

ISP CB Pubblico S.r.l.

(Translation from the Italian original which remains the definitive version)

Financial Statements
as at 31 December 2023

INTESA  **SANPAOLO**

ISP CB Pubblico S.r.l.

ISP CB Pubblico S.r.l.

Registered Office: Via Monte di Pietà 8, 20121 Milan. Company incorporated pursuant to Law no. 130 of 30 April 1999. Quota Capital €120,000. Tax code and Registration number in the Milan Monza Brianza Lodi Company Register 05936150969. Member of the Intesa Sanpaolo VAT Group no. 11991500015 (IT11991500015). ABI Code 16831 and Electronic Code 335075. Company subject to management and coordination by Intesa Sanpaolo S.p.A., and member of the Intesa Sanpaolo Banking Group, included in the register of banking groups.

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Ownership structure as at 31 December 2023

Intesa Sanpaolo S.p.A.	60%
Stichting Viridis 2	40%

Company bodies

Board of Directors

Chairperson	Paola Fandella
Director	Roberta Carla Antonia Crespi
Director	Vanessa Gemmo

Board of Statutory Auditors

Chairperson	Lodovico Tommaseo Ponzetta
Standing Statutory Auditor	Elena Fornara
Standing Statutory Auditor	Enrico Rossi

Independent Auditors

EY S.p.A.

Report on operations

General information

ISP CB Pubblico S.r.l. was incorporated on 14 November 2007 and its sole business object is the acquisition for consideration from banks of loans and securities within one or more covered bond issues in accordance with Law no. 130 of 30 April 1999, as amended (Title I bis, Article 7-quinquies et seq.) and related implementing measures.

On 20 May 2009, the vehicle signed a “master sale agreement” (most recently revised on 19 April 2013) covering the sale of an initial portfolio of loans and securities and subsequent portfolios as part of a single Covered Bond Programme for which ISP CB Pubblico S.r.l. is the guarantor.

Its registered office is in Via Monte di Pietà 8, Milan and it does not have any branches and/or subsidiaries.

The vehicle does not have any employees and outsources all the functions necessary for the management of its operations, including the internal control systems, to specifically appointed third parties. Specifically, the vehicle has assigned the management of the portfolio of loans and securities acquired to the Servicer Intesa Sanpaolo S.p.A. in accordance with the provisions of Law no. 130/1999. Likewise, it has assigned the management of administrative, accounting, tax and corporate obligations to Intesa Sanpaolo S.p.A. (Administrative Services Provider).

Significant Events and Performance

In 2023, the economic environment was characterised by a high degree of complexity due to the escalation of geopolitical tensions, linked to the further war in the Middle East, and monetary policy tightening by central banks to combat inflation. In the final months of the year, however, the official rate hike phase appears to have come to an end in both the US and the Euro area, as inflationary pressures weakened. Indeed, at its meetings in October and December, the Governing Council of the European Central Bank left its key interest rates unchanged, following hikes of 50 basis points in February and March and 25 basis points in May and June, based on the view that, if the rates are kept at current levels for a sufficiently long period, they could make a substantial contribution to bringing inflation back to the expected levels.

With specific reference to the performance of the outstanding securitisation, the above-mentioned rise in interest rates, which increased by a total of 450 basis points from July last year, led to a significant increase in interest income and expenses in the presence of floating rates.

On 12 April 2023, the Quotaholders' Meeting acknowledged that the term of office of the entire Board of Statutory Auditors had ended due to the expiry of its mandate. As a consequence, the following were appointed as Statutory Auditors for the years 2023, 2024 and 2025, and therefore up to the Quotaholders' Meeting to be called for the approval of the financial statements at 31 December 2025:

- Lodovico Tommaseo Ponzetta, also appointed as Chairperson of the Board of Statutory Auditors;
- Elena Fornara;
- Enrico Rossi.

During 2023, the Programme progressed steadily, despite the macro-economic environment characterised by the rise in interest rates and no new asset disposals were carried out. There were two payment dates: the first (31 March 2023) on which the cash flows for the collection of the loans from 1 August 2022 to 31 January 2023 were received; and the second (2 October 2023) on which the cash flows for the collection of the loans from 1 February 2023 to 31 July 2023 were received.

On 26 January 2023, the fourteenth series of Covered Bonds, issued in the amount of €1,000 million, was partially redeemed for €200 million, bringing the nominal amount to a residual €800 million.

On 27 July 2023, the twelfth series of Covered Bonds, issued in the amount of €1,275 million, was partially redeemed for €150 million, bringing the nominal amount to a residual €900 million.

On 6 October 2023, the twelfth series of Covered Bonds, issued in the amount of €1,275 million, was redeemed for the remaining amount of €900 million.

On 22 November 2023, Intesa Sanpaolo S.p.A. exercised a repurchase option, accepted by the special purpose vehicle, with financial effect from 1 November 2023 and legal effect from 22 November 2023, of the entire securities portfolio held by the vehicle and identified as a block pursuant to article 58 of the Consolidated Law on Banking.

The loans were retroceded by the vehicle to the originator Intesa Sanpaolo S.p.A. for a consideration of €1,058,422,513.38.

The sales notice was published in the Italian Official Journal, Part 2, no. 153 of 30 December 2023.

The repurchase price of the assets was set, in continuity with the sale price, based on the carrying amounts of the assets on the effective date of the repurchase.

The maximum total amount of the Programme authorised by the Board of Directors on 24 May 2011 is €20 billion.

The table below summarises the main features of the covered bonds issued by Intesa Sanpaolo S.p.A. since the start of the Programme that had not yet matured and/or been cancelled and redeemed as at 31 December 2023.

All the Covered Bonds are listed on the Luxembourg Stock Exchange and are eligible for Eurosystem transactions.

ISP CB Pubblico Covered Bond Programme

Maximum amount: € 20 billion

Moody's Rating: A2

Series	ISIN	Date of issue	Legal maturity date	Issue Amount	Rate	Coupon frequency	Type
13	IT0005253320	17/05/2017	06/10/2024	1,050,000,000	6M Eur + 0.20%	half-yearly	retained
14	IT0005435216	18/02/2021	06/10/2026	800,000,000	6M Eur + 0.04%	half-yearly	retained
				1,850,000,000			

The subordinated loan was repaid during the year, in the amount of €180 million, on the Guarantor Payment Date of 31 March 2023, using the cash and cash equivalents posted during the period, deriving from the collection of the principal from the assets of the underlying portfolio.

See paragraph H of Part D – Other information in the Notes to the financial statements, for more information on the vehicle's operations.

There were no other significant events in the year.

Transactions with Group Companies

As required by Article 2497 et seq. of the Italian Civil Code, it is noted that the vehicle has current accounts with Intesa Sanpaolo S.p.A., which currently bear agreed interest rates.

In accordance with the contractual documentation signed for the completion of the Transaction and valid until its termination, the vehicle has recognised the following amounts, in its segregated assets, during the year as fees for the services provided by Intesa Sanpaolo S.p.A. through the competent structures:

- €1,211,704 for servicing fees;
- €12,000 for receivable account bank fees;
- €50,000 for administrative services fees;
- €10,000 for cash management fees;
- €12,000 for account bank fees;
- €40,607 for administration, settlement and securities custody fees;
- €500 for fees for the performance of services required by the EMIR.

The contractual documentation includes, inter alia, the Servicing Agreement, the Cash Allocation Management and Payment Agreement, the Administrative Services Agreement, and the Mandate Agreement (and any amendments and/or additions thereto subsequent to the finalisation of the Transaction).

The Notes to the financial statements provide more information about the vehicle's cash transactions and commitments with the other group companies.

Significant, non-recurring, atypical and/or unusual related-party transactions

With regard to the disclosure of related-party transactions, significant and non-recurring events and transactions, and positions or transactions deriving from atypical and/or unusual transactions, the following is noted:

Related-party transactions

See Part D – Other information, Section 6 – Related-party transactions, for details of the related-party transactions.

Significant and non-recurring transactions

No significant and non-recurring transactions were carried out in 2023.

Atypical and/or unusual transactions

No atypical and/or unusual transactions were carried out in 2023.

Treasury quotas and/or shares in the parent company

The vehicle does not hold, nor has it ever held in its portfolio, treasury quotas and/or shares of the parent company.

Research and development

The vehicle does not carry out research and development.

Composition of the Quota Capital

The Quota Capital, subscribed and paid in for a total of €120,000, is divided into quotas and is held as follows:

- Intesa Sanpaolo S.p.A. holds a nominal amount of €72,000, equal to 60% of the Quota Capital;
- Stichting Viridis 2, with registered office in Amsterdam (the Netherlands), holds a nominal amount of €48,000, equal to 40% of the Quota Capital.

Management and coordination activities

In accordance with the provisions of Article 2497 bis of the Italian Civil Code, we specify that the vehicle is subject to management and coordination by the parent company Intesa Sanpaolo S.p.A.

Subsequent events

Given the limited prospects of utilisation of the ISP CB Pubblico Programme and the progressive reduction in the availability of the assets eligible to fund it in the balance sheet of the Originator Intesa Sanpaolo S.p.A., the Programme was not updated to bring it in line with the new regulations on Covered Bonds (applicable from 31 March 2023). On 25 May 2023, the Parent Company notified the Supervisory Authority of this decision, and its Board of Directors approved the termination of the Programme at its meeting of 19 December 2023.

On 25 January 2024, in preparation for the early termination of the Programme, Intesa Sanpaolo S.p.A., fully redeemed all the outstanding covered bonds (the thirteenth and fourteenth series) and will repurchase the residual loan portfolio owned by the vehicle. Consequently, the outstanding securitisation will be terminated on the payment date of 2 April 2024.

Accordingly, the vehicle's Board of Directors in its meeting of 29 January 2024, having taken note of the above and in agreement with the Parent Company's proposal, in turn authorised the early termination of the Programme.

There were no other significant events after the reporting date.

Outlook

As specified in the section above entitled “Subsequent events”, the repurchase of the vehicle’s residual loan portfolio by Intesa Sanpaolo S.p.A. is envisaged. As resolved by the Boards of Directors of the Parent Company on 19 December 2023 and of the vehicle on 29 January 2024, the ISP CB Pubblico Programme will be terminated early. On the Final Payment Date of 2 April 2024, the outstanding securitisation will be terminated.

At present, there are no plans to use the vehicle for other securitisations. The future prospects of the vehicle will therefore be determined by the Parent Company.

Going concern

In preparing the financial statements, the Board of Directors made an assessment of the existence of the conditions relating to the vehicle’s ability to operate as a going concern over a period of at least twelve months from the reporting date. In making this assessment, all available information was taken into account, as well as the specific activity conducted by the vehicle, whose exclusive purpose, in accordance with Law No. 130 of 30 April 1999, is to carry out one or more transactions involving the issuance of Covered Bonds.

The considerations made regarding the vehicle’s ability to operate as a going concern also took into account the details of the subsequent events and the outlook of operations, with particular regard to the planned termination of the ISP CB Pubblico programme. It was concluded that, even if the vehicle is not subsequently used to carry out other securitisations, upon termination of the outstanding securitisation, sufficient funds will be made available to the vehicle to guarantee its operations for the near future and in any case for the period necessary for the completion of any subsequent liquidation or merger into the Intesa Sanpaolo Parent Company.

Therefore, the Board of Directors – also in the current macroeconomic environment, which remains subject to high uncertainty related to the transmission of monetary policy impulses and the difficult international situation – has a reasonable expectation that the vehicle’s operations will continue in a stable manner.

