 July 2017

Banco Desio:

- Nominal value of loans in the first portfolio at the valuation date: Euro 584,087,987
- Price of assignment of the first portfolio: Euro 582,522,029

Banca Popolare di Spoleto*:

- Nominal value of loans in the first portfolio at the valuation date: Euro 249,306,548
- Price of assignment of the first portfolio: Euro 248,787,397

Date of assignment: 7 November 2018

Banco Desio:

- Nominal value of loans in the second portfolio at the valuation date: Euro 165,453,330
- Price of assignment of the second portfolio: Euro 165,070,908

Banca Popolare di Spoleto*:

- Nominal value of loans in the second portfolio at the valuation date: Euro 248,248,720
- Price of assignment of the second portfolio: Euro 248,563,122

Date of assignment: 6 June 2019

Banco Desio:

- Nominal value of loans in the third portfolio at the valuation date: Euro 196,018,656
- Price of assignment of the third portfolio: Euro 195,304,357

Banca Popolare di Spoleto*:

DESIO OBG S.R.L.

COMPANY SUBJECT TO MANAGEMENT AND COORDINATION UNDER ART. 2497 ET SEQ. OF THE ITALIAN CIVIL CODE:
BANCO DI DESIO E DELLA BRIANZA S.P.A.
ANNEX NO. 1 TO THE FINANCIAL STATEMENTS AT 31 DECEMBER 2024

- Nominal value of loans in the third portfolio at the valuation date: Euro 148,439,715
- Price of assignment of the third portfolio: Euro 147,890,702

Date of assignment: 7 May 2020

Banco Desio:

- Nominal value of loans in the fourth portfolio at the valuation date: Euro 372,656,537
- Price of assignment of the fourth portfolio: Euro 371,569,175

Date of assignment: 6 May 2021

Banco Desio:

- Nominal value of loans in the fifth portfolio at the valuation date: Euro 219,014,601
- Price of assignment of the fifth portfolio: Euro 217,527,659

Date of assignment: 5 May 2022

Banco Desio:

- Nominal value of loans in the sixth portfolio at the valuation date: Euro 377,314,694
- Price of assignment of the sixth portfolio: Euro 375,138,044

Date of assignment: 5 July 2023

Banco Desio:

- Nominal value of loans in the seventh portfolio at the valuation date: Euro 537,727,840
- Price of assignment of the seventh portfolio: Euro 533,952,850

Date of assignment: 21 February 2024

Banco Desio:

- Nominal value of loans in the eighth portfolio at the valuation date: Euro 276,909,140
- Price of assignment of the eighth portfolio: Euro 274,619,985

Date of assignment: 19 June 2024

Banco Desio:

- Nominal value of loans in the ninth portfolio at the valuation date: Euro 319,218,900
- Price of assignment of the ninth portfolio: Euro 316,198,709

** merged by incorporation into Banco di Desio e della Brianza S.p.A. as from 1 July 2019.*

All subordinated loans disbursed by Banco di Desio e della Brianza S.p.A. (hereinafter also only referred to as “**Banco Desio**”) and by Banca Popolare di Spoleto S.p.A. (now merged by incorporation into Banco Desio as from 1 July 2019) at the same time as the dates of purchase of the receivables in an amount equal to the price of assignment, are regulated by interest to be paid out on each payment date, equal to an amount corresponding to the sum of:

- an amount (the "Base Interest") calculated by multiplying the amount of each subordinated loan disbursed by the applicable rate and the days corresponding to the relevant accrual period;
- an amount (the “Premium”) equal to the difference between the funds available on account of interest of the guarantor, arising from the amounts collected and assigned by each of the two assignors, and any other amount (allocated pro-rata under the contract documents to each of the two subordinated lenders) whose payment is due on a priority basis in accordance with the priority order of payments.

Loans may be repaid on each payment date in accordance with the applicable priority order of payments and within the limits of funds available on account of capital, provided that such payment does not result in a violation of the tests contained in the contracts.

The table below summarises the key figures related to the first issue of Covered Bonds finalised by Banco Desio under the Program, as shown below:

Series	Tranche	Amount	ISIN Code	Common Code	Date of Issue	Maturity date	Type of interest rate	Interest rate	Coupon
1	1	500,000,000	IT0005277451	167862977	12.09.2017	12.09.2024	Fixed	0.875%	Annual

This first issue was increased on 31 October 2017, again from the initial portfolio, as shown in the table below:

Series	Tranche	Amount	ISIN Code	Common Code	Date of Issue	Maturity date	Type of interest rate	Interest rate	Coupon
1	2	75,000,000	IT0005277451	167862977	31.10.2017	12.09.2024	Fixed	0.875%	Annual

On 24 July 2019, a second issue of Covered Bonds was carried out, the details of which are summarised below:

Series	Tranche	Amount	ISIN Code	Common Code	Date of Issue	Maturity date	Type of interest rate	Interest rate	Coupon
2	1	500,000,000	IT0005380446	203326343	24.07.2019	24.07.2026	Fixed	0.375%	Annual

On 20 January 2021, a third issue of Covered Bonds was carried out, the details of which are summarised below:

Series	Tranche	Amount	ISIN Code	Common Code	Date of Issue	Maturity date	Type of interest rate	Interest rate	Coupon
3	1	100,000,000	IT0005433682	229177818	20.01.2021	20.01.2032	Fixed	0.000%	Annual

On 13 September 2023, a fourth issue of Covered Bonds was carried out, the details of which are summarised below:

Series	Tranche	Amount	ISIN Code	Common Code	Date of Issue	Maturity date	Type of interest rate	Interest rate	Coupon
4	1	400,000,000	IT0005561250	268779744	13.09.2023	13.03.2028	Fixed	4.000%	Annual

On 4 March 2024, a second tranche of the fourth issue of Covered Bonds was carried out, the details of which are summarised below:

Series	Tranche	Amount	ISIN Code	Common Code	Date of Issue	Maturity date	Type of interest rate	Interest rate	Coupon
4	2	100,000,000	IT0005561250	268779744	04.03.2024	13.03.2028	Fixed	4.000%	Annual

On 10 September 2024, a fifth issue of Covered Bonds was carried out, the details of which are summarised below:

Series	Tranche	Amount	ISIN Code	Common Code	Date of Issue	Maturity date	Type of interest rate	Interest rate	Coupon
5	1	500,000,000	IT0005610941	290031184	10.09.2024	10.09.2029	Fixed	3.000%	Annual

INFORMATION RELATING TO THE SUMMARY STATEMENT

Based on the information reported in the paragraph on Securitisation transactions of Part A.1, Section 1 and Section 2, the structure and form of the summary statement are in line with the Instructions that were issued by the Bank of Italy by Order dated 15 December 2015.

