

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

ISSUER



Issuer's Investors Report

Issuer Investors Report Date

15/01/2021

Collection Period

01/10/2020

31/12/2020

Guarantor Payment Period

28/10/2020

27/01/2021

Parte A: Description of the Cover Pool

1. Type of Assets

Type of Assets	Number of contracts	Outstanding Principal	%	O/W Accrued Interest
Residential Mortgage Loans	15.553	1.480.338.838,35	100%	1.474.628,14
Commercial Mortgage Loans	0,00	0,00	0%	0,00
Public Entity Receivables	0,00	0,00	0%	0,00
Public Entity Securities	0,00	0,00	0%	0,00
Top up Assets	0,00	0,00	0%	0,00
Total	15.553	1.480.338.838,35	100%	1.474.628,14

2. Outstanding Principal by Interest Rate

Interest Rate	Outstanding Principal	%
Floating	527.747.674,03	35,65%
Fixed	880.277.852,71	59,46%
Capped	72.313.311,61	4,88%
TOTAL	1.480.338.838,35	100,00%

3. Outstanding Principal by Currency

Currency	Outstanding Principal	%
Euro	1.480.338.838,35	100%
Other (to be specified)		
TOTAL	1.480.338.838,35	100%

4. Unpaid Instalments by Age (delinquent)

	Number of contracts	Outstanding Principal	% on Tot. Outstanding Principal	Arrears	
				Principal	Interest
1) 0 - 30 days	15493	1.474.857.669,64	99,63%	55.240,48	15.209,17
2) 31 - 60 days	24	2.593.624,18	0,18%	46.067,74	12.236,77
3) 61 - 90 days	14	1.255.925,24	0,08%	15.184,10	6.277,80
4) 91 - 120 days	6	293.177,40	0,02%	10.299,77	2.459,42
5) 121 - 180 days	7	828.394,28	0,06%	24.733,20	7.956,11
6) over 181 days	9	510.047,61	0,03%	57.171,64	10.419,82
Total	15.553	1.480.338.838,35	100,00%	208.696,93	54.559,09

Parte A: Description of the Cover Pool

5. Outstanding Principal by Region (Borrowers)

Region	Outstanding Principal	Number of % on Total Outstanding Principal	Number of contracts
Piemonte	76.183.611,55	5,15%	831
Valle D Aosta	712.617,17	0,05%	9
Lombardia	630.867.360,94	42,62%	6.442
Trentino Alto Adige	1.673.533,32	0,11%	11
Veneto	65.715.913,53	4,44%	671
Friuli Venezia Giulia	249.265,95	0,02%	4
Liguria	53.893.162,13	3,64%	472
Emilia Romagna	56.597.642,65	3,82%	576
Toscana	100.076.272,49	6,76%	957
Umbria	217.442.648,13	14,69%	3.017
Marche	36.218.724,47	2,45%	390
Lazio	226.492.182,78	15,30%	1.996
Abruzzo	9.882.365,70	0,67%	127
Molise	0,00	0,00%	0
Campania	548.327,86	0,04%	5
Puglia	681.251,27	0,05%	8
Basilicata	0,00	0,00%	0
Calabria	154.173,90	0,01%	4
Sicilia	607.810,03	0,04%	8
Sardegna	2.341.974,48	0,16%	25
Total	1.480.338.838,35	100,00%	15.553

6. Outstanding Principal by Residual Life

Status	Residual Life								Total
	Indetermined	(0-1) months	(2-3) months	(4-6) months	(7-12) months	(2-5) years	(5 - 7) years	over 7 years	
Performing	54.671,68	8.626.427,77	14.329.335,17	25.213.697,44	51.500.517,76	403.203.084,97	184.663.630,12	786.417.510,84	1.474.008.875,75
Delinquent	93.125,28	39.489,68	69.017,26	117.667,46	231.272,85	1.429.712,89	563.882,11	2.217.455,13	4.761.622,66
Defaulted	60.567,98	9.702,70	25.101,84	32.529,80	68.152,68	503.283,72	201.900,36	667.100,86	1.568.339,94
Total	208.364,94	8.675.620,15	14.423.454,27	25.363.894,70	51.799.943,29	405.136.081,58	185.429.412,59	789.302.066,83	1.480.338.838,35

Issuer's Investors Report Date: 15/01/2021

Part B: COVERED BOND

Euro

Notes	Isin	Before payment	Payments		After payments	Maturity Date
		Outstanding principal	Principal	Interest	Outstanding principal	
Series N. 1	IT0005277451	575.000.000,00	-		575.000.000,00	12/09/2024
Series N. 2	IT0005380446	500.000.000,00			500.000.000,00	24/07/2026
Series N. 3						
Series N. 4						
		1.075.000.000,00			1.075.000.000,00	

Series N. 1 - Fixed Rate

Series N. 2 - Fixed Rate

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

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

0,8750%
0,3750%

Euro

Notes	Notes Outstanding Amount	Spread	Interest Rate	Fixed Rate	Interest Period		Interest Payment Date	Days	Interest Accrued
Series N. 1	575.000.000,00			0,875%	12/09/2020	12/09/2021	13/09/2021	365	5.031.250,00
Series N. 2	500.000.000,00			0,375%	24/07/2020	24/07/2021	26/07/2021	365	1.875.000,00
Series N. 3									
Series N. 4									
Total	1.075.000.000,00								6.906.250,00

Issuer's Investors Report Date: 15/01/2021

Part C: SUBORDINATED LOAN

Subordinated Loan

Interest Period From	Granted Amount	Total Subordinated Loan Repayment	Total Subordinated Loan Outstanding	Total Base Interest Accrued on the SL
28/10/2020	1.959.707.689,13	400.000.000,00	1.559.707.689,13	1.992.959,82

Sub Loan Outstanding Amount applicable Fixed Rate

0,500%

Sub Loan Outstanding Amount	Interest Period From	Interest Period To	Rate	Days	Base Interest
1.559.707.689,13	28/10/2020	27/01/2021	0,500%	92	1.992.959,82

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Part D-1: INTEREST RATE SWAP

SERIES I LIABILITY SWAP

Amount to be paid by the Guarantor to the Swap Provider	39.600,00	Amount to be paid by the Swap Provider to the Guarantor	2.625.000,00
Floating Rate Notional Amount	300.000.000,00	Fixed Amount Notional Amount	300.000.000,00
a1= Floating Rate (Euribor + Spread)	0,0540%	a1= Fixed Rate	0,8750%
Euribor 3M	-0,5460%		
Spread	0,6000%		
b1= Actual/360 Adjusted days	0,2444	b1= Actual/Actual (ICMA) days	1,00
Interest Payment Date	12/03/2021	Swap Counterparty Payment Date	13/09/2021

Part D-2: INTEREST RATE SWAP

SERIES I LIABILITY SWAP

Amount to be paid by the Guarantor to the Swap Provider	48.533,33	Amount to be paid by the Swap Provider to the Guarantor	750.000,00
Floating Rate Notional Amount	200.000.000,00	Fixed Amount Notional Amount	200.000.000,00
a1= Floating Rate (Euribor + Spread)	0,0960%	a1= Fixed Rate	0,3750%
Euribor 3M	-0,5110%		
Spread	0,6070%		
b1= Actual/360 Adjusted days	0,2528	b1= Actual/Actual (ICMA) days	1,00
Interest Payment Date	25/01/2021	Swap Counterparty Payment Date	26/07/2021