Accordingly, the financial statements for the year ended 31 December 2023 have been prepared on a going concern basis as there are no events or conditions that could cast doubt on the vehicle’s ability to continue as a going concern.

Net income/(loss) for the year

The vehicle ended the year 2023 at break-even because the operating costs were charged back to segregated assets in accordance with the contractual agreements.

Proposal to the quotaholders to approve the financial statements

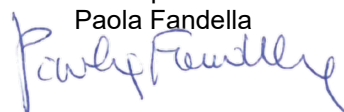
We present the financial statements as at and for the year ended 31 December 2023 for your approval. They comprise a statement of financial position, a statement of income, a statement of comprehensive income, a statement of changes in equity, a statement of cash flows, the notes to the financial statements, and this report on operations.

The vehicle ended the year 2023 at breakeven and consequently there is no allocation of profit to be made.

Milan, 23 February 2024

on behalf of the BOARD OF DIRECTORS
Chairperson

Paola Fandella



Financial Statements as at 31 December 2023

Financial statements

Statement of financial position

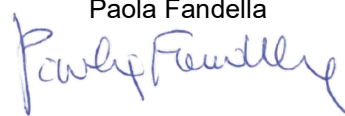
(amounts in Euros)

Assets	31/12/2023	31/12/2022
10. Cash and cash equivalents	209,555	209,947
100. Tax assets:	2,855	1,707
a) current	2,855	1,707
120. Other assets	132	929
TOTAL ASSETS	212,542	212,583

(amounts in Euros)

Liabilities and equity	31/12/2023	31/12/2022
80. Other liabilities	43,612	43,653
110. Quota capital	120,000	120,000
150. Reserves	48,930	48,930
170. Net income (loss) (+/-)	-	-
TOTAL LIABILITIES AND EQUITY	212,542	212,583

on behalf of the BOARD OF DIRECTORS
Chairperson
Paola Fandella

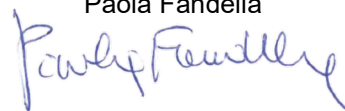


Statement of income

(amounts in Euros)

Captions	2023	2022
10. Interest and similar income	4,561	935
30. INTEREST MARGIN	4,561	935
120. NET INTEREST AND OTHER BANKING INCOME	4,561	935
150. NET INCOME FROM BANKING ACTIVITIES	4,561	935
160. Administrative expenses:	-106,385	-101,908
a) personnel expenses	-39,590	-37,980
b) other administrative expenses	-66,795	-63,928
200. Other operating expenses/income	102,280	101,560
210. OPERATING EXPENSES	-4,105	-348
260. INCOME (LOSS) BEFORE TAX FROM CONTINUING OPERATIONS	456	587
270. Tax on income from continuing operations	-456	-587
280. INCOME (LOSS) AFTER TAX FROM CONTINUING OPERATIONS	-	-
300. NET INCOME (LOSS)	-	-

on behalf of the BOARD OF DIRECTORS
Chairperson
Paola Fandella

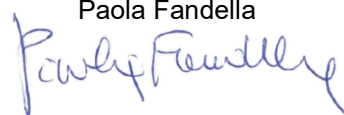


Statement of comprehensive income

(amounts in Euros)

Captions			
10.	Net income (loss) (+/-)		
	Other comprehensive income (net of tax) that may not be reclassified to the statement of income		
20.	Equity instruments designated at fair value through other comprehensive income		
30.	Financial liabilities designated at fair value through profit or loss (changes in credit rating)		
40.	Hedges of equity instruments designated at fair value through other comprehensive income		
50.	Property and equipment		
60.	Intangible assets		
70.	Defined benefit plans		
80.	Non-current assets held for sale and discontinued operations		
90.	Share of valuation reserves connected with investments carried at equity	-	
	Other comprehensive income (net of tax) that may be reclassified to the statement of income		
100.	Hedges of foreign investments		
110.	Foreign exchange differences		
120.	Cash flow hedges		
130.	Hedging instruments (non-designated items)		
140.	Financial assets (other than equities) measured at fair value through other comprehensive income	-	-
150.	Non-current assets held for sale and discontinued operations		
160.	Share of valuation reserves connected with investments carried at equity	-	-
170.	Total other comprehensive income (net of tax)		
180.	Total comprehensive income (captions 10+170)		

on behalf of the BOARD OF DIRECTORS
Chairperson
Paola Fandella



Statement of changes in equity

31 December 2023

(amounts in Euros)

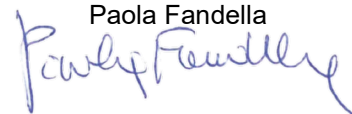
	Amounts at 31/12/2022	Change in opening balances	Amounts at 01/01/2023	Allocation of net income of the previous year			Changes in the year					Total comprehensive income for the year	Equity as at 31/12/2023	
				Reserves	Dividends and other allocations	Changes in reserves	Equity transactions							
							Issue of new quotas	Purchase of treasury quotas	Extraordinary dividend distributions	Changes in equity instruments	Other changes			
Quota capital	120,000	-	120,000	-	-	-	-	-	-	-	-	-	-	120,000
Quota premium reserves	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserves	48,930	-	48,930	-	-	-	-	-	-	-	-	-	-	48,930
a) retained earnings	48,930	-	48,930	-	-	-	-	-	-	-	-	-	-	48,930
b) other	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Valuation reserves	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Equity instruments	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Treasury quotas	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net income (loss)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Equity	168,930	-	168,930	-	-	-	-	-	-	-	-	-	-	168,930

31 December 2022

(amounts in Euros)

	Amounts at 31/12/2021	Change in opening balances	Amounts at 01/01/2022	Allocation of net income of the previous year			Changes in the year					Total comprehensive income for the year	Equity as at 31/12/2022	
				Reserves	Dividends and other allocations	Changes in reserves	Equity transactions							
							Issue of new quotas	Purchase of treasury quotas	Extraordinary dividend distributions	Changes in equity instruments	Other changes			
Quota capital	120,000	-	120,000	-	-	-	-	-	-	-	-	-	-	120,000
Quota premium reserves	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserves	48,930	-	48,930	-	-	-	-	-	-	-	-	-	-	48,930
a) retained earnings	48,930	-	48,930	-	-	-	-	-	-	-	-	-	-	48,930
b) other	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Valuation reserves	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Equity instruments	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Treasury quotas	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net income (loss)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Equity	168,930	-	168,930	-	-	-	-	-	-	-	-	-	-	168,930

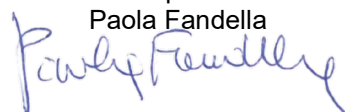
on behalf of the BOARD OF DIRECTORS
Chairperson
Paola Fandella



Statement of cash flows (Direct method)

	(amounts in Euros)	
	2023	2022
A. OPERATING ACTIVITIES		
1. Cash flow from operations	-392	-8,261
- interest income collected (+)	3,375	692
- interest expense paid (-)	-	-
- dividends and similar income (+)	-	-
- net fee and commission income (expense) (+/-)	-	-
- personnel expenses (-)	-46,020	-35,979
- other expenses (-)	-61,201	-77,819
- other revenue (+)	103,872	105,446
- taxes, duties and tax credits to be paid/collected (-)	-418	-601
- net adjustments to/recoveries on discontinued operations net of tax effect (+/-)	-	-
2. Cash flows from/used in financial assets	-	-
- financial assets held for trading	-	-
- financial assets designated at fair value	-	-
- other financial assets mandatorily measured at fair value	-	-
- financial assets measured at fair value through other comprehensive income	-	-
- financial assets measured at amortised cost	-	-
- other assets	-	-
3. Cash flows from/used in financial liabilities	-	-
- financial liabilities measured at amortised cost	-	-
- financial liabilities held for trading	-	-
- financial liabilities designated at fair value	-	-
- other liabilities	-	-
Net cash flow from (used in) operating activities	-392	-8,261
B. INVESTING ACTIVITIES		
1. Cash flows from:	-	-
- sales of equity investments	-	-
- dividends collected on equity investments	-	-
- sales of property and equipment	-	-
- sales of intangible assets	-	-
- sales of subsidiaries and business branches	-	-
2. Cash flows used in:	-	-
- purchases of equity investments	-	-
- purchases of property and equipment	-	-
- purchases of intangible assets	-	-
- purchases of subsidiaries and business branches	-	-
Net cash flow from (used) in investing activities	-	-
C. FINANCING ACTIVITIES		
- issues/purchases of treasury quotas	-	-
- issues/purchases of equity instruments	-	-
- dividend distribution and other	-	-
Net cash flow from (used in) financing activities	-	-
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	-392	-8,261
RECONCILIATION		
Cash and cash equivalents at the beginning of the year	209,947	218,208
Net increase (decrease) in cash and cash equivalents	-392	-8,261
Cash and cash equivalents: foreign exchange effect	-	-
Cash and cash equivalents at the end of the year	209,555	209,947

on behalf of the BOARD OF DIRECTORS
Chairperson
Paola Fandella



Notes to the financial statements

PART A - ACCOUNTING POLICIES

A.1 - GENERAL PART

SECTION 1 - Statement of compliance with the IAS/IFRS

In compliance with Legislative Decree no. 38 of 28 February 2005, the vehicle has prepared its financial statements in accordance with the International Accounting Standards (IAS) and the International Financial Reporting Standards (IFRS) applicable at 31 December 2023 issued by the International Accounting Standards Board (IASB) and the related interpretations of the International Financial Reporting Interpretations Committee (IFRIC), endorsed by the European Commission and in force at the reporting date, in accordance with Regulation (EC) no. 1606 of 19 July 2002.

The table below lists the new international accounting standards or amendments to the accounting standards already in force, together with the related endorsement regulations by the European Commission, which came into force in 2023.

International accounting standards endorsed as at 31.12.2023 and effective from 2023

Document name	IASB document publication date	Effective date	Date of publication in the OJEU	EU Regulation and date of issue
IFRS 17 Insurance Contracts and Subsequent Amendments	18 May 2017 25 June 2020	1 January 2023	23 November 2021	(EU) 2021/2036 19 November 2021
Amendments to IAS 8 Accounting Policies, Changes in Accounting Estimates and Errors - Definition of Accounting Estimates	12 February 2021	1 January 2023	3 March 2022	(EU) 2022/357 2 March 2022
Amendments to IAS 1 Presentation of Financial Statements - Disclosure of Accounting Policies	12 February 2021	1 January 2023	3 March 2022	(EU) 2022/357 2 March 2022
Amendments to IAS 12 Income Taxes - Deferred tax related to Assets and Liabilities arising from a Single Transaction	7 May 2021	1 January 2023	12 August 2022	(EU) 2022/1392 11 August 2022
Amendments to IFRS 17 Insurance Contracts - Initial Application of IFRS 17 and IFRS 9 - Comparative Information	9 December 2021	1 January 2023	9 September 2022	(EU) 2022/1491 8 September 2022
Amendments to IAS 12 Income Taxes - International Tax Reform – Model Rules (Pillar Two)	23 May 2023	1 January 2023	9 November 2023	(EU) 2023/2468 8 November 2023

The changes introduced by the IAS/IFRS have not had any effect on the vehicle's statement of financial position and income statement figures.

The table below lists the new international accounting standards or the amendments to the accounting standards already in force, with the related endorsement Regulations by the European Commission, which will become mandatory on 1 January 2024 – for financial statements reflecting the calendar year – or after that date.