It should be noted that, pending official rulings in this regard, these policies are not affected by the measurement changes made by Legislative Decree no. 139/2015, but are consistent with the accounting policies applied in previous years. They are, in fact, the most suitable option to reflect the financial features of the specific nature of the Company's business and to allow the reconciliation of these financial statements and the remaining financial reporting that is required to be submitted by the Company.

The entries connected to the loans subject to assignment correspond to the values inferred from the accounting and from the IT system of the Servicer, Banco Desio.

All amounts are stated in Euro units.

A. Assets

A.1 Receivables

Receivables have been entered at their assignment value and were recognised, during the transaction, net of the receipts that were collected during the period. As at the closing date, their value was possibly decreased in order to adjust it at the presumed realisable value, as directly notified by the Servicer for the transaction. They include accruals for interest income which accrued according to the matching principle, and which are considered to be recoverable.

B. Uses of liquidity

B. 3 Cash

The credit balances in current accounts held with banks are entered in the Financial Statements at their nominal value, corresponding to their presumed realisable value and include the interest accrued at the date of these Financial Statements.

B.4 Investments and investments treated as cash

This item includes amounts collected on receivables, which had already occurred as at the reporting date of the Financial Statements, but which have not yet been credited to the Company's current accounts.

B.5 Other receivables

This item includes the advance made to "ordinary management" to enable it to pay corporate operating

expenses.

Prepaid expenses have been calculated on an effective accruals basis, by applying the principle of matching costs to revenues for each financial year.

The withholding taxes applied to the Company represent the deductions applied to interest income accrued on current accounts opened in favour of the segregated assets at the reporting date of the Financial Statements.

These receivables are shown at their presumed realisable value.

D. Loans received

The amount is entered at its face value, and refers to the subordinated loan subscribed by the Company and disbursed by the Assignor to support the Covered Bond Program.

E. Other liabilities

Payables are entered at their nominal value.

Accrued expenses have been calculated on an accruals basis, by applying the principle of matching costs to revenues per financial year.

Interest, commissions, income and charges

Costs and revenues referable to assets comprising the segregated assets, interest, commissions, income and charges arising from the Covered Bond transaction have been accounted for according to the matching principle.

Derivative contracts

The differential on the Interest Rate Swap agreement, which is entered into in order to hedge the risk attached to interest rate fluctuations, is recognised under income or charges according to the matching principle, applied to the flows exchanged between SWAP counterparties during the reporting period.

Settlement of segregated assets

From the Summary Statement, table 1, it can be inferred that the financial year closed with a break-even through the full allocation of the positive margin accrued during the year to the Assignor in the form of additional remuneration on the subordinated loan.

This shows that total Assets coincide with total Liabilities of the segregated assets.

RECONCILIATION OF TABLE 1

TOTAL ASSETS	2,474,877,691
TOTAL LIABILITIES	2,474,877,691
FINANCIAL DIFFERENCE	0
RESULTS FROM PREVIOUS YEARS	0
RESULT FROM THE TRANSACTION FOR THE CURRENT FINANCIAL YEAR	0

STATEMENT L.1

STATEMENT L.1		31/12/2024	31/12/2023
A.	Assets	2,314,474,174	1,975,321,348
A.1	Receivables	2,314,474,174	1,975,321,348
B.	Uses of liquidity from loan management	160,403,517	146,229,799
B.3	Liquidity	155,231,460	143,903,895
B.4	Receivables for receipts to be received	2,579,637	289,305
B.5	Accrued income and prepaid expenses	331,250	1,133,333
B.6	Other receivables	2,261,170	903,265
D.	Borrowing	2,458,328,176	2,107,226,885
E.	Other liabilities	16,549,515	14,327,805
E.1	Suppliers for services rendered to securitised operations	7,162	14,411
E.2	Accrued expenses and deferred income	1,795,278	3,094,107
E.3	Payables to the Originator	14,743,873	11,217,582
E.4	Sundry payables	3,202	1,705
G.	Transaction commissions and fees	1,553,623	1,324,959
G.1	Servicing	1,374,766	1,170,573
G.2	Other services	178,857	154,386
H.	Other charges	61,134,678	47,457,634
H.1	Value adjustment to receivables	1,225,101	9,616,107
H.2	Interest expense	44,294,580	21,003,806
H.3	Swap differential payable	15,453,132	16,827,532
H.4	Other charges	161,865	10,189
I.	Interest generated from assets	54,376,803	43,348,150
L.	Other revenues	8,311,497	5,430,899
L.1	Interest income	5,255,126	3,249,515
L.2	Value write-backs to receivables	3,049,052	2,113,910
L.4	Other revenues	7,320	67,473

For the comments on the notes under the statement above, reference is made to the following pages.

