

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's Investors Report Date

12/01/2018

Collection Period

01/10/2017

31/12/2017

Guarantor Payment Period

28/10/2017

29/01/2018

Parte A: Description of the Cover Pool

1. Type of Assets

Type of Assets	Number of contracts	Outstanding Principal	%	O/W Accrued Interest
Residential Mortgage Loans	7.874	786.861.674,05	100%	1.040.404,44
Commercial Mortgage Loans	0,00	0,00	0%	0,00
Public Entity Receivables	0,00	0,00	0%	0,00
Public Entity Securities	0,00	0,00	0%	0,00
Top up Assets	0,00	0,00	0%	0,00
Total	7.874	786.861.674,05	100%	1.040.404,44

2. Outstanding Principal by Interest Rate

Interest Rate	Outstanding Principal	%
Floating	495.425.211,92	63%
Fixed	239.731.162,43	30%
Capped	51.705.299,70	7%
TOTAL	786.861.674,05	100%

3. Outstanding Principal by Currency

Currency	Outstanding Principal	%
Euro	786.861.674,05	100%
Other (to be specified)		
TOTAL	786.861.674,05	100%

4. Unpaid Instalments by Age (delinquent)

	Number of contracts	Outstanding Principal	% on Tot. Outstanding Principal	Arrears	
				Principal	Interest
1) 0 - 30 days	7824	781.517.440,65	99,32%	85.640,74	28.445,42
2) 31 - 60 days	29	3.306.960,62	0,42%	39.939,86	13.336,73
3) 61 - 90 days	13	1.426.195,02	0,18%	23.599,10	7.787,72
4) 91 - 120 days	4	242.637,91	0,03%	7.629,08	1.325,15
5) 121 - 180 days	4	368.439,85	0,05%	10.594,30	4.845,19
6) over 181 days	0	0,00	0,00%	0,00	0,00
Total	7.874	786.861.674,05	100,00%	167.403,08	55.740,21

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	48.584.682,43	6,17%	526
Valle D Aosta	675.133,83	0,09%	7
Lombardia	396.296.023,57	50,36%	4015
Trentino Alto Adige	810.043,97	0,10%	5
Veneto	44.097.030,85	5,60%	396
Friuli Venezia Giulia	255.472,96	0,03%	4
Liguria	32.458.497,35	4,13%	275
Emilia Romagna	25.741.959,89	3,27%	263
Toscana	52.582.873,35	6,68%	495
Umbria	68.418.778,40	8,70%	854
Marche	8.210.345,06	1,04%	91
Lazio	103.838.966,93	13,20%	879
Abruzzo	2.828.769,64	0,36%	38
Molise	0,00	0,00%	0
Campania	104.235,24	0,01%	2
Puglia	414.655,85	0,05%	5
Basilicata	0,00	0,00%	0
Calabria	49.611,08	0,01%	1
Sicilia	443.090,46	0,06%	5
Sardegna	1.051.503,19	0,13%	13
Total	786.861.674,05	100,00%	7874

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	85.640,74	5.592.772,42	9.074.115,67	13.602.154,34	27.572.150,15	216.722.752,09	100.593.639,31	408.274.215,93	781.517.440,65
Delinquent	81.762,34	41.379,06	68.037,07	102.846,38	198.918,28	1.625.262,16	751.762,01	2.474.266,10	5.344.233,40
Defaulted									0,00
Total	167.403,08	5.634.151,48	9.142.152,74	13.705.000,72	27.771.068,43	218.348.014,25	101.345.401,32	410.748.482,03	786.861.674,05

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Part B: COVERED BOND

Notes	Isin	Euro				Maturity Date
		Before payment	Payments		After payments	
		Outstanding principal	Principal	Interest	Outstanding principal	
Series N. 1	IT0005277451	575.000.000,00	-		575.000.000,00	
Series N. 2						
Series N. 3						
Series N. 4						

Series N. 1 - Interpolated Interest Rate / Euribor 3 months / Fixed Rate
 Series N. 2 - Interpolated Interest Rate / Euribor 3 months / Fixed Rate
 Series N. 3 - Interpolated Interest Rate / Euribor 3 months / Fixed Rate
 Series N. 4 - Interpolated Interest Rate / Euribor 3 months / Fixed Rate

0,8750%

Notes	Notes Outstanding Amount	Spread	Interest Rate	Fixed Rate	Interest Period	Euro		
						Interest Payment Date	Days	Interest Accrued
Series N. 1	575.000.000,00			0,875%	12/09/2017 - 12/09/2018	12/09/2018	365	5.031.250,00
Series N. 2	-							-
Series N. 3	-							-
Series N. 4	-							-
Total	575.000.000,00							5.031.250,00

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Part C: SUBORDINATED LOAN

Subordinated Loan Banco Desio

Interest Period From	Granted Amount	Total Subordinated Loan Repayment	Total Subordinated Loan Outstanding	Total Base Interest Accrued on the SL
28/10/2017	582.522.028,94	-	582.522.028,94	760.514,87

Sub Loan Outstanding Amount applicable Fixed Rate

0,500%

Sub Loan Outstanding Amount	Interest Period From	Interest Period To	Rate	Days	Base Interest
582.522.028,94	28/10/2017	29/01/2018	0,500%	94	760.514,87

Issuer's Investors Report Date: 12/01/2018

Part C: SUBORDINATED LOAN

Subordinated Loan Spoleto

Interest Period From	Granted Amount	Total Subordinated Loan Repayment	Total Subordinated Loan Outstanding	Total Base Interest Accrued on the SL
28/10/2017	248.787.397,10	-	248.787.397,10	324.805,77

Sub Loan Outstanding Amount applicable Fixed Rate

0,500%

Sub Loan Outstanding Amount	Interest Period From	Interest Period To	Rate	Days	Base Interest
248.787.397,10	28/10/2017	29/01/2018	0,500%	94	324.805,77

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Part D INTEREST RATE SWAP

SERIES 1 LIABILITY SWAP

Amount to be paid by the Guarantor to the Swap Provider	205.500,00	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)	0,2740%	a1= Fixed Rate	0,8750%
Euribor 3M	-0,3260%		
Spread	0,6000%		
b1= Actual/360 Adjusted days	0,2500	b1= Actual/Actual (ICMA) days	1,00
Interest Payment Date	12/03/2018	Swap Counterparty Payment Date	12/09/2018

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