International accounting standards endorsed as at 31.12.2023 and applicable after 31.12.2023

Document name	IASB document publication date	Effective date	Date of publication in the OJEU	EU Regulation and date of issue
Amendments to IFRS 16 Leases - Lease Liabilities in a Sale and Leaseback	22 September 2022	1 January 2024	21 November 2023	EU 2023/2579 of 20 November 2023
Amendments to IAS 1 Presentation of Financial Statements - Classification of Liabilities as Current or Non-current and Non-current Liabilities with Covenants	23 January 2020 15 July 2020 31 October 2022	1 January 2024	20 December 2023	EU 2023/2822 of 19 December 2023

SECTION 2 - Basis of preparation

The vehicle has the sole purpose of acquiring loans and securities funded in accordance with Law no. 130 of 30 April 1999, in connection with covered bonds transactions. The Company has recorded the financial assets, securities acquired and the other transactions connected with the covered bonds in the notes to the financial statements consistently with the provisions of Law no. 130 of 30 April 1999, according to which the receivables and securities involved in each covered bond transaction are, to all effects, separated from the net assets of the Company and from those related to other transactions.

For the purposes of full disclosure, we note that the IAS/IFRS accounting treatment to be applied to financial assets and/or groups of financial assets and financial liabilities arising from “covered bank bond issues” is still subject to further examination by the bodies responsible for interpreting the accounting standards.

The financial statements are prepared with the application of the general principles set out by IAS 1 and the specific financial reporting standards endorsed by the European Commission and described in Part A.2 of these notes to the financial statements, as well as in compliance with the general assumptions set forth by the Conceptual Framework for the preparation and presentation of Financial Statements issued by the IASB. No departures from the IAS/IFRS have been made.

Pursuant to the provisions of Legislative Decree no. 38 of 28 February 2005, the vehicle has opted to prepare its financial statements in accordance with the IAS/IFRS, as it is included in the consolidation scope of Intesa Sanpaolo S.p.A.

The financial statements comprise a statement of financial position, a statement of income, a statement of comprehensive income, a statement of changes in equity, a statement of cash flows, and these notes to the financial statements. They are accompanied by a directors' report on operations which comments on the vehicle's performance, results, financial position and cash flows for the year.

As required by the current regulations, the vehicle has prepared the financial statements using the Euro as its functional currency.

The amounts in the financial statements, these notes and the report on operations are presented in Euros.

To give priority to substance over form, and in view of the fact that IAS 1 does not establish rigid formats, the layouts that apply to financial intermediaries have been used in these financial statements, in accordance with the guidance provided in the update of the document “The IFRS financial statements of intermediaries other than banking intermediaries” issued by the Bank of Italy on 17 November 2022.

The financial statements are prepared with the intention of presenting a true and fair view of the assets and liabilities, financial position, results of operations and cash flows, according to the following basis of preparation:

- Going concern (IAS 1 paragraphs 25 and 26): in preparing the financial statements, the Board of Directors made an assessment of the existence of the conditions relating to the vehicle's ability to operate as a going concern over a period of at least twelve months after the reporting date. In making this assessment, all available information was taken into account, as well as the specific activity conducted by the vehicle, whose exclusive purpose, in accordance with Law No. 130 of 30 April 1999, is to carry out one or more transactions involving the issuance of Covered Bonds.

The considerations made regarding the vehicle's ability to operate as a going concern also took into account the details of the subsequent events and the outlook of operations, with particular regard to the planned termination of the ISP CB Pubblico programme. It was concluded that, even if the vehicle is not subsequently used to carry out other securitisations, upon termination of the outstanding securitisation, sufficient funds will be made available to the vehicle to guarantee its operations for the near future and in any case for the period necessary for the completion of any subsequent liquidation or merger into the Intesa Sanpaolo Parent Company.

Therefore, the Board of Directors – also in the current macroeconomic environment, which remains subject to high uncertainty related to the transmission of monetary policy impulses and the difficult international situation – has a reasonable expectation that the vehicle's operations will continue in a stable manner.

Accordingly, the financial statements for the year ended 31 December 2023 have been prepared on a going concern basis as there are no events or conditions that could cast doubt on the vehicle's ability

- to continue as a going concern.
- Accrual basis of accounting (IAS 1 paragraphs 27 and 28): except for the cash flow reporting, the financial statements are prepared on the basis of accrual of costs and revenues, irrespective of the time of their monetary settlement and according to the matching principle;
 - Consistency of presentation (IAS 1 paragraph 29): the criteria for the presentation and classification of items in the financial statements are retained from one year to the next in order to ensure the comparability of information, unless otherwise required by an international accounting standard or an interpretation, or the need arises, in terms of significance, for a more appropriate presentation of the information. Where feasible, the change is adopted retrospectively and the nature, reason and amount of the items affected by the change is disclosed;
 - Aggregation and materiality (IAS 1 paragraph 29): all significant aggregations of items with a similar nature or function are presented separately. Items of a dissimilar nature or function, if material, are presented separately;
 - Offsetting (IAS 1 paragraph 32): assets and liabilities and costs and revenues cannot be offset against each other, unless specifically required or permitted by the international accounting standards or by an interpretation of those standards or by the instructions issued by the Bank of Italy;
 - Comparative information: except when otherwise permitted or required by an international accounting standard or interpretation, comparative information is presented in respect of the preceding year for all the amounts recorded in the current year's financial statements.

The accounting policies applied to prepare these financial statements as at 31 December 2023 did not change from those used for the annual financial statements as at 31 December 2022.

The financial statements and the tables in the Notes include the corresponding figures at 31 December 2022.

SECTION 3 - Subsequent events

Given the limited prospects of utilisation of the ISP CB Pubblico Programme and the progressive reduction in the availability of the assets eligible to fund it in the balance sheet of the Originator Intesa Sanpaolo S.p.A., the Programme was not updated to bring it in line with the new regulations on Covered Bonds (applicable from 31 March 2023). On 25 May 2023, the Parent Company notified the Supervisory Authority of this decision, and its Board of Directors approved the termination of the Programme at its meeting of 19 December 2023.

On 25 January 2024, in preparation for the early termination of the Programme, Intesa Sanpaolo S.p.A., fully redeemed all the outstanding covered bonds (the thirteenth and fourteenth series) and will repurchase the residual loan portfolio owned by the vehicle. Consequently, the outstanding securitisation will be terminated on the payment date of 2 April 2024.

Accordingly, the vehicle's Board of Directors in its meeting of 29 January 2024, having taken note of the above and in agreement with the Parent Company's proposal, in turn authorised the early termination of the Programme.

There were no other significant events after the reporting date.

SECTION 4 - Other aspects

The financial statements of ISP CB Pubblico S.r.l are subject to statutory audit by EY S.p.A.. In accordance with the provisions of Article 2497 bis of the Italian Civil Code, we specify that the vehicle is subject to management and coordination by the parent company Intesa Sanpaolo S.p.A.

No atypical and/or unusual transactions or significant, non-recurring transactions were carried out in 2023.

As duly approved by the Board of Directors on 25 September 2018, the vehicle subscribed to the Intesa Sanpaolo VAT Group on 24 October 2018, by selecting the declaration option provided in the specific website set up by the Italian Revenue Agency. As a result, with effect from 1 January 2019, the vehicle suspended its VAT number and adopted the VAT number 11991500015 of the Intesa Sanpaolo VAT Group, accepting the "Group VAT Rules".

A.2 - DISCLOSURE ON MAIN CAPTIONS

This section sets out the accounting policies adopted in preparing the financial statements at 31 December 2023, solely for the statement of financial position and income statement captions presented in the financial statements. The recognition, classification, measurement and income recognition and derecognition criteria are given for each asset and liability caption. These criteria have not changed from the previous year.

Cash and cash equivalents

This caption includes on-demand receivables from banks represented by current accounts held with the Parent Company Intesa Sanpaolo S.p.A.

Other assets

This caption comprises assets not attributable to other asset captions of the statement of financial position. Those captions are stated at nominal value, which corresponds to their estimated realisable value.

Other liabilities

This caption comprises all liabilities not attributable to other liability captions in the statement of financial position, and mainly includes operational liabilities and other short-term liabilities. Specifically, the caption includes the vehicle's payables to the segregated assets for advances received to cover future vehicle operating expenses. Other liabilities are recognised at fair value, increased by any transaction costs/income. They are subsequently measured at amortised cost using the effective interest method. Current liabilities and other liabilities are an exception when the time value of money is negligible. They are maintained at their original amount and any related costs are taken to profit or loss on a straight-line basis over the contractual term of the liability.

Financial and other liabilities are derecognised when they are settled.

Tax assets and liabilities

Current and deferred taxes are recognised using ruling rates.

Income taxes are recognised in profit or loss.

They are calculated using a prudent estimate of the current tax expense, deferred tax assets and liabilities. Specifically, deferred tax assets and liabilities are determined on temporary differences (without time limits) between the carrying amounts of assets and liabilities and their tax bases.

Deferred tax assets are only recognised when their recovery is certain, depending on the vehicle's ability to continuously generate taxable profit.

Deferred tax liabilities are recognised.

Deferred tax assets and liabilities are recognised in the statement of financial position without offsetting as Tax assets and Tax liabilities, respectively.

There were no deferred tax assets or liabilities at the reporting date.

Recognition of revenue and expenses

Expenses are recognised in the statement of income when there is a decrease in future economic benefits resulting in a decrease in assets or an increase in liabilities for which the amount can be reliably measured.

Expenses are recognised in the statement of income based on cost and revenue matching.

Revenues are recognised in the statement of income when an increase in future economic benefits occurs resulting in an increase in assets or a decrease in liabilities that can be reliably measured.

Expenses and revenue are recognised on an accrual basis.

In view of the exclusive nature of the operations carried out by the vehicle, the operating costs are charged to the Covered Bond Programme, up to the amount necessary to ensure the vehicle's financial stability, as also provided for by the Intercreditor Agreement and reported in the Prospectus for the securitisation carried out. This amount is classified under "Other operating expenses/income" and is the main revenue caption in the vehicle's financial statements.

Other information

The vehicle does not hold and has never held treasury quotas.

The vehicle does not hold and has never held quotas or shares of its parents.

A.3 – DISCLOSURE ON TRANSFERS BETWEEN FINANCIAL ASSET PORTFOLIOS

In accordance with the disclosure required by IFRS 7, we note that during the year no financial assets were transferred between the various portfolios.

A.4 - DISCLOSURE ON FAIR VALUE

In view of the company's activities and captions of the statement of financial position, there is no information to be provided in connection with the disclosure required by IFRS 13.

A.5 – INFORMATION ON DAY ONE PROFIT/LOSS

There is no information to be provided on the day one profit/loss under IFRS 7, paragraph 28, because the vehicle did not use any financial instruments in 2023 in its ordinary operations.

The information relating to Part B, Part C and Part D of the notes is provided below. It does not include information regarding circumstances that do not concern the financial statements or tables relating to accounting captions that are not present.

PART B - NOTES TO THE STATEMENT OF FINANCIAL POSITION

ASSETS

Section 1 - Cash and cash equivalents - Caption 10

Captions	31/12/2023	31/12/2022
Current accounts and on-demand deposits with banks	209,555	209,947
Total	209,555	209,947

This caption contains the current accounts held with the Parent Company Intesa Sanpaolo S.p.A.

Section 10 - Tax assets and liabilities - Asset caption 100 and liability caption 60

10.1 "Tax assets: current and deferred": breakdown

Current tax assets: breakdown	31/12/2023	31/12/2022
Withholdings on bank interest	1,186	243
IRES payments on account and assets	1,583	1,363
IRAP payments on account and assets	86	101
Total	2,855	1,707

10.2 "Tax liabilities: current and deferred": breakdown

At 31 December 2023, the table "Tax liabilities: current and deferred" did not have any entries.