BREAKDOWN OF THE MAIN ITEMS IN THE STATEMENT ON THE PREVIOUS PAGE

STATEMENT F.1 – BREAKDOWN OF ITEMS		31/12/2024	31/12/2023
A.1	Receivables	2,314,474,174	1,975,321,348
	a. Receivables falling due – capital quota	2,337,303,278	1,994,034,800
	b. Receivables for future charges	10,606	139,810
	c. Adjusted value of receivables at amortised cost	(7,268,534)	(5,313,230)
	d. Receivables from customers for default interest	815	3,159
	e. Receivables for accrued expenses	0	9,241
	f. Loan instalments fallen due – interest	113,149	103,781
	g. Loan instalments fallen due – capital quota	253,978	197,751
	i. Accrued interest income on loans	2,602,273	2,702,378
	h. Deferred interest instalments	886,203	886,203
	j. Provision for write-down of receivables purchased	(17,389,139)	(14,744,177)
	k. Analytical provision for bad debts	(2,038,456)	(2,698,368)
B.3	Liquidity	155,231,460	143,903,895
	a. Collection account	141,960,715	130,139,810
	c. Payments account	1,949,215	11,377,548
	d. Liquidity reserve account	11,321,529	2,386,537
B.4	Investments and investments treated as liquidity	2,579,637	289,305
	a. Receivables for amounts to be collected	2,579,637	289,305
B.5	Accrued income and prepaid expenses	331,250	1,133,333
	a. Accrued income on swap	331,250	1,133,333
B.6	Other receivables	2,261,170	903,265
	a. Advances of expenses on recurring operations	10,480	18,908
	b. Withholding tax receivables from the Tax Office on interest income	2,250,690	884,358
D.	Borrowing	2,458,328,176	2,107,226,885
	a. Borrowing	2,456,144,936	2,105,326,243
	b. Payables for subordinated loan	2,183,240	1,900,642
E.1	Suppliers of services	7,162	14,411
	a. Suppliers	0	7,091
	b. Suppliers on account of invoices to be received	7,162	7,320
E.2	Accrued expenses and deferred income	1,795,278	3,094,107
	a. Accrued expenses	20,164	15,295
	b. Accrued expenses for servicing fee	354,864	305,860
	b. Accrued expenses for swap	1,420,250	2,772,952
E.3	Payables to the Originator	14,743,873	11,217,582
	d. Payable to the assignor for additional remuneration	14,743,873	11,217,582
E.4	Sundry payables	3,202	1,705
	a. Sundry payables	3,202	1,705
G.1	Servicing	1,374,766	1,170,573
	a. Servicing	1,374,766	1,170,573
G.2	Commissions for other services	178,857	154,386
	G.2a Corporate Expenses	102,118	99,188
	G.2b Ongoing Expenses	76,739	55,198
H.1	Value adjustments to receivables	1,225,101	9,616,107
	a. General write-down of receivables	1,146,797	8,349,727
	b. Analytical write-down of receivables	78,304	1,266,380
H.2	Interest expense	44,294,580	21,003,806
	a. Interest expense on subordinated loan	12,054,485	9,637,797
	b. Additional remuneration	32,240,094	11,366,009
H.3	Swap differential payable	15,453,132	16,827,532

	a. Charges / Income from swap	15,453,132	16,827,532
H.4	Other charges	161,865	10,188
	a. Bank charges and expenses	72	72
	c. Translation costs	720	3,151
	e. Publication expenses	13,428	6,963
	f. Contingent liabilities	147,646	2
I.	Interest generated from assets	54,376,803	43,348,150
	a. Default interest income	31,181	35,184
	b. Interest income on loans	54,261,536	43,178,350
	c. Additional proceeds on instalments	84,086	134,617
L.1	Interest income	5,255,126	3,249,515
	a. Interest income on current accounts	5,255,126	3,249,515
L.2	Value write-backs on receivables	3,049,052	2,113,910
	a. Value write-backs on receivables	3,049,052	2,113,910
L.4	Other revenues	7,320	67,474
	a. Contingent assets	7,320	67,474

QUALITATIVE INFORMATION

L.2 DESCRIPTION AND PERFORMANCE OF THE TRANSACTION

Date of the transaction

The transaction was finalised through entering into the loan assignment agreement on 5 July 2017.

This agreement regulates the assignment of the initial portfolio of receivables and the subsequent assignments which will be included in a single issue of Covered Bonds (the “**Programme**”), issued by Banco Desio, in the context of which Desio OBG S.r.l. acts in the capacity as guarantor (the “**Company**” or the “**Guarantor**”) through the provision of an irrevocable, unconditional and autonomous first-demand guarantee in favour of the Covered Bondholders.

The purchase by the Guarantor of the receivables was financed through Subordinated Loans.

➤ Date of the Initial Assignment agreement (legal effect):	<u>5 July 2017</u>
➤ Economic effective date of the Initial Assignment:	<u>5 July 2017</u>
➤ Valuation date of the Initial Portfolio:	<u>5 July 2017</u>
➤ Date of disbursement of loans:	<u>17 July 2017</u>
➤ Date of issue of the first series of Covered Bonds on the part of Banco di Desio e della Brianza S.p.A.	<u>12 September 2017</u>
➤ Date of signature of the guarantees on Covered Bonds	<u>19 July 2017</u>

Assignors

➤ Company/business name:	<u>BANCO DI DESIO E DELLA BRIANZA S.P.A.</u>
➤ Legal status:	Joint-stock company
➤ Registered Office:	Via Rovagnati, no. 1 - Desio (MB)
➤ Fiscal code and Register of Companies:	<u>01181770155</u>
➤ Register of Banks:	<u>3440</u>
➤ Company/business name:	<u>BANCA POPOLARE DI SPOLETO S.P.A.*</u>
➤ Legal status:	Joint-stock company
➤ Registered Office:	Piazza PIANCIANI, no. 5 - Spoleto (PG)
➤ Fiscal code and Register of Companies:	01959720549
➤ Register of Banks:	5134.2

- merged by incorporation into Banco Desio as from 1 July 2019.

Assigned receivables

The Assignors have assigned, each of them through an assignment without recourse (*pro soluto*), and pursuant to and for the purposes of the combined provisions of articles 1 and 4 of Law no. 130 of 30 April 1999, a portfolio of receivables that can be identified in bulk and arise from mortgage-backed loans on properties for residential use:

- | | |
|---|---|
| ➤ Price of assignment of receivables assigned by Banco di Desio e della Brianza S.p.A. (including accruing interest): | 582,522,029 |
| ➤ Price of assignment of receivables assigned by Banca Popolare di Spoleto S.p.A. (including accruing interest): | 248,787,397 |
| ➤ Type of assets | The portfolio is made up of receivables arising from mortgage-backed loans on properties for residential use. |
| ➤ Nature of receivables purchased: | The features of the purchased receivables were published, in detail, in the Official Gazette (<i>Gazzetta Ufficiale</i>), part II, no. 84 of 18 July 2017, in order to also notify the debtors that the assignment had taken place. |
| ➤ Quality of receivables purchased: | At the time of the assignment, receivables were classified as performing loans on the basis of the criteria applied by the Assignors in compliance with the regulations issued by the Bank of Italy. |
| ➤ Price of assignment of receivables assigned by Banco di Desio e della Brianza S.p.A. (including accruing interest): | 165,070,908 |
| ➤ Price of assignment of receivables assigned by Banca Popolare di Spoleto S.p.A. (including accruing interest): | 248,563,122 |
| ➤ Type of assets | The portfolio is made up of receivables arising from mortgage-backed loans on properties for residential use. |
| ➤ Nature of receivables purchased: | The features of the purchased receivables |

