

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

14/10/2021

Collection Period

01/07/2021

30/09/2021

Guarantor Payment Period

28/07/2021

27/10/2021

Part A: DESCRIPTION OF THE COVER POOL

1. Type of Assets

Type of Assets	Number of contracts	Outstanding Principal	%	O/W Accrued Interest
Residential Mortgage Loans	16.414	1.544.317.314,42	100%	1.406.312,92
Commercial Mortgage Loans	0	0,00	0%	0,00
Public Entity Receivables	0	0,00	0%	0,00
Public Entity Securities	0	0,00	0%	0,00
Top up Assets	0	0,00	0%	0,00
Total	16.414	1.544.317.314,42	100%	1.406.312,92

2. Outstanding Principal by Interest Rate

Interest Rate	Outstanding Principal	%
Floating	490.169.122,35	31,74%
Fixed	987.851.071,32	63,97%
Capped	66.297.120,75	4,29%
TOTAL	1.544.317.314,42	100,00%

3. Outstanding Principal by Currency

Currency	Outstanding Principal	%
Euro	1.544.317.314,42	100%
Other (to be specified)	0,00	0,00
TOTAL	1.544.317.314,42	100%

4. Unpaid Instalments by Age (delinquent)

	Number of contracts	Outstanding Principal	% on Tot. Outstanding Principal	Arrears	
				Principal	Interest
1) 0 - 30 days	16.364	1.539.379.944,36	99,68%	82.756,71	23.061,79
2) 31 - 60 days	18	2.100.130,53	0,14%	17.736,08	8.038,31
3) 61 - 90 days	13	1.299.155,14	0,08%	22.131,39	6.900,14
4) 91 - 120 days	7	450.652,73	0,03%	14.764,03	4.218,98
5) 121 - 180 days	8	784.109,72	0,05%	29.627,52	4.575,48
6) over 181 days	4	303.321,94	0,02%	23.574,84	6.286,47
Total	16.414	1.544.317.314,42	100,00%	190.590,57	53.081,17

Part A: DESCRIPTION OF THE COVER POOL

5. Outstanding Principal by Region (Borrowers)

Region	Outstanding Principal	Number of % on Total Outstanding Principal	Number of contracts
Piemonte	78.906.348,25	5,11%	873
Valle D Aosta	1.277.637,83	0,08%	11
Lombardia	654.290.179,05	42,37%	6.741
Trentino Alto Adige	2.179.103,20	0,14%	11
Veneto	68.815.855,20	4,46%	727
Friuli Venezia Giulia	395.506,39	0,03%	4
Liguria	55.245.414,64	3,58%	493
Emilia Romagna	62.585.175,58	4,05%	631
Toscana	106.985.484,95	6,93%	1.027
Umbria	225.955.540,07	14,63%	3.197
Marche	42.776.400,48	2,77%	458
Lazio	230.805.044,38	14,95%	2.058
Abruzzo	9.335.910,13	0,60%	127
Molise	0,00	0,00%	0
Campania	1.073.328,52	0,07%	7
Puglia	761.719,64	0,05%	10
Basilicata	0,00	0,00%	0
Calabria	136.900,35	0,01%	4
Sicilia	410.826,70	0,03%	8
Sardegna	2.380.939,06	0,15%	27
Total	1.544.317.314,42	100,00%	16.414

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	79.028,46	10.315.921,50	18.063.079,63	27.309.385,07	54.886.972,08	426.616.926,25	193.577.929,07	807.545.048,31	1.538.394.290,37
Delinquent	74.441,60	33.038,15	46.172,07	73.493,83	143.579,37	1.074.336,51	529.790,94	2.395.798,90	4.370.651,37
Defaulted	36.856,05	14.544,78	19.510,13	35.050,34	68.354,27	477.738,26	198.838,78	701.480,07	1.552.372,68
Total	190.326,11	10.363.504,43	18.128.761,83	27.417.929,24	55.098.905,72	428.169.001,02	194.306.558,79	810.642.327,28	1.544.317.314,42

Part B: COVERED BOND

Euro

Notes	Isin	Before payment	Payments		After payments	Maturity Date
		Outstanding principal	Principal	Interest	Outstanding principal	
Series N. 1	IT0005277451	575.000.000,00			575.000.000,00	12/09/2024
Series N. 2	IT0005380446	500.000.000,00			500.000.000,00	24/07/2026
Series N. 3	IT0005433682	100.000.000,00			100.000.000,00	20/01/2031
		1.175.000.000,00	0,00	0,00	1.175.000.000,00	

Series N. 1- Fixed Rate

Series N. 2- Fixed Rate

Series N. 3- Fixed Rate

0,8750%

0,3750%

0,0000%

Euro

Notes	Notes Outstanding Amount	Spread	Interest Rate	Fixed Rate	Interest Period		Interest Payment Date	Days	Interest Accrued
Series N. 1	575.000.000,00			0,875%	12/09/2021	12/09/2022	12/09/2022	365	5.031.250,00
Series N. 2	500.000.000,00			0,375%	24/07/2021	24/07/2022	25/07/2022	365	1.875.000,00
Series N. 3	100.000.000,00			0,000%	18/01/2021	18/01/2022	18/01/2022	365	-
Total	1.175.000.000,00								6.906.250,00

Part C: SUBORDINATED LOAN

Subordinated Loan

Interest Period From	Granted Amount	Total Subordinated Loan Repayment	Total Subordinated Loan Outstanding	Total Base Interest Accrued on the SL
28/07/2021	2.177.235.348,61	584.000.000,00	1.593.235.348,61	2.035.800,72

Sub Loan Outstanding Amount applicable Fixed Rate

0,500%

Sub Loan Outstanding Amount	Interest Period From	Interest Period To	Rate	Days	Base Interest
1.593.235.348,61	28/07/2021	27/10/2021	0,500%	92	2.035.800,72

Issuer Investors Report Date: 14/10/2021

Part D-1: INTEREST RATE SWAP

SERIES 1 LIABILITY SWAP

Amount to be paid by the Guarantor to the Swap Provider	43.225,00	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)	0,0570%	a1= Fixed Rate	0,8750%
Euribor 3M	-0,5430%		
Spread	0,6000%		
b1= Actual/360 Adjusted days	0,2528	b1= Actual/Actual (ICMA) days	1,00
Interest Payment Date	13/12/2021	Swap Counterparty Payment Date	12/09/2022

Part D-2: INTEREST RATE SWAP

SERIES 1 LIABILITY SWAP

Amount to be paid by the Guarantor to the Swap Provider	29.322,22	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)	0,0580%	a1= Fixed Rate	0,3750%
Euribor 3M	-0,5490%		
Spread	0,6070%		
b1= Actual/360 Adjusted days	0,2528	b1= Actual/Actual (ICMA) days	1,00
Interest Payment Date	25/10/2021	Swap Counterparty Payment Date	25/07/2022