Section 12 - Other assets - Caption 120

12.1 Other assets: breakdown

Captions	31/12/2023	31/12/2022
Prepayments	132	-
Tax credits for withholdings to be offset	-	929
Total	132	929

The decrease in "Tax credits for withholdings to be offset" was attributable to the use of the credit to offset tax payables that arose during the year.

LIABILITIES**Section 8 - Other liabilities - Caption 80****8.1 Other liabilities: breakdown**

Captions	31/12/2023	31/12/2022
Invoices to be received	25,875	24,436
Due to segregated assets	6,648	6,060
Due to Corporate Bodies	8,115	11,419
Payables for withholdings to be paid	810	789
Due to segregated assets for interest	1,819	816
Due to Inail (national insurance institute for accidents at work)	345	133
Total	43,612	43,653

Section 11 - Equity - Captions 110 and 150**11.1 Quota capital: breakdown**

Captions/Type	31/12/2023	31/12/2022
1. Quota capital		
1.1 Ordinary quotas	-	-
1.2 Quotas	120,000	120,000
Total	120,000	120,000

The Quota Capital, subscribed and paid in for a total of €120,000, is divided into quotas and is held as follows:

- Intesa Sanpaolo S.p.A. holds a nominal amount of €72,000, equal to 60% of the Quota Capital;
- Stichting Viridis 2, with registered office in Amsterdam (the Netherlands), holds a nominal amount of €48,000, equal to 40% of the Quota Capital.

11.5 Other information - Breakdown of and changes in caption 150 "Reserves"

	Legal reserve	Losses carried forward	Other extraordinary	Total
A. Initial amount 01/01/2023	2,448	-	46,482	48,930
B. Increases				
B.1 Retained earnings	-	-	-	-
B.2 Other increases	-	-	-	-
C. Decreases				
C.1 Utilisation	-	-	-	-
- to cover losses	-	-	-	-
- for dividend distribution	-	-	-	-
- for conversion into capital	-	-	-	-
C.2 Other decreases	-	-	-	-
D. Final amount 31/12/2023	2,448	-	46,482	48,930

Equity as at 31 December 2023 according to Article 2427, paragraph 7 bis, of the Italian Civil Code

	Amount at 31/12/2023	Possible use (*)	Portion of earnings in tax suspension	Summary of use in past three years	
				to cover losses	for other reasons
Quota capital	120,000		-	-	-
Legal reserve	2,448 A (1), B, C (1)		-	-	-
Extraordinary reserve (Other reserves)	46,482 A, B, C		-	-	-
Total quota capital and reserves	168,930				
Non-distributable portion	2,448				

(*) A = for capital increase; B = to cover losses; C = for distribution to quotaholders

(1) available for capital increase (A) and for distribution to quotaholders (C) in the amount exceeding one fifth of the quota capital

Other information**1. Financial commitments and guarantees given (other than those measured at fair value)**

There are no commitments and financial guarantees given.

2. Other commitments and other guarantees given

There are no other commitments and guarantees given.

Part C - NOTES TO THE STATEMENT OF INCOME

Section 1 – Interest – Caption 10

1.1 Interest and similar income: breakdown

Captions/Types	Debt securities	Loans	Other transactions	2023	2022
1. Financial assets measured at fair value through profit or loss:					
1.1. Financial assets held for trading	-	-	-	-	-
1.2. Financial assets designated at fair value	-	-	-	-	-
1.3. Financial assets mandatorily measured at fair value	-	-	-	-	-
2. Financial assets measured at fair value through other comprehensive income	-	-	X	-	-
3. Financial assets measured at amortised cost:					
3.1 Due from banks	-	-	X	-	-
3.2 Due from financial companies	-	-	X	-	-
3.3 Loans to customers	-	-	X	-	-
4. Hedging derivatives	X	X	-	-	-
5. Other assets	X	X	4,561	4,561	935
6. Financial liabilities	X	X	X	-	-
Total	-	-	4,561	4,561	935
of which: interest income on impaired financial assets	-	-	-	-	-
of which: interest income on financial lease	X	-	X	-	-

The caption includes the interest income accrued on the current account held with the Parent Company Intesa Sanpaolo S.p.A.

Section 10 - Administrative expenses - Caption 160

10.1 Personnel expenses: breakdown

Type of expense	2023	2022
1. Employees	-	-
a) wages and salaries	-	-
b) social security charges	-	-
c) termination indemnities	-	-
d) supplementary benefits	-	-
e) provision for termination indemnities	-	-
f) provision for post-employment benefits:		
- defined contribution plans	-	-
- defined benefit plans	-	-
g) payments to external pension funds:		
- defined contribution plans	-	-
- defined benefit plans	-	-
h) other benefits in favour of employees	-	-
2. Other non-retired personnel	-	-
3. Directors and statutory auditors	39,590	37,980
4. Retired personnel	-	-
5. Cost recoveries for personnel seconded to other companies	-	-
6. Cost reimbursements for personnel seconded to the vehicle	-	-
Total	39,590	37,980

10.2 Average number of employees by category

The vehicle does not have any employees.

10.3 Other administrative expenses: breakdown

Captions	2023	2022
Audit fees	55,122	52,243
Administrative advisory services	8,497	7,422
Other administrative expenses	371	1,961
Legal and notary fees	2,179	1,776
Charges relating to indirect taxes and duties	510	526
Reimbursement of expenses incurred by Company Bodies	116	-
Total	66,795	63,928

Section 14 - Other operating expenses/income - Caption 200**14.2 Other operating expenses/income: breakdown**

Captions	2023	2022
Contractually provided-for income	102,280	101,560
Total	102,280	101,560

The income reported above relates entirely to the chargeback to the segregated assets of all the operating expenses incurred, which are charged to the segregated assets, up to the amount necessary to ensure the vehicle's financial stability, as also provided for by the Intercreditor Agreement and reported in the Prospectus of the securitisation carried out.

Section 19 - Tax on income from continuing operations - Caption 270

19.1 Tax on income from continuing operations: breakdown

	2023	2022
1. Current taxes (-)	-456	-587
2. Changes in current taxes of previous years (+/-)	-	-
3. Reduction in current taxes for the year (+)	-	-
3.bis Reduction in current taxes for the year for tax credits pursuant to Law no. 214/2011 (+)	-	-
4. Changes in deferred tax assets (+/-)	-	-
5. Changes in deferred tax liabilities (+/-)	-	-
6. Tax on income for the year (-) (-1+/-2+3+ 3 bis+/-4+/-5)	-456	-587

Current taxes for the year consist of € 23 for IRES (income tax) and € 433 for IRAP (business tax).

19.2 Reconciliation of theoretical tax charge to total income tax expense for the period

	2023	2022
Income before tax from continuing operations	456	587
Theoretical taxable profit	456	587
	Income taxes	Income taxes
Income taxes - theoretical IRES tax expense (income)	109	141
Increase of taxes	3	16
Higher effective tax rate and higher tax base for IRAP purposes	-	-
Non-deductible expenses (contingent liabilities, etc.)	3	16
Decrease of taxes	-89	-89
Other (ACE subsidy, etc.)	-89	-89
Non-taxed capital gains on equity investments	-	-
Tax-exempt portion of dividends	-	-
Income at reduced rate	-	-
Other	-	-
Total change in taxes	-86	-73
Total	23	68
IRAP	433	519
Total tax expense (income) for the year (IRES + IRAP)	456	587

Part D - OTHER DISCLOSURES

Section 1 - Operations

D. GUARANTEES AND COMMITMENTS

At the reporting date of 31 December 2023, the vehicle has not given guarantees to third parties nor does it have commitments other than those specifically provided for and regulated by the contracts for the covered bond transactions and the segregated assets.

Transactions	31/12/2023	31/12/2022
1. First demand financial guarantees given		
a) Banks	-	-
b) Financial institutions	-	-
c) Customers	-	-
2. Other financial guarantees given		
a) Banks	-	-
b) Financial institutions	-	-
c) Customers	-	-
3. Commercial guarantees given		
a) Banks	-	-
b) Financial institutions	-	-
c) Customers	-	-
4. Irrevocable commitments to lend funds		
a) Banks		
i) certain use	-	-
ii) uncertain use	-	-
b) Financial institutions		
i) certain use	-	-
ii) uncertain use	-	-
c) Customers		
i) certain use	-	-
ii) uncertain use	-	-
5. Commitments underlying credit derivatives: protection sales	-	-
6. Assets pledged as collateral for third-party commitments	-	-
7. Other irrevocable commitments	-	-
a) to issue guarantees	-	-
b) other	3,898,633,509	3,978,339,922
Total	3,898,633,509	3,978,339,922

The table shows all the securitised assets related to the segregated assets which all guarantee the Covered Bond Programme of Intesa Sanpaolo S.p.A.

H. COVERED BONDS

Basis of preparation and accounting policies used to prepare the Summary of the securitised assets

This section provides the qualitative and quantitative information required by the Bank of Italy provisions relating to vehicles for assets underlying Covered Bonds in its Order "The financial statements of IFRS intermediaries other than banking intermediaries" of 17 November 2022.

In view of the fact that the aforementioned Order does not provide for detailed indications and specific tables, the information contained in this section has been provided according to the information scheme expressly requested for the part "F. Securitisation" of Bank of Italy Order of 15 December 2015, suitably adapted to covered bond transactions, in continuity with previous years.

The entries relating to the securitised loans and instruments match the figures in the accounting records and IT system of the servicer Intesa Sanpaolo S.p.A.

The accounting policies for the most significant captions are set out below.

Securitised assets - Loans and receivables

Loans and receivables have been recognised at their residual value at the securitisation date, net of collections received up to the reporting date and any adjustments calculated to determine the estimated realisable value, according to the valuation method used by the servicer Intesa Sanpaolo S.p.A.

Securitised assets – Securities

The securities are stated at their nominal value, which corresponds to the redemption amount, net of collections received up to the reporting date and any adjustments calculated to determine the estimated realisable value, according to the valuation method used by the servicer Intesa Sanpaolo S.p.A.

At 31 December 2023, there were no securities because these were repurchased by the Parent Company on 22 November 2023.

Utilisation of cash deriving from the management of securitised assets – Liquidity

Liquidity is represented by the loans from banks posted at nominal value, which equals the estimated realisable value, including any accruals of interest.

Loans received

The loans received are recognised at their nominal value including interest accrued as at the reporting date.

Other assets - Other liabilities - Prepayments and accrued income, deferred income and accrued expenses

Other assets are stated at nominal value corresponding to their estimated realisable value. Other liabilities are stated at nominal value. Prepayments and accrued income, and deferred income and accrued expenses are recognised on an accrual basis in line with the revenue and expense for the year.

Derivatives

To protect the vehicle, derivatives are used to hedge the interest rate risk of the portfolios sold. On these derivatives, entered into with the originator, only the accruals on differentials being accrued are recognised. As with the hedged instruments, the changes in fair value are not recognised, given that the hedging instruments have economic and financial characteristics that are substantially aligned with the hedged items.

Interest, fees and commissions, income and expense

Costs and revenue related to the securitised assets and loans received, interest, fees and commissions, income, other expense and revenue are all recognised on an accrual basis. All vehicle operating expenses are charged to the Covered Bond Programme.