- were published, in detail, in the Official Gazette (*Gazzetta Ufficiale*), part II, no. 131 of 11 October 2018, in order to also notify the debtors that the assignment had taken place.
- Quality of receivables purchased: At the time of the assignment, receivables were classified as performing loans on the basis of the criteria applied by the Assignors in compliance with the regulations issued by the Bank of Italy.
- Price of assignment of receivables assigned by Banco di Desio e della Brianza S.p.A. (including accruing interest): 195,304,357
- Price of assignment of receivables assigned by Banca Popolare di Spoleto S.p.A. (including accruing interest): 147,890,702
- Type of assets The portfolio is made up of receivables arising from mortgage-backed loans on properties for residential use.
- Nature of receivables purchased: The features of the purchased receivables were published, in detail, in the Official Gazette (*Gazzetta Ufficiale*), part II, no. 69 of 13 June 2019, in order to also notify the debtors that the assignment had taken place.
- Quality of receivables purchased: At the time of the assignment, receivables were classified as performing loans on the basis of the criteria applied by the Assignors in compliance with the regulations issued by the Bank of Italy.
- Price of assignment of receivables assigned by Banco di Desio e della Brianza S.p.A. (including accruing interest): 371,569,175
- Type of assets The portfolio is made up of receivables arising from mortgage-backed loans on properties for residential use.

- Nature of receivables purchased: The features of the purchased receivables were published, in detail, in the Official Gazette (*Gazzetta Ufficiale*), part II, no. 57 of 14 May 2020, in order to also notify the debtors that the assignment had taken place.
 - Quality of receivables purchased: At the time of the assignment, receivables were classified as performing loans on the basis of the criteria applied by the Assignors in compliance with the regulations issued by the Bank of Italy.
-
- Price of assignment of receivables assigned by Banco di Desio e della Brianza S.p.A. (including accruing interest): 217,527,659
 - Type of assets The portfolio is made up of receivables arising from mortgage-backed loans on properties for residential use.
 - Nature of receivables purchased: The features of the purchased receivables were published, in detail, in the Official Gazette (*Gazzetta Ufficiale*), part II, no.57 of 15 May 2021, in order to also notify the debtors that the assignment had taken place.
 - Quality of receivables purchased: At the time of the assignment, receivables were classified as performing loans on the basis of the criteria applied by the Assignors in compliance with the regulations issued by the Bank of Italy.
-
- Price of assignment of receivables assigned by Banco di Desio e della Brianza S.p.A. (including accruing interest): 375,138,044
 - Type of assets The portfolio is made up of receivables arising from mortgage-backed loans on properties for residential use.
 - Nature of receivables purchased: The features of the purchased receivables were published, in detail, in the Official Gazette

	(<i>Gazzetta Ufficiale</i>), part II, no. 55 of 12 May 2022, in order to also notify the debtors that the assignment had taken place.
➤ Quality of receivables purchased:	At the time of the assignment, receivables were classified as performing loans on the basis of the criteria applied by the Assignors in compliance with the regulations issued by the Bank of Italy.
➤ Price of assignment of receivables assigned by Banco di Desio e della Brianza S.p.A. (including accruing interest):	533,952,850
➤ Type of assets	The portfolio is made up of receivables arising from mortgage-backed loans on properties for residential use.
➤ Nature of receivables purchased:	The features of the purchased receivables were published, in detail, in the Official Gazette (<i>Gazzetta Ufficiale</i>), part II, no. 82 of 13 July 2023, in order to also notify the debtors that the assignment had taken place.
➤ Quality of receivables purchased:	At the time of the assignment, receivables were classified as performing loans on the basis of the criteria applied by the Assignors in compliance with the regulations issued by the Bank of Italy.
➤ Price of assignment of receivables assigned by Banco di Desio e della Brianza S.p.A. (including accruing interest):	274,619,985
➤ Type of assets	The portfolio is made up of receivables arising from mortgage-backed loans on properties for residential use.
➤ Nature of receivables purchased:	The features of the purchased receivables were published, in detail, in the Official Gazette (<i>Gazzetta Ufficiale</i>), part II, no. 24 of 27 February 2024, in order to also notify the debtors that the assignment had taken place.

➤ Quality of receivables purchased:	At the time of the assignment, receivables were classified as performing loans on the basis of the criteria applied by the Assignors in compliance with the regulations issued by the Bank of Italy.
➤ Price of assignment of receivables assigned by Banco di Desio e della Brianza S.p.A. (including accruing interest):	316,198,709
➤ Type of assets	The portfolio is made up of receivables arising from mortgage-backed loans on properties for residential use.
➤ Nature of receivables purchased:	The features of the purchased receivables were published, in detail, in the Official Gazette (<i>Gazzetta Ufficiale</i>), part II, no. 74 of 25 June 2024, in order to also notify the debtors that the assignment had taken place.
➤ Quality of receivables purchased:	At the time of the assignment, receivables were classified as performing loans on the basis of the criteria applied by the Assignors in compliance with the regulations issued by the Bank of Italy.

1) Performance of the transaction

The transaction is being carried out regularly, no irregularities have been reported with respect to the provisions under the contractual documentation.

2) Information relating to the performance of receivables

The amounts that were actually collected during 2024 totalled Euro 305.4 million, higher than the expected receipts, which amounted to Euro 148.39 million.

The deviation is due to the fact that the expected receipts do not take account of any early repayments.