Tax treatment of the segregated assets

Circular 8/E of 6 February 2003 issued by the Italian Revenue Agency defined the tax treatment of the segregated assets of securitisation vehicles (“vehicles”) and reiterated that the earnings deriving from the management of the securitised assets, during the implementation of the transactions concerned, are not available to the vehicle. In fact, it considers that the allocation of “segregated” assets excludes the vehicle from having a relevant income for tax purposes. It is only at the end of each securitisation that any residual earnings from the management of the securitised portfolio – which remain after all creditors of the segregated assets have been satisfied and of which the vehicle is the beneficiary – will be subject to taxation, because they will become legally available to the vehicle and will therefore contribute to generating its taxable income.

Lastly, in accordance with Resolution no. 77/E of 4 August 2010 of the Italian Revenue Agency, where the segregated assets include receivables for withholding tax applied on interest income accrued on current accounts, that withholding tax may be deducted by the vehicle in the year in which the securitisation is completed.

Additional Interest Amount

The representation of the performance of the securitisation requires the recognition, in the event of a positive result, of an Additional Interest Amount to be paid to the Issuer of the Subordinated Loan/Originator (as an offsetting entry to a debt). In the event of a negative result, an adjustment is first made to the Additional Interest Amount, as an offsetting entry to a reduction of the debt, up to the amount of the debt, followed by the recognition of a receivable from the Issuer of the subordinated loan/Originator, up to the amount of the subordinated loan received, and, residually, the recognition of the negative result with “open” balances, showing any general negative performance of the securitisation at the bottom of the “Summary of the securitised assets”.

This approach, at a given date over the life of a securitisation, better represents the profit and loss values and specific contractual commitments of the securitisation, on an accrual basis.

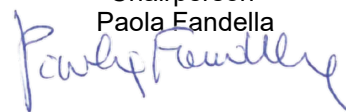
Summary of the securitised assets

	(amounts in Euros)	
	31/12/2023	31/12/2022
A. Securitised assets	1,804,216,258	3,177,462,843
A1) Loans and receivables	1,791,873,613	1,942,497,943
A2) Securities	-	1,212,444,250
A3) Other	12,342,645	22,520,650
- Accrued interest income on loans	12,342,645	12,085,575
- Accrued interest income on securities	-	8,827,665
- Other securities	-	1,607,410
B. Utilisation of cash deriving from the management of securitised assets	2,094,417,251	800,877,079
B3) Other	2,094,417,251	800,877,079
- Cash and cash equivalents	1,693,734,884	419,960,820
- Other receivables	400,682,367	380,916,259
D. Loans received	3,736,462,322	3,897,474,833
E. Other liabilities	162,171,187	80,865,089
- Liabilities for services	79,275	98,601
- Due to originator	498,363	554,416
- Additional Interest Amount fund	105,970,925	27,831,528
- Other accrued expenses - accrued expenses on IRS	55,622,624	52,380,544
	2023	2022
G. Fees and commissions borne by the transaction	1,421,716	1,575,870
G1) For servicing	1,223,704	1,354,641
G2) For other services	198,012	221,229
H. Other expense	256,227,396	115,596,427
- Interest expense on subordinated loan	18,987,488	21,534,712
- Losses on loans and receivables	424	124
- Expected losses on loans and receivables	110,805	2,093,412
- Losses on securities	2,876,283	450,279
- Expected losses on securities	5,459,992	8,454,906
- Additional Interest Amount	78,139,397	-3,765,322
- Interest expense on IRS	123,623,617	86,726,755
- Other expense	27,029,390	101,561
I. Interest generated by the securitised assets	115,872,795	91,566,262
L. Other revenue	141,776,317	25,606,035
- Interest income on IRS	111,024,692	13,798,516
- Current account interest income	21,081,792	10,479,763
- Revenues from early termination penalties	218,918	258,242
- Recoveries of impairment losses on loans and receivables	2,016,350	-
- Recoveries of impairment losses on securities	7,409,242	1,069,513
- Miscellaneous revenues	25,323	1

on behalf of the BOARD OF DIRECTORS

Chairperson

Paola Fandella



Breakdown of the main captions of the Summary of the securitised assets

A1) Loans and receivables	31/12/2023	31/12/2022
Loans and receivables	1,720,629,237	1,865,447,458
Unpaid instalments - principal	5,442,127	7,832,589
Unpaid instalments - interest	612,726	490,309
Expenses on loans and receivables	-	197,656
Amortised cost	68,248,097	73,494,049
Impairment losses on unlikely-to-pay exposures	-110,805	-
Impairment losses on performing loans	-2,947,769	-4,964,118
	1,791,873,613	1,942,497,943
A2) Securities	31/12/2023	31/12/2022
Debt securities	-	1,195,152,961
Not repaid principal	-	2,583,896
Not repaid interest	-	784,885
Rejected securities	-	30,343,103
Impairment losses on securities	-	-16,420,595
	-	1,212,444,250
B3) Cash and cash equivalents	31/12/2023	31/12/2022
Investment Account	1,595,517,679	344,170,172
Expenses Account	95,668	95,217
Instalments to be received	84,964,513	72,500,307
Accrued income - Accruals in progress	13,157,024	3,195,124
	1,693,734,884	419,960,820
B3) Other receivables	31/12/2023	31/12/2022
Accrued interest income on IRS	32,317,922	17,478,864
Other	-	160,953
Accrued interest income on subordinated loan adjustment	368,355,977	363,110,024
Items to be settled	-	159,084
Loans and receivables with companies	6,648	6,060
Loans and receivables with companies for interest	1,820	816
Receivables for miscellaneous transactions	-	458
	400,682,367	380,916,259

With regard to the classification of the loans in accordance with the provisions of Bank of Italy Circular no. 262/2005 and the IAS/IFRS and the EU supervisory regulations, 99.99% of the loans net of impairment losses consist of performing exposures.

For the sake of completeness, it should be noted that as at 31 December 2023 there were no outstanding loans that constituted new liquidity, granted through public guarantee mechanisms issued within the COVID-19 framework.

QUALITATIVE INFORMATION

Description of the Issue Programme and its performance

The Programme

On 20 May 2009, ISP CB Pubblico S.r.l., as part of a Programme of issuance of Covered Bonds by Intesa Sanpaolo S.p.A., entered into a “Master Sale Agreement”, most recently amended on 19 April 2013, pursuant to and for the purposes of the combined provisions of Article 7-bis and 4 of Law No. 130 of 30 April 1999, as amended, and Article 58 of the Consolidated Law on Banking, which governs the sale of an initial portfolio of loans and securities and the subsequent sales. ISP CB Pubblico S.r.l. is the vehicle in which the assets are segregated as collateral for the holders of the covered bonds, for which the company is guarantor.

Specifically, the Programme involves, on the one hand, an initial sale and subsequent sales without recourse of loans and securities with local governments and public entities, under the “Master Sale Agreement” and, on the other hand, the tranching issuance of Covered Bonds by Intesa Sanpaolo S.p.A. up to a maximum amount of €10 billion.

On 24 May 2011, the Board of Directors authorised an increase in the Programme to €20 billion.

The loans included in the portfolios sold were selected by the originator based on predetermined criteria aimed at ensuring their legal and financial uniformity, in order to establish a group of mortgage loans identifiable as a bloc, in accordance with Law 130/99 and Article 58 of the Consolidated Law on Banking, as they complied with the criteria listed in Annexes 1 “Common Criteria” and 5 “Characteristics for the Selection of the Securities” of the Master Sale Agreement and the “Specific Criteria” identified in the Offers for the subsequent sales.

The loans sold must be of prime quality in order to guarantee the holders of the Covered Bonds. If the loans no longer meet the above-mentioned requirements, the loan portfolios must be restored by purchasing other loans or replacing those that no longer meet the requirements.

In accordance with this Programme structure, the Vehicle has carried out the following.

Initial Sale

Banca Intesa Infrastrutture e Sviluppo S.p.A. - BIIS S.p.A. (now Intesa Sanpaolo S.p.A. following the partial spin-off to the latter on 1 December 2012 with deed no. 1,655, file no. 564 notarised by notary Morone on 21 November 2012), sold the vehicle the first loan portfolio on 20 May 2009. The transaction became effective on 1 May 2009 and cost approximately €3.8 billion (the carrying amount of the loans at 1 May 2009).

The portfolio complies with the block criteria as per Law no. 130/99 and was identified using the objective criteria published in the Italian Official Journal of 16 June 2009.

The consideration paid for the assets was determined using the carrying amounts in the originator’s financial statements as required by sector regulations, adjusted appropriately to reflect quantitative and objective changes made up until the sale’s effective date.

BIIS S.p.A. (now Intesa Sanpaolo S.p.A.) granted the vehicle subordinated loans to allow it to finance the acquisition of the loans. These loans partly reflect the financial profile of the bonds issued by Intesa Sanpaolo S.p.A. and allow BIIS S.p.A. (now Intesa Sanpaolo S.p.A.) to maintain an excess spread, equal to the difference between the return on the portfolio and the transaction’s total cost (payment of costs and expenses of the vehicle and all the parties involved in the transaction). The vehicle will repay the subordinated loan at the last redemption date or the extended redemption date of the covered bonds, respecting the applicable priority order and funds available, although it is obliged to repay the loan early if the conditions set out in the related agreement materialise.

Subsequent Sales

Subsequent to the initial sale, the vehicle purchased various portfolios of loans and securities without recourse from the originator BIIS S.p.A. (now Intesa Sanpaolo S.p.A.) and, after 1 December 2012 from Intesa Sanpaolo S.p.A., in accordance with the “Common Criteria” laid down in the Master Sale Agreement and the “Specific Criteria” identified in the sale offers made from time to time, as well as some securities.

The consideration paid for the assets is determined using the carrying amounts in the originator’s financial statements as required by the sector regulations, adjusted appropriately to reflect quantitative and objective changes made up until the sale’s effective date. For repurchases, the price of the assets is set, in continuity with the sale price, based on the carrying amounts of the assets of the originator on the effective date of the repurchase.

The sales that have taken place since the start of the Programme through to 31 December 2023 are summarised below:

Sale date	Securitised assets	Sale price	Official Journal	Payment of sale price with:		Exclusion date	Amount Excluded ⁽¹⁾
				subordinated loan ⁽²⁾	available liquidity		
22/05/2009	Loans and receivables	3,790,358,323	Part II no. 68 of 16/06/2009	3,790,358,323		22/05/2009	1,539,823
30/03/2010	Loans/Securities	2,490,578,546	Part II no. 45 of 15/04/2010	2,490,578,546			
28/10/2010	Loans and receivables	1,732,067,263	Part II no. 138 of 20/11/2010	1,732,067,263			
16/03/2011	Securities	2,923,256,066	Part II no. 33 of 24/03/2011	2,923,256,066			
01/06/2011	Loans and receivables	2,616,743,446	Part II no. 63 of 04/06/2011	2,616,743,446			
01/03/2012	Securities	286,768,118	Part II no. 30 of 10/03/2012		286,768,118		
19/04/2013	Securities	1,030,575,000	Part II no. 49 of 27/04/2013		1,030,575,000		
		14,870,346,761		13,553,003,644	1,317,343,118		1,539,823

(1) Exclusion due to non-compliance with block criteria

(2) Expected remuneration at fixed rate of 0.5% per annum

Repurchases of loans identified as a block pursuant to Article 58 of the Consolidated Banking Law by the Originator

The following is a summary of the loans identified as a block pursuant to Article 58 of the Consolidated Law on Banking, repurchased by the Originator Intesa Sanpaolo:

Retrocession date	Retrocession assets	Retrocession price	Official Journal
21/12/2011	loans and receivables	448,536,347	Part II no. 148 of 24/12/2011
25/06/2012	loans/securities	41,348,734	n.a. (1)
24/09/2012	securities	27,501,961	n.a. (1)
07/09/2020	Piedmont Regional Authority loans	132,412,888	n.a. (2)
22/11/2023	securities	1,058,422,513	Part II no. 153 of 30/12/2023

(1) Exercise of the Repurchase Option pursuant to Article 17 of the Master Sale Agreement

(2) Private agreement notarised at the Office of the Notaries Pietro Sormani and Stefano Ajello on 7 September 2020 with signing of the deed of sale no. 67124, file no. 14131

The repurchase price of the assets was set, in continuity with the sale price, based on the carrying amounts of the assets of the originator on the effective date of the repurchase.