Compliance with the ratios indicated below will be monitored on a quarterly basis by the Asset Monitor of the transaction, which prepares, on a quarterly basis and at the request of the issuer of the Covered Bonds, a Report which analyses the following benchmarks:

- Nominal Value Test: the overall nominal value of the assets comprising the segregated assets must be equal at least to the nominal value of the Covered Bonds in place;
- Net Present Value Test: the present value of the assets comprising the segregated assets, net of all transaction costs to be borne by the Guarantor, including expected costs and charges from derivative contracts (if any) entered into to hedge financial risks in relation to the transaction, must be equal at least to the net present value of the Covered Bonds in place;
- Interest Coverage Test: interest and any other income generated from assets comprising the segregated assets, net of costs to be borne by the Guarantor, must be sufficient to cover interest and costs payable by the issuing bank on the Covered Bonds in place, taking account of derivative contracts (if any) entered into to hedge financial risks in relation to the transaction;
- Asset Coverage Test: verifies dynamically that any assets forming part of segregated assets, as weighted differently according to type and quality, are able to ensure the minimum level of over-collateralisation required by rating agencies.

The abovementioned ratios, as described above, had been complied with at all times until the reporting date.

3) Other information relating to significant events

With regard to segregated assets, it should be noted that on 21 February 2024, with economic effects from 21 February 2024, Banco Desio assigned a new portfolio for a total consideration of Euro 274,619,985; on 28 February 2024 it made available a new Subordinated Loan to the Company for a principal amount equal to the purchase price of the new portfolio. In addition, it should be noted that on 19 June 2024, with economic effect from 19 June 2024, Banco Desio assigned a new portfolio for a total consideration of Euro 316,198,709; on 1 July 2024 it made available a new Subordinated Loan to the Company for a principal amount equal to the purchase price of the new portfolio.

On the other hand, as part of the Program, the issue of a second tranche of the fourth series of Covered Bonds was approved from the portfolio of loans assigned to the Company. This issue took place on 4 March 2024 for a nominal amount of Euro 100,000,000. In addition, the issue of a fifth series of Covered Bonds was approved from the portfolio of loans assigned to the Company. This issue took place with a first tranche on 10 September 2024 for a nominal amount of Euro 500,000,000 while the issue of the second tranche took place after the end of the Reporting Financial Year, on 4 February 2025, for a nominal amount of Euro 100,000,000.

It should be noted that, on 12 September 2024, the first series of Covered Bonds reached its natural maturity and, therefore, its value was zero at 31 December 2024. In addition, the first Interest Rate Swap contract, entered into on 19 July 2017 for the purpose of hedging the interest rate risk of that first series of Covered Bonds, is also to be considered as terminated.

After the end of the Reporting Financial Year, it should be noted that a partial early repayment of the subordinated loan granted by Banco Desio in the amount of Euro 55,000,000 was requested and made on the Guarantor's payment date of 27 January 2025. This early repayment did not result in any breach of the tests.

No further significant events are reported which occurred after the end of the Financial Year.

L.3 INDICATION OF THE PARTIES INVOLVED

Issuer of CBs	Banco di Desio e della Brianza S.p.A.
Guarantor of CBs	Desio OBG S.r.l.
Assignors	Banco di Desio e della Brianza S.p.A. e Banca Popolare di Spoleto S.p.A.
Subordinated Lenders	Banco di Desio e della Brianza S.p.A. e Banca Popolare di Spoleto S.p.A.
Servicer	Banco di Desio e della Brianza S.p.A.
Sub-Servicer	Banco di Desio e della Brianza S.p.A. (formerly Banca Popolare di Spoleto S.p.A.)
Corporate Servicer	Banca Finint S.p.A. (formerly Securitisation Services S.p.A.)**
Guarantor Calculation Agent	Banca Finint S.p.A.
Account Bank	Crédit Agricole Corporate and Investment Bank, Milan Branch
Guarantor Paying Agent	Crédit Agricole Corporate and Investment Bank, Milan Branch
Representative of the Covered Bondholders	Banca Finint S.p.A.
Back-Up Servicer Facilitator	Banca Finint S.p.A.
Liability Swap Provider	BNP Paribas
Asset Monitor	BDO Italia S.p.A.
Quotaholder	Stichting Morricone
Stitching Corporate Services Provider	Wilmington Trust SP Services (London) Limited
Cash Manager	Banco di Desio e della Brianza S.p.A.
Test Calculation Agent	Banco di Desio e della Brianza S.p.A.
Issuer Paying Agent	Banco di Desio e della Brianza S.p.A.
Luxembourg Listing Agent	BNP Paribas Securities Services, Luxembourg branch.

***It should be noted that on 26 October 2020 there was the completion of the merger of, among others, Securitisation Services S.p.A. by incorporation into Banca Finanziaria Internazionale S.p.A. (in short “Banca Finint S.p.A.”) by a deed under file no. 54597, dossier no. 30824, drawn up by Alberto Sartorio, Notary Public in Conegliano (TV), registered in the Treviso-Belluno Register of Companies on 28 October 2020.*

Obligations of the assignor

At the date of assignment, the Company in its capacity as Guarantor and Banco Desio e Banca Popolare di Spoleto S.p.A. (now merged into Banco Desio), as assignors, entered into two separate guarantee and indemnity agreements whereby each assignor made specific representations and warranties in favour of the Guarantor in relation to the portfolio of receivables which had been assigned and agreed to indemnify the Guarantor in relation to certain costs, expenses and liabilities which the latter should incur in relation to the purchase and ownership of the portfolio.

For the illustration of any other possible obligations of the assignor and of any other party involved in the transaction for any reason whatsoever, reference is made to paragraph “L.5 Additional financial transactions”.

Contractual relationships between the parties involved

The Guarantor has entrusted the management of receipts on the portfolios that have been purchased to Banco Desio, as Servicer, which, pursuant to Law no. 130/1999, is responsible for monitoring the transaction so that it may be carried out in accordance with law and the prospectus.

Any receipts from the receivables were credited to the Desio Collection Account, and on the Spoleto Collection Account, registered in the name of the Guarantor, which had been initially opened at BNP Paribas Securities Services; as from July 2019, they are credited only to the Desio Collection Account opened at the new Account Bank Crédit Agricole Corporate and Investment Bank.

On the basis of the reports provided by the Servicer in relation to the performance of the transaction and, more specifically, to the receipts on receivables and the other items which contribute to the setting-up of the funds available to the Guarantor, Banca Finint S.p.A., in its capacity as Guarantor Calculation Agent, distributes these funds at each date of payment on account of fees and expenses to the various persons which have been appointed to carry out specific functions for the segregated assets and by way of remuneration of subordinated loans. Paragraph L.4) considers, more in detail, the funds available to the Guarantor and the priority order that it is required to comply with in order to make payments in favour of the counterparties.

On the contrary, the management of administrative and accounting services is the responsibility of Banca Finint S.p.A., in the capacity as Guarantor Corporate Servicer.

The role of Representative of the Covered Bondholders is carried out by Banca Finint S.p.A..

L.4 CHARACTERISTICS OF THE ISSUES

For information purposes, below is reported the following information relating to the bonds issued by the Banco, for which the vehicle performs the duties of Guarantor.

Series	1
ISIN Code	IT0005277451
Common Code	167862977
Denomination	Euro 100,000
Issue date	12 September 2017
Maturity date	12 September 2024
Extended maturity	12 September 2025
Currency	Euro
Amount at Issue	Euro 575,000,000
Amount at December 31, 2024	Euro 0
Type of rate	Fixed
Coupon	0.875 %
Applicable law	Italian

Series	2
ISIN Code	IT0005380446
Common Code	203326343
Denomination	Euro 100,000
Issue date	24 July 2019
Maturity date	24 July 2026
Extended maturity	24 July 2027
Currency	Euro
Amount at Issue	Euro 500,000,000
Amount at December 31, 2024	Euro 500,000,000
Type of rate	Fixed
Coupon	0.375 %
Applicable law	Italian

Series	3
ISIN Code	IT0005433682
Common Code	229177818
Denomination	Euro 100,000
Issue date	20 January 2021
Maturity date	20 January 2031
Extended maturity	20 January 2032
Currency	Euro
Amount at Issue	Euro 100,000,000
Amount at December 31, 2024	Euro 100,000,000
Type of rate	Fixed
Coupon	0.00 %
Applicable law	Italian

Series	4
ISIN Code	IT0005561250
Common Code	268779744
Denomination	Euro 100,000
Issue date	13 September 2023, with regard to tranche 1; 4 March 2024, with regard to tranche 2;
Maturity date	13 March 2028
Extended maturity	13 March 2029
Currency	Euro
Amount	Euro 500,000,000
Amount at December 31, 2024	Euro 500,000,000
Type of rate	Fixed
Coupon	4.00 %
Applicable law	Italian
Series	5
ISIN Code	IT0005610941
Common Code	290031184
Denomination	Euro 100,000
Issue date	10 September 2024
Maturity date	10 September 2029
Extended maturity	10 September 2030
Currency	Euro
Amount at Issue	Euro 500,000,000
Amount at December 31, 2024	Euro 500,000,000
Type of rate	Fixed
Coupon	3.00 %
Applicable law	Italian

Allocation of cash flows arising from the portfolio of receivables

The allocation of the cash flows arising from the portfolio of purchased receivables follows the order provided for in the Intercreditor Agreement, or Agreement between the creditors of the issuer.

The funds on account of interest available to the Guarantor are allocated according to the following priority orders.

Waterfall relating to the application of available funds on account of interest:

- payment of corporate expenses and reinstatement of the Retention Amount;
- payment of fees to the Representative of the bondholders;
- payments of fees to the Company's Agents and to the Liability Swap Provider;
- payment of the Reserve Fund Amount;

- allocation to available funds on account of principal for an amount equal to the funds on account of principal allocated to available funds on account of interest on the previous payment dates and not yet repaid;
- payment of the base interest accrued on each loan to Subordinated Lenders, and, provided that this does not result in a breach of the Tests conducted by the Asset Monitor and the Test Calculation Agent, on the Subordinated Loans;
- payment of additional amounts due to the Liability Swap Provider;
- payment of the accrued premium on each loan to Subordinated Lenders, and, provided that this does not result in a breach of the Tests conducted by the Asset Monitor and the Test Calculation Agent, on the Subordinated Loans.

Waterfall relating to the application of available funds on account of principal:

- transfer of an amount equal to the shortfall, if any, occurring on the current payment date, in the event that available funds on account of interest are insufficient for the payment of corporate expenses, the reinstatement of Retention Amount, the payment of fees to the Representative of the Covered Bonds and the Company's other Agents, the payment to the Liability Swap Provider, and the payment of Reserve Fund Amount, according to the priority order applicable on account of interest;
- payment of the price of new loan portfolios or other assets;
- payments on account of principal (if any) due to the Liability Swap Provider;
- repayment, if requested by the lenders and provided this does not result in a breach of Tests conducted by the Asset Monitor and the Test Calculation Agent, of Subordinated Loans;
- allocation of unused funds to the Collection Account according to the highest priority items.

L.5 ADDITIONAL FINANCIAL TRANSACTIONS

Interest rate risk hedging

Desio OBG S.r.l. entered into a first Interest Rate Swap contract on 19 July 2017, and, on 22 July 2019, a second similar contract, in order to hedge the interest rate risk arising from the mismatch between interest income flows on the Portfolio and interest expense flows on the series of Covered Bonds issued by Banco Desio under the Program, which, in a Post Issuer Default scenario, would have to be paid by the Guarantor. It should be noted that, as from the first payment date of the Guarantor, a cash reserve has been set aside, which is equal to the sum of the following items:

- the Company's expenses to be paid on the subsequent payment date;
- the Senior Agents' fees to be paid on the subsequent payment date;
- for each of the Covered Bonds not covered by Liability Swap, the coupons maturing in the

subsequent quarter;

- for each of the Covered Bonds fully covered by Liability Swap, the maximum between the amount of the swap to be paid by the vehicle on the subsequent payment date and the coupon maturing in the subsequent quarter;

- for each of the Covered Bonds partially covered by Liability Swap, the maximum between the amount of the swap to be paid by the vehicle on the subsequent payment date and the coupon maturing in the subsequent quarter for the portion covered by Liability Swap and the coupon maturing in the subsequent quarter for the portion not covered by Liability Swap.