Pursuant to Article 7-bis.1 of Law no. 130/99 and Article 4 of the Ministry for the Economy and Finance decree, the vehicle granted a first-demand autonomous, irrevocable and unconditional guarantee to the bondholders with limited recourse to the cover pool assets (the covered bonds guarantee). In accordance with the covered bonds guarantee, if the issuer defaults (i.e. non-payment by the Issuer of interest and/or principal on the bonds) and following receipt of a notice to pay from the bondholders' representative, to be sent as per the Intercreditor Agreement, the vehicle will meet the issuer's obligations with the bondholders in line with the originally agreed terms and conditions to the extent of the segregated assets. The guarantee agreement was also signed by Intesa Sanpaolo S.p.A. as acknowledgement of its issue by the vehicle to the bondholders and of the related terms and conditions.

Italian law requires that the validity of the guarantee be checked over the bonds' term. Accordingly, Banca Finint S.p.A. (which absorbed the subsidiary Securitisation Services S.p.A. in 2020 by means of merger), performs tests of the portfolio, in its capacity as the calculation agent. To check whether the nominal amount, present value and interest flows (considering the hedging swaps and the transaction costs) of the portfolio allow the vehicle, where necessary, to pay the interest and principal of the issued bonds. B.D.O. Italia S.p.A. checks the tests' accuracy as the asset monitor, which has to be an audit company as per the supervisory instructions. Management of the portfolio over the transaction term is regulated by a portfolio administration agreement signed, inter alia, by the vehicle and Intesa Sanpaolo S.p.A.

On 21 November 2012, BIIS S.p.A. and Intesa Sanpaolo S.p.A. signed a partial spin-off deed whereby the operations of BIIS S.p.A. were transferred to Intesa Sanpaolo S.p.A. The latter took over all BIIS S.p.A.'s legal relationships on 1 December 2012, including those for the Programme. As a result of this spin-off, Intesa Sanpaolo S.p.A. took on the roles previously held by BIIS S.p.A. (originator, servicer, swap counterparty, lender of the subordinated loan and receivables collection account bank).

The transaction's financial structure provides for the six-monthly payment of the transaction costs, i.e., at the payment dates of 31 March and 30 September of each year.

Information about the cash flows and payments of 2023 is set out below.

Twenty-seventh Payment Date (31 March 2023)

On 31 March 2023, the vehicle made the payments in accordance with the Prospectus for the collections received from 1 August 2022 to 31 January 2023.

The Interest Available Funds distributable by the vehicle amounted to €136.2 million, of which:

- €60.4 million as collections on the portfolio for interest payments
- €34.9 million as the reserve amount
- €4.3 million as accrued interest on current accounts
- €36.6 million as a collection from the swap counterparty

The following payments were made with these funds:

- €88 thousand as the reimbursement of corporate costs and advances to organise the transaction
- €780 thousand as remuneration to the third parties that provided services to the vehicle
- €60.4 million as payment to the swap counterparty
- €28.3 million as Interest Accumulation Amount
- €46.6 million as the reserve amount.

The amount of €180 million was also used from the principal available funds (totalling €386.1 million) to partially repay the subordinated loan.

Twenty-eighth Payment Date (2 October 2023)

On 2 October 2023, the vehicle made the payments in accordance with the Prospectus for the collections received from 1 February 2023 to 31 July 2023.

The Interest Available Funds distributable by the vehicle amounted to €201.4 million, of which:

- €60 million as collections on the portfolio for interest payments
- €46.6 million as the reserve amount
- €6.8 million as accrued interest on current accounts
- €59.6 million as a collection from the swap counterparty
- €28.3 million as Interest Accumulation Amount

The following payments were made with these funds:

- €20 thousand as the reimbursement of corporate costs and advances to organise the transaction
- €701 thousand as remuneration to the third parties that provided services to the vehicle
- €60 million as payment to the swap counterparty
- €49.2 million as Interest Accumulation Amount
- €91.4 million as the reserve amount.

The Principal Available Funds totalled €359.1 million.

Parties involved

In addition to ISP CB Pubblico S.r.l. (the Covered Bond Guarantor), the main parties involved in the Covered Bond Programme are:

Originator and Subordinated Loan Provider	Intesa Sanpaolo S.p.A.
Issuer	Intesa Sanpaolo S.p.A.
Servicer	Intesa Sanpaolo S.p.A.
Administrative Services Provider	Intesa Sanpaolo S.p.A.
Account Bank	Intesa Sanpaolo S.p.A.
Cash Manager	Intesa Sanpaolo S.p.A.
Paying Agent	Deutsche Bank S.p.A.
Representative of the Covered Bondholders	Banca Finint S.p.A.
Calculation Agent	Banca Finint S.p.A.
Asset Monitor	BDO Italia S.p.A.
Luxembourg Listing Agent	Deutsche Bank Luxembourg S.A.
Rating Agency	Moody's Investors Service (Moody's or the Rating Agency).
Swap Service Provider	Intesa Sanpaolo S.p.A.
CB Hedging Counterparty:	Intesa Sanpaolo S.p.A.
TBG Hedging Counterparty:	Intesa Sanpaolo S.p.A.

Up until 30 November 2012, when it was replaced by Intesa Sanpaolo S.p.A. (as per the spin-off deed of 21 November 2012), BIIS S.p.A. collected and managed the securitised loans and securities on behalf of the vehicle. Intesa Sanpaolo S.p.A. is also the servicer as per Law no. 130/99 and it may sub-delegate activities to third parties. Intesa Sanpaolo S.p.A. provides IT infrastructure, including via Intesa Sanpaolo Group Services S.C.p.A. (now merged into Intesa Sanpaolo S.p.A.), and performs the back-office activities for collections on the securitised loans, as per the Group's regulations. As servicer, Intesa Sanpaolo S.p.A. is also responsible for ensuring that the transaction activities comply with the law and the Prospectus, as per Article 2, paragraph 6 bis, of Law no. 130 of 30 April 1999.

Intesa Sanpaolo S.p.A. and the vehicle have signed an administrative services agreement under which the former provides the vehicle administrative, accounting and corporate services (including book keeping, tax returns and corporate activities).

Following the enactment of the EMIR, which imposes specific regulatory obligations on parties to OTC derivative contracts, in February 2014, Intesa Sanpaolo Group Services S.C.p.A. (now merged into Intesa Sanpaolo S.p.A.) and Intesa Sanpaolo S.p.A. were entrusted with the performance of certain of these mandatory activities as representatives of the vehicle (specifically, Intesa Sanpaolo Group Services S.C.p.A. – now merged into Intesa Sanpaolo S.p.A. – is responsible for reconciling the portfolios and managing disputes while Intesa Sanpaolo S.p.A. is in charge of reporting).

The amounts collected by the Servicer Intesa Sanpaolo S.p.A. are paid into accounts opened with it. Intesa Sanpaolo S.p.A., also acts as Account Bank and Cash Manager for the transaction and manages the liquidity between the collection and Payment Dates established by the relevant agreements.

Intesa Sanpaolo S.p.A. receives a fee in line with market conditions for these services.

Intesa Sanpaolo S.p.A. selected Deutsche Bank as the paying agent for the covered bonds. Banca Finint S.p.A. (which absorbed the subsidiaries Securitisation Services S.p.A. and FISG S.r.l. by merger in 2020) has been selected for the roles of Representative of the Holders of the Covered Bonds and Calculation Agent. The Luxembourg listing agent is currently Deutsche Bank Luxembourg S.A., while B.D.O. Italia, as mentioned above, acts as asset monitor.

All the above parties signed the Intercreditor Agreement, acknowledging and accepting that all the vehicle's obligations, as per the transaction documents, are limited recourse obligations, conditioned by and limited to its available funds and that these funds can only be used by the vehicle in accordance with the payment priority order set out in the aforesaid Intercreditor Agreement up until full redemption of the Covered Bonds and

satisfaction of all other creditors' claims.

Banca IMI S.p.A. (now merged into Intesa Sanpaolo S.p.A.) assisted Intesa Sanpaolo S.p.A. to structure the transaction as arranger of the first issuance.

Issue characteristics

The main characteristics of the covered bonds issued by Intesa Sanpaolo S.p.A. (the issuer) as part of the Covered Bond Programme, for which ISP CB Pubblico S.r.l., as guarantor of the bonds, has issued the covered bond guarantee to the bondholders, are set out below.

At the reporting date, all the Covered Bonds issued under the Programme were subscribed by Intesa Sanpaolo S.p.A., were listed on the Luxembourg Stock Exchange, and were eligible for Eurosystem transactions, and pay six-monthly coupons on 6 April and 6 October of each year.

ISP CB Pubblico Covered Bond Programme

Maximum amount: € 20 billion

Moody's Rating: A2

Series	ISIN	Date of issue	Legal maturity date	Issue Amount	Rate	Type	Notes
1	IT0004507619	24/07/2009	06/10/2011	3,000,000,000	6M Eur + 0.60%	retained	Matured
2	IT0004603434	28/04/2010	28/04/2017	2,000,000,000	3.250%	market	Matured; security subject to Exchange Offer (with ISP CB Ipotecario Covered Bonds) between July and September 2012 for €1,863,250,000
3	IT0004679368	27/01/2011	27/01/2021	1,500,000,000	5.000%	market	Matured; security subject to Exchange Offer (with ISP CB Ipotecario Covered Bonds) between July and September 2012 for €1,353,028,000
4	IT0004708480	30/03/2011	06/04/2013	2,400,000,000	6M Eur + 0.60%	retained	Matured
5	IT0004750888	29/07/2011	06/10/2013	2,000,000,000	6M Eur + 0.60%	retained	Early redemption on 2/10/2013
6	IT0004780703	01/12/2011	07/04/2014	2,400,000,000	6M Eur + 0.60%	retained	Partial redemption on 24/03/2014 of €1,000 million, early redemption on 3/04/2014
7	IT0004918949	29/04/2013	06/10/2015	2,000,000,000	6M Eur + 0.50%	retained	Early redemption on 2/10/2015
8	IT0004966260	14/10/2013	06/04/2016	2,200,000,000	6M Eur + 0.50%	retained	Early redemption on 4/04/2016
9	IT0005004285	24/03/2014	06/04/2016	1,000,000,000	6M Eur + 0.60%	retained	Early redemption on 27/01/2016
10	IT0005139461	23/10/2015	06/10/2022	1,700,000,000	6M Eur + 0.25%	retained	Partial redemptions on 27/01/2017 of €500 million, on 29/07/2019 of €100 million, on 24/01/2020 of €550 million, on 31/07/2020 of €300 million and on 27/01/2022 of €100 million, and early redemption on 28/06/2022
11	IT0005177735	22/04/2016	06/10/2018	1,100,000,000	6M Eur + 0.16%	retained	Matured, partial redemptions on 30/01/2018 of €600 million and on 27/07/2018 of €250 million
12	IT0005177743	22/04/2016	06/10/2023	1,275,000,000	6M Eur + 0.23%	retained	Matured, partial redemptions on 28/06/2022 of €225 million and on 27/07/2023 of €150 million
13	IT0005253320	17/05/2017	06/10/2024	1,650,000,000	6M Eur + 0.20%	retained	Partial redemption on 25/01/2019 of €600 million
14	IT0005435216	18/02/2021	06/10/2026	1,000,000,000	6M Eur + 0.04%	retained	Partial redemption on 26/01/2023 of €200 million

The inaugural issuance of the Programme was assessed by the rating agency Moody's and was rated "AAA".

The rating of the Covered Bond Programme guaranteed by ISP CB Pubblico S.r.l. has been subject to the following successive revisions by Moody's over the years:

- 6 October 2011: Aa1;
- 29 November 2011: Aa3;
- 13 June 2012: A1;
- 13 July 2012: A2;
- 7 August 2012: A3;
- 21 February 2014: A2;
- 23 June 2015: A1;
- 25 January 2019: A2.

Related financial transactions

Fifteen derivative contracts were initially entered into with the originator BIIS S.p.A. (now Intesa Sanpaolo S.p.A.), of which thirteen total balance guaranteed swaps, to hedge the interest rate risk of the portfolios sold, and two covered bond swaps, to hedge the interest rate risk connected to the Covered Bonds issued deriving from possible default by the Issuer.

At 31 December 2023, twelve total balance guaranteed swaps were in place to hedge the interest rate risk of the portfolios sold, with a total notional amount of €2.9 billion.

The vehicle's operating powers

The vehicle may invest the available cash collected during each collection period until the next payment date via the cash manager. The investment characteristics (eligible investments and authorised investments) are agreed with the rating agency.

QUANTITATIVE INFORMATION

Cash flows from securitised assets

Loans and receivables

Net value

	1 May 2009	Changes in previous years	Changes in current year	31 December 2023
a) Opening balance	3,790,358,323			
b) Increases		8,468,058,591	83,593,955	
b.1 interest		2,040,935,306	81,377,131	
b.2 overdue interest		1,275,389	334	
b.3 penalties for early redemptions and other		226,546	200,140	
b.4 acquisitions		6,393,128,233	-	
b.5 other increases		32,493,117	2,016,350	
c) Decreases		10,315,918,971	234,218,285	
c.1 collections		9,329,186,124	228,604,014	
c.2 sales		619,986,312	-	
c.3 other decreases in loans		366,746,535	5,614,271	
Closing balance		1,942,497,943	-150,624,330	1,791,873,613

Securities

Net value

	1 April 2010	Changes in previous years	Changes in current year	31 December 2023
a) Opening balance	446,261,021			
b) Increases		5,061,822,796	56,094,913	
b.1 interest on securities		738,762,354	34,495,331	
b.2 acquisitions		4,240,599,184	-	
b.3 other increases		82,461,258	21,599,582	
c) Decreases		4,295,639,567	1,268,539,163	
c.1 collections on securities		4,117,718,703	171,405,680	
c.2 sales		29,813,618	1,058,422,513 (*)	
c.3 other decreases		148,107,246	38,710,970	
Closing balance		1,212,444,250	-1,212,444,250	-

(*) On 22 November 2023, the entire securities portfolio held by the vehicle was repurchased from Intesa Sanpaolo S.p.A. for €1,058,422,513.38.

The items related to securitised loans and securities and the interest income/expense generated by analytical and collective assessments, were recognised based on the methods and information provided by the servicer (Intesa Sanpaolo S.p.A.).

Past due loans

The table below shows the changes in gross past due loans (principal and interest paid) during the year based on the classifications envisaged in the servicing agreements.

	1 May 2009	Changes in previous years	Changes in current year	31 December 2023
a) Opening balance	-			
b) Increases		599,856,368	6,054,853	
b.1 interest		117,900,743	612,726	
b.2 overdue interest		1,240,147	-	
b.3 legal and other costs		-	-	
b.4 principal		480,715,478	5,442,127	
c) Decreases		591,533,470	8,322,898	
c.1 collections		591,407,927	8,322,898	
c.2 write-offs		-	-	
c.3 sales		-	-	
c.4 other decreases		125,543	-	
Closing balance		8,322,898	-2,268,045	6,054,853

With regard to the classification of the loans in accordance with the provisions of Bank of Italy Circular no. 262/2005 and the IAS/IFRS and the EU supervisory regulations, all of the loans net of impairment losses consist of performing exposures.

Past due securities

The table below shows the changes in gross past due securities (not repaid principal and interest) during the year based on the classifications envisaged in the servicing agreements.

	1 April 2010	Changes in previous years	Changes in current year	31 December 2023
a) Opening balance	-			
b) Increases		17,145,093	-	
b.1 interest		4,709,022	-	
b.2 overdue interest		-	-	
b.3 legal and other costs		-	-	
b.4 principal		12,436,071	-	
c) Decreases		13,776,312	3,368,781	
c.1 collections		13,776,312	3,368,781	
c.2 write-offs		-	-	
c.3 sales		-	-	
c.4 other decreases		-	-	
Closing balance		3,368,781	-	-

With regard to the classification of the securities, in accordance with the provisions of Bank of Italy Circular no. 262/2005 and the IAS/IFRS and the EU supervisory regulations, 99.72% of the securities net of impairment losses consist of performing exposures.

Cash flows

Collections (from 1 January to 31 December 2023)

Description	2023	2022
Loans and receivables	228,604,014	193,150,019
Securities	171,405,680	195,878,355
Retrocession of securities	1,058,422,513	-
Total	1,458,432,207	389,028,374
Other cash inflows related to:		
CC expenses	-	346
Net interest on current accounts	21,127,067	3,195,124
Derivatives for differentials collected	96,185,635	2,533,711
TOTAL COLLECTIONS	1,575,744,909	394,757,555
Cash outflows related to:		
CC expenses	269	-
Management fees	1,589,041	1,752,135
Interest on subordinated loan	-	11,530,657
Additional interest amount on subordinated loan	-	16,240,257
Derivatives for differentials paid	120,381,535	82,390,482
Repayment of subordinated loan - Intesa Sanpaolo S.p.A.	180,000,000	680,000,000
TOTAL PAYMENTS	301,970,845	791,913,531
NET INFLOWS/OUTFLOWS	1,273,774,064	-397,155,976
Availability at the beginning of the year	419,960,820	817,116,796
Availability at the end of the year	1,693,734,884	419,960,820
Net change	1,273,774,064	-397,155,976

Details of the collections are provided in the sections “Significant events and performance”, “Outlook” and “Going concern” of the report on operations. In summary, during 2023, the transaction ran according to plan and the vehicle’s future operations will be aimed at the orderly continuation of the Programme.

Status of guarantees and credit facilities

The vehicle does not have credit facilities.

Breakdown by residual life

	up to 3 months	between 3 months and 1 year	between 1 and 5 years	over 5 years	past due	Total
1. Securitised assets						
1.1 loans and receivables	3,366,638	111,385,932	409,966,935	1,261,054,510	6,099,598	1,791,873,613
1.2 other assets	12,342,645	-	-	-	-	12,342,645
Total	15,709,283	111,385,932	409,966,935	1,261,054,510	6,099,598	1,804,216,258
2. Financial liabilities						
2.1 financing	4,678,384	-	-	3,701,578,740	30,205,198	3,736,462,322
2.2 other liabilities	56,200,262	-	-	105,970,925	-	162,171,187
Total	60,878,646	-	-	3,807,549,665	30,205,198	3,898,633,509

Breakdown by geographical location

Loans and receivables

- Country of residence of debtors: Italy;
- Currency of denomination of loans: Euro.

Liabilities – loans received

- Country of residence of debtors: Italy;
- Currency of denomination of loans: Euro.

Risk concentration

Breakdown of loan portfolio by amount

The table below shows the number and total amount of the net loans as at 31 December 2023.

Bracket	No. of transactions	%	Amount	%
€25,000 - €75,000	4	1.57%	232,361	0.01%
€75,000 - €250,000	45	17.65%	7,966,285	0.44%
more than €250,000	206	80.78%	1,783,674,967	99.55%
Total	255	100.00%	1,791,873,613	100.00%

Indication of each loan that individually exceeds 2% of the total amount of loans in the portfolio

No. of transactions	Amount
1	35,241,177
1	35,256,589
1	37,935,666
1	40,051,855
1	41,529,683
1	42,719,403
1	44,153,090
1	49,258,299
1	54,366,601
1	56,167,758
1	66,555,037
1	69,804,407
1	82,667,961
1	85,145,246
1	99,766,775
1	113,998,665
16	954,618,212

Section 3 – Risks and related hedging policies

3.1 Credit risk

Qualitative disclosure

1. General aspects

The vehicle only has on-demand receivables consisting of current accounts held with Intesa Sanpaolo S.p.A., which are not considered to have any credit risk.

With regard to the segregated assets, the vehicle is subject to risks arising from the failure to collect amounts due from debtors and the servicer's failure to perform its duties and commitments to collect sufficient funds to meet its payment obligations under the Programme. These risks are mitigated by the issuance of Covered Bonds by Intesa Sanpaolo S.p.A. for a total amount that is lower than the value of the portfolios of Securitised loans.

At 31 December 2023, all the covered bonds issued under the Programme were subscribed by Intesa Sanpaolo S.p.A.

Quantitative disclosure

Although on-demand receivables meet the definition of on-balance sheet credit exposures, by convention they are not included in the tables in Section 3.1, except in the specifically identified cases in which they must be considered.

The table below refers to the vehicle's operations.

6. Credit exposures to customers, banks and financial companies

6.1 On- and off-balance sheet credit exposures to banks and financial companies: gross and net values

	Gross exposure					Total adjustments and total provisions for credit risk			Net exposure	Total partial write-offs*	
	Stage 1	Stage 2	Stage 3	Purchased or originated credit-impaired	Stage 1	Stage 2	Stage 3	Purchased or originated credit-impaired			
A. ON-BALANCE SHEET EXPOSURES											
A.1 On-demand	209,555	209,555	-	-	-	-	-	-	-	209,555	-
a) Non-performing	-	X	-	-	-	X	-	-	-	-	-
b) Performing	209,555	209,555	-	X	-	-	-	X	-	209,555	-
A.2 Others	-	-	-	-	-	-	-	-	-	-	-
a) Bad loans	-	X	-	-	-	X	-	-	-	-	-
-of which: forbore exposures	-	X	-	-	-	X	-	-	-	-	-
b) Unlikely to pay	-	X	-	-	-	X	-	-	-	-	-
-of which: forbore exposures	-	X	-	-	-	X	-	-	-	-	-
c) Non-performing past due exposures	-	X	-	-	-	X	-	-	-	-	-
-of which: forbore exposures	-	X	-	-	-	X	-	-	-	-	-
d) Performing past due exposures	-	-	-	X	-	-	-	X	-	-	-
-of which: forbore exposures	-	-	-	X	-	-	-	X	-	-	-
e) Other performing exposures	-	-	-	X	-	-	-	X	-	-	-
-of which: forbore exposures	-	-	-	X	-	-	-	X	-	-	-
TOTAL (A)	209,555	209,555	-	-	-	-	-	-	-	209,555	-
B. OFF-BALANCE SHEET EXPOSURES											
a) Non-performing	-	X	-	-	-	X	-	-	-	-	-
b) Performing	-	-	-	X	-	-	-	X	-	-	-
TOTAL (B)	-	-	-	-	-	-	-	-	-	-	-
TOTAL (A+B)	209,555	209,555	-	-	-	-	-	-	-	209,555	-

* Amount to be stated for disclosure purposes

"On-demand on-balance sheet exposures" include on-demand receivables from banks classified in the caption "Cash and cash equivalents" and consisting of current accounts held with Intesa Sanpaolo S.p.A.

3.2 Market risk

3.2.1 Interest rate risk

Qualitative disclosure

1. General aspects

The vehicle is not exposed to interest rate risk because it only has on-demand receivables consisting of current accounts held with Intesa Sanpaolo S.p.A.

With regard to the segregated assets, the interest rate risk mainly consists of the potential loss arising from changes in interest rates between the securitised assets and the Covered Bonds and only occurs when the Issuer is no longer able to meet its commitments arising from the Covered Bond issuances. This risk is mitigated by the vehicle by entering into total balance guaranteed swaps with the counterparty Intesa Sanpaolo S.p.A. to hedge the interest rate risk of the portfolios sold. For more details, see the section “Related financial transactions” of the “qualitative disclosure” in Part H – Covered Bonds.

In addition, as at 31 December 2023 all the covered bonds issued under the Programme were subscribed by Intesa Sanpaolo S.p.A..

Quantitative disclosure

The table below refers to the vehicle’s operations.

1. Breakdown by residual maturity (repricing date) of financial assets and liabilities

	On-demand	Up to 3 months	Between 3 and 6 months	Between 6 months and 1 year	Between 1 and 5 years	Between 5 and 10 years	Over 10 years	Unspecified maturity
1. Assets								
1.1 Debt instruments	-	-	-	-	-	-	-	-
1.2 Loans and receivables	-	-	-	-	-	-	-	-
1.3 Other assets	209,555	-	-	-	-	-	-	-
2. Liabilities								
2.1 Financial liabilities	-	-	-	-	-	-	-	-
2.2 Debt instruments	-	-	-	-	-	-	-	-
2.3 Other liabilities	-	-	-	-	-	-	-	-
3. Financial derivatives								
Options								
3.1 Long positions	-	-	-	-	-	-	-	-
3.2 Short positions	-	-	-	-	-	-	-	-
Other derivatives								
3.3 Long positions	-	-	-	-	-	-	-	-
3.4 Short positions	-	-	-	-	-	-	-	-

3.2.2 Price risk

The company does not hold any assets or liabilities subject to price risk.

3.2.3 Foreign Exchange risk

The company does not hold any assets or liabilities in foreign currencies subject to foreign exchange risk.

3.3 Operational risk

Qualitative disclosure

1. General aspects, management processes and operational risk measurement methods

With regard to operational risk, you are reminded that the vehicle does not have any employees and that the vehicle has delegated the activities necessary for the operational management of the segregated assets to specialist professional providers of financial and regulatory services for these operations.

3.4 Liquidity risk

Qualitative disclosure

1. General aspects, management processes and liquidity risk measurement methods

The v believes that it has sufficient available cash to meet its commitments, because the contractual provisions establish that, on the Payment Dates, the vehicle will be reimbursed from the segregated assets for the operating expenses incurred to maintain it in good standing.

With regard to the liquidity risk of the segregated assets, the structure of the transaction, as governed by the related contracts, requires the vehicle, in accordance with the provisions of Article 1, paragraph 1, subparagraph b), of Law 130 of 30 April 1999, to only use the collections from the securitised assets on each payment date to “satisfy the rights embedded in the securities issued, by it or by another company, to fund the purchase of those loans and pay transaction costs”.

In any event, the structure of the transaction provides that where the collections from the securitised assets are, temporarily, insufficient to meet the obligations assumed, the vehicle can make use of the instruments indicated in the paragraph “Related financial transactions” of the “Qualitative disclosure” in Part H – Covered Bonds.

Quantitative disclosure

The table below refers to the vehicle's operations.

1. Breakdown by contractual residual maturity of financial assets and liabilities

Type/Residual maturity	On-demand	Between 1 and 7 days	Between 7 and 15 days	Between 15 days and 1 month	Between 1 and 3 months	Between 3 and 6 months	Between 6 months and 1 year	Between 1 and 3 years	Between 3 and 5 years	Over 5 years	unspecified maturity
On-balance sheet assets											
A.1 Government bonds	-	-	-	-	-	-	-	-	-	-	-
A.2 Other debt securities	-	-	-	-	-	-	-	-	-	-	-
A.3 Loans	-	-	-	-	-	-	-	-	-	-	-
A.4 Other assets	209,555	-	-	-	-	-	-	-	-	-	-
On-balance sheet liabilities											
B.1 Due to:	-	-	-	-	-	-	-	-	-	-	-
- Banks	-	-	-	-	-	-	-	-	-	-	-
- Financial companies	-	-	-	-	-	-	-	-	-	-	-
- Customers	-	-	-	-	-	-	-	-	-	-	-
B.2 Debt securities	-	-	-	-	-	-	-	-	-	-	-
B.3 Other liabilities	-	-	-	-	-	-	-	-	-	-	-
Off-balance sheet transactions											
C.1 Financial derivatives with exchange of capital	-	-	-	-	-	-	-	-	-	-	-
- Long positions	-	-	-	-	-	-	-	-	-	-	-
- Short positions	-	-	-	-	-	-	-	-	-	-	-
C.2 Financial derivatives without exchange of capital	-	-	-	-	-	-	-	-	-	-	-
- Positive difference	-	-	-	-	-	-	-	-	-	-	-
- Negative difference	-	-	-	-	-	-	-	-	-	-	-
C.3 Financing to be received	-	-	-	-	-	-	-	-	-	-	-
- Long positions	-	-	-	-	-	-	-	-	-	-	-
- Short positions	-	-	-	-	-	-	-	-	-	-	-
C.4 Irrevocable commitments to lend funds	-	-	-	-	-	-	-	-	-	-	-
- Long positions	-	-	-	-	-	-	-	-	-	-	-
- Short positions	-	-	-	-	-	-	-	-	-	-	-
C.5 Financial guarantees given	-	-	-	-	-	-	-	-	-	-	-
C.6 Financial guarantees received	-	-	-	-	-	-	-	-	-	-	-

Disclosure on risks

Pursuant to Article 7-sexies, sub-para c), of Law 130 of 30 April 1999 and Article 4 of the Ministry for the Economy and Finance decree, ISP CB Pubblico S.r.l. granted a first-demand autonomous, irrevocable and unconditional guarantee to the bondholders with limited recourse to the cover pool assets (the covered bonds guarantee). In accordance with the covered bonds guarantee, if the issuer defaults (i.e. non-payment by the issuer of interest and/or principal on the bonds) and following receipt of a notice to pay from the bondholders' representative, to be sent as per the Intercreditor Agreement, the vehicle will meet the issuer's obligations with the bondholders in line with the originally agreed terms and conditions to the extent of the segregated assets. The risk of partial or total non-collection of the cover pool assets included in the segregated assets has been transferred to the originator Intesa Sanpaolo S.p.A., which granted ISP CB Pubblico S.r.l. a subordinated loan which it used to fully finance the transaction.

Section 4 - Equity

4.1 Equity

4.1.1 Qualitative disclosure

The management of the vehicle's assets consists of the set of policies that determine their size in order to ensure that they are adequate for the vehicle's operations and meet the quantitative and qualitative requirements established by law.

The vehicle was established in accordance with Law no. 130 of 30 April 1999, in the form of a limited liability company, and its sole purpose is to carry out loan securitisations.

As provided for by Law no. 130 of 30 April 1999, the characteristic of the vehicle's activity is the separation of its assets and liabilities from the segregated assets of the securitisations it owns. As a result of this segregation, the costs incurred to maintain the vehicle's good standing are low and, in any case, recovered through specific contractual provisions that provide for their chargeback to the securitisation.

This ensures that ISP CB Pubblico S.r.l. maintains adequate levels of capital while executing the Covered Bond Programme.

4.1.2 Quantitative disclosure

4.1.2.1 Equity: breakdown

The vehicle's equity, amounting to €168,930, consists of Quota Capital of € 120,000, split into quotas, the legal reserve (€ 2,448) and the extraordinary reserve (€ 46,482).

Captions/Value	31/12/2023	31/12/2022
1. Quota capital	120,000	120,000
2. Quota premium reserves	-	-
3. Reserves	48,930	48,930
- retained earnings	48,930	48,930
a) legal	2,448	2,448
b) statutory	-	-
c) treasury quotas	-	-
d) other	46,482	46,482
- other	-	-
4. (Own quotas)	-	-
5. Valuation reserves	-	-
- Equity instruments at measured at fair value through other comprehensive income	-	-
- Hedges of equity instruments designated at fair value through other comprehensive income	-	-
- Financial assets (other than equities) measured at fair value through other comprehensive income	-	-
- Property and equipment	-	-
- Intangible assets	-	-
- Hedges of foreign investments	-	-
- Cash flow hedges	-	-
- Hedging instruments (non-designated items)	-	-
- Foreign exchange differences	-	-
- Non-current assets held for sale and discontinued operations	-	-
Financial liabilities designated at fair value through profit or loss (changes in own credit rating)	-	-
- Legally-required revaluations	-	-
- Actuarial gains/losses on defined benefit plans	-	-
- Share of valuation reserves connected with investments carried at equity	-	-
6. Equity instruments	-	-
7. Net income (loss)	-	-
Total	168,930	168,930

4.2 Own Funds and Capital Ratios

4.2.1 Own funds

4.2.1.1 Qualitative disclosure

The vehicle is not subject to the special rules on own funds and capital ratios.

Section 5 - Breakdown of comprehensive income

Given that no other components of comprehensive income were recognised during the year (and in the previous year), there is no information to be provided in relation to the statement of comprehensive income, which is the same as the net income/(loss) for the year.

Section 6 - Related-party transactions

6.1 Information on remuneration of key management personnel

Figures as at 31/12/2023	Directors and Statutory Auditors
Fees and social security contributions	
- Directors	
- paid to Intesa Sanpaolo S.p.A.	-
- other	23,413
- Statutory auditors	16,177
Total	39,590

6.2 Loans and guarantees given to/on behalf of directors and statutory auditors

No loans or guarantees have been given to/on behalf of directors or statutory auditors.

6.3 Related-party transactions

Information about the vehicle's related-party transactions is summarised in the following table:

Assets and liabilities as at 31/12/2023	Cash and cash equivalents	Other liabilities
- Directors and statutory auditors	-	8,114
- Parent: Intesa Sanpaolo S.p.A.	209,555	131
Total	209,555	8,245

Income and expense for 2023	Interest income	Personnel expenses	Other administrative expenses
- Directors and statutory auditors	-	39,590	116
- Parent: Intesa Sanpaolo S.p.A.	4,561	-	292
Total	4,561	39,590	408

Section 8 - Other information

Fees for auditing services and non-auditing services in accordance with Article 149-duodecies of the Consob Issuers' Regulation

The table below, prepared in accordance with article 149-duodecies of Consob Issuers' Regulation no. 11971, shows the breakdown of the fees for the independent audit services and non-audit services due for the year, paid to the Independent Auditors EY S.p.A. and the companies in its network. The fees do not include VAT, Consob duties, and expense reimbursements.

Service	Service provider	Fees
Audit	EY S.p.A.	34,826
Other non-audit services	EY S.p.A.	5,231
		40,057

Parent that prepares consolidated financial statements

Intesa Sanpaolo S.p.A. - Piazza San Carlo 156 - Turin

The following are the financial statements of Intesa Sanpaolo as at 31/12/2022.

Intesa Sanpaolo Financial Statements - Balance sheet

(amounts in Euros)

Assets	31/12/2022	31/12/2021	changes	
			