This reserve thus guarantees, even in the event of issuer default, the payment of the guarantor's senior expenses, as well as the payment of coupons on the Covered Bonds issued for the subsequent quarter.

L.6 OPERATIONAL POWERS OF THE ASSIGNEE COMPANY

Desio OBG S.r.l., as assignee and Guarantor, has operational powers limited by its Articles of Association. Specifically, Section 3 provides that:

“The Company’s sole purpose is the purchase from banks, for valuable consideration, within the scope of one or more issues (including both individual transactions and issue programmes) of Covered Bonds carried out in accordance with Article 7-bis of Law 130 of 30 April 1999, as amended and supplemented and related implementing provisions, concerning:

(i) land and mortgage loans, even if identified in bulk;

(ii) receivables from public authorities or guaranteed by them, even if identified in bulk;

(iii) securities issued within the scope of securitisation transactions concerning loans and receivables of the same nature;

(iv) additional eligible assets or supplementary eligible assets that are permitted by the aforesaid regulation,

by taking out loans, which are also granted or guaranteed by the assignor banks, as well as the provision of guarantees for the bonds issued by the same banks or by any other bank.

The Company will carry out the activities referred to above according to the terms and conditions and the methods set out in the regulations applicable to the issues of Covered Bonds in accordance with Article 7-bis of Law 130 of 30 April 1999, as amended and supplemented, and related implementing provisions.

In accordance with the aforesaid provisions of law, the receivables and securities purchased by the Company and the amounts paid out by the related debtors are aimed at satisfying the claims – even pursuant to Article 1180 of the Italian Civil Code - of the holders of the Covered Bonds referred to in article 7-bis, paragraph 1, of Law no. 130 of 30 April 1999 and issued within the context of the issues in which the Company participates to the benefit of which the Company has provided guarantees, as

well as of the counterparties to the derivative contracts entered into to hedge the risks associated with the receivables and securities purchased and to any other additional contract. They are also aimed at the payment of other transaction costs, on a priority basis with respect to the repayment of loans, which are also granted or secured by the assignor banks pursuant to article 7-bis, paragraph 1, of Law no. 130 of 30 April 1999.

Any receivables and securities purchased by the Company within each issue or programme constitute assets which are separate for all purposes both from the Company's assets and from those relating to other issues or programmes, in relation to which no actions may be taken by any creditors other than the holders of the Covered Bonds issued and by the additional creditors referred to in the previous paragraph.

Within the limits permitted by Law no. 130 of 30 April 1999 and related implementing provisions, the Company may also carry out additional transactions to be entered into for the provision of guarantees and the successful completion of the issues of Covered Bonds in which it participates, as well as, where this is permitted by Law no. 130/1999 and related implementing provisions, and in the manner and within the limits provided therein, carry out transactions of re-investment in other financial assets of funds deriving from the management of the receivables and securities which are purchased pursuant to these articles of association, and which are not immediately used to satisfy the rights of the holders of the Covered Bonds (issued within these issues) and to pay transaction costs.

Within the issue of the Covered Bonds in which the Company participates, in compliance with the provisions of Law no. 130 of 1999, and related implementing provisions, the Company may appoint third-party persons both for the collection of any purchased receivables and for the provision of such cash and payment services and it may also carry out any other activity permitted by article 7-bis of Law no. 130 of 1999 and related implementing provisions.”

All the main operational activities connected with the management of the transaction have been contracted out to third parties (see point L.3).

QUANTITATIVE INFORMATION

L.7 FLOW DATA RELATING TO RECEIVABLES

Description	At 31/12/2024	From the date of inception to 31 December 2023
Balance of receivables at the beginning of the Year	1,975,321,348	0
Increases:		
Purchase of the loan portfolio from Banco Desio and Banca Popolare Spoleto	590,818,697	3,094,150,664
Other Increases, of which:		
Interest income accrued on loans	54,261,536	175,797,228
Default interest income	31,181	149,817
Penalties for early redemptions	0	121,550
Write-backs of the provision for bad debts	3,049,052	8,828,607
Additional income on instalments	(63,560)	(48,146)
Other items	0	(2,700)
Decreases:		
Amounts collected by customers	(300,183,224)	(1,252,870,333)
Other decreases, of which:		
Write-down of receivables	(1,225,101)	(24,891,648)
Credit losses	0	(18,967)
Adjustment at amortised cost	0	(2,523,414)
Repurchases	(7,535,754)	(23,371,310)
Balance of receivables at the end of the Year	2,314,474,174	1,975,321,348

It should be noted that, during the year just ended, the Assignor exercised the repurchase option per each Loan in accordance with Article 11 of the Assignment Agreement.

The amounts collected in portfolio flows differ from those in cash flows, in the amount of Euro 2,290,336, which are considered as receipts accrued in December, but transferred to the Company's current accounts by the Servicer during the first months of 2025.

L.8 PERFORMANCE OF OVERDUE RECEIVABLES

Description	at 31/12/2024	at 31/12/2023
Balance of overdue receivables at the beginning of the year	301,532	176,895
Purchase of loans	47,812	903
Amounts fallen due in the Year	210,249,288	171,508,430
Amounts collected on overdue receivables	(210,231,504)	(171,201,426)
Renegotiated instalments	0	(183,270)
Balance of overdue receivables at the end of the Year	367,127	301,532

The collection and recovery of overdue receivables are entrusted to Banco Desio under both the Servicing Agreement and the Sub-Servicing Agreement, after incorporating Banca Popolare di Spoleto S.p.A., which held the role of Sub-Servicer, in the year 2019.

The Servicer and the Sub-Servicer shall continue, in the course of the transaction, to monitor the loans and take any recovery action in accordance with the terms and conditions of the aforesaid Servicing and Sub-Servicing Agreements.

L.9 CASH FLOWS

Inflows	At 31/12/2024	At 31/12/2023
1. Balance of current accounts at the beginning of the Year	143,903,895	63,776,827
2. Subordinated loan received	0	0
3. Amounts collected on Loans transferred by the Servicer and credited to current accounts	305,428,643	260,049,248
4. Differential receivable under swap contracts	0	750,000
5. Interest income accrued on current accounts	5,255,126	3,316,989
Total Inflows during the Year	310,683,768	264,116,237

Outflows	At 31/12/2024	At 31/12/2023
1. Reinstatement of Retention Amount	87,216	70,831
2. Interest expense and commissions debited to current accounts	72	74
3. Payment of interest expense on the loan	11,771,887	9,291,173

4.	Payment of fees to the counterparties	1,413,143	1,216,987
5.	Differential payable under swap contracts	16,003,750	15,219,394
6.	Payment of additional remuneration	28,713,803	7,328,292
7.	Partial repayment of the loan	240,000,000	150,000,000
8.	Withholding tax on accrued interest income on current accounts	1,366,333	862,417
Total Outflows during the Year		299.356.204	183,989,169

The imbalance between inflows and outflows, equal to Euro 155,231,459, represents the balance of current accounts at 31 December 2024 (item B.3 of statement L.1).

It should be noted that some of the cash flows shown in the tables reported above occurred by offsetting asset and liability flows. In particular, the price for the assignment of the portfolio was paid by offsetting it against the disbursement of the related loan.

The amounts actually collected during 2024 totalled Euro 305.4 million, higher than expected receipts, which amounted to Euro 148.39 million.

The deviation is due to the fact that the expected receipts do not take account of any early repayment and the purchase of the new portfolio.

On the basis of the financial plans provided by the Servicer, it is expected that the receipts arising from receivables will come to about Euro 194.25 million (excluding repurchases or early repayments, if any) during 2025.

L.10) SITUATION OF GUARANTEES AND LIQUIDITY FACILITIES

No guarantees or liquidity facilities were in place as at 31 December 2024.

L.11) BREAKDOWN BY RESIDUAL MATURITY

Residual Maturity	Balance of Receivables – FY 2024
01) Until 3 months	124,256
02) From 3 months to 1 year	2,279,848
03) From 1 year to 5 years	75,516,269
04) Beyond 5 years	2,262,363,727
Total receivables at the end of the Year:	2,340,284,100

The table reported above shows the total outstanding debt as at 31 December 2024, including provisions for bad debts and adjustment at amortised cost.

L.12) BREAKDOWN BY GEOGRAPHICAL AREA

Geographical Area	Amount
Italy	2,340,284,100
Total receivables at the end of the Year	2,340,284,100

The table reported above shows the total outstanding debt as at 31 December 2024, including provisions for bad debts and adjustment at amortised cost.

L.13 RISK CONCENTRATION

Classes of amount (Euro)	Balance of Receivables – FY 2024
01) 0 – 25,000	39,935,469
02) 25,001 – 75,000	561,617,840
03) 75,001 – 250,000	1,478,635,366
04) Beyond 250,000	260,095,425
Total receivables at the end of the Year:	2,340,284,100

The table reported above shows risk concentration.

The table reported above shows the total outstanding debt as at 31 December 2024, including provisions for bad debts and adjustment at amortised cost.

At 31 December 2024 there were no receivables whose capital due was more than 2% of the total loans in portfolio.

Conegliano, 7 February 2025

Desio OBG S.r.l.
Electronically signed
The Chairman of the Board of Directors
Carlo Maria Rebay



KPMG S.p.A.
Revisione e organizzazione contabile
Via Rosa Zalivani, 2
31100 TREVISO TV
Telefono +39 422 576711
Email it-fmauditaly@kpmg.it
PEC kpmgspa@pec.kpmg.it

(This independent auditors' report has been translated into English solely for the convenience of international readers. Accordingly, only the original Italian version is authoritative.)

Independent auditors' report pursuant to article 14 of Legislative decree no. 39 of 27 January 2010

*To the quotaholders of
Desio OBG S.r.l.*

Opinion

We have audited the financial statements of Desio OBG S.r.l. (the "company"), which have been prepared in a condensed format pursuant to article 2435-bis of the Italian Civil Code and comprise the balance sheet as at 31 December 2024, the profit and loss account for the year then ended and notes thereto.

In our opinion, the financial statements give a true and fair view of the financial position of Desio OBG S.r.l. as at 31 December 2024 and of its financial performance for the year then ended in accordance with the Italian regulations governing their preparation.

Basis for opinion

We conducted our audit in accordance with the International Standards on Auditing (ISA Italia). Our responsibilities under those standards are further described in the "*Auditors' responsibilities for the audit of the financial statements*" section of our report. We are independent of the company in accordance with the ethics and independence rules and standards applicable in Italy to audits of financial statements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Emphasis of matter

We draw attention to the "Initial part" section the notes to the financial statements, where the directors state that the company's sole business object is the acquisition of loans and securities which it funds through third party financing as part of transactions to issue covered bonds in accordance with Law no. 130 of 30 April 1999. As described by the directors, the company has disclosed the acquired financial assets and other transactions carried out as part of the above-mentioned transactions in the notes to the financial statements in accordance with the provisions of Law no. 130 of 30 April 1999, under which the loans and securities relating to each transaction constitute segregated assets from those of the company and those relating to other transactions for all intents and purposes. We did not qualify our opinion in this respect.



Desio OBG S.r.l.

Independent auditors' report

31 December 2024

Other matters

As required by the law, the company disclosed the key figures from the latest financial statements of the company that manages and coordinates it in the notes to its own financial statements. Our opinion on the financial statements of Desio OBG S.r.l. does not extend to such data.

Responsibilities of the company's directors for the financial statements

The directors are responsible for the preparation of financial statements that give a true and fair view in accordance with the Italian regulations governing their preparation and, in accordance with the Italian law, for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

The directors are responsible for assessing the company's ability to continue as a going concern and for the appropriate use of the going concern basis in the preparation of the financial statements and for the adequacy of the related disclosures. The use of this basis of accounting is appropriate unless the directors believe that the conditions for liquidating the company or ceasing operations exist, or have no realistic alternative but to do so.

Auditors' responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISA Italia will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISA Italia, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control;
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the company's internal control;
- evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors;
- conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the company to cease to continue as a going concern;



Desio OBG S.r.l.

Independent auditors' report

31 December 2024

- evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance, identified at the appropriate level required by ISA Italia, regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Treviso, 17 March 2025

KPMG S.p.A.

(signed on the original)

Alessandro Nespoli
Director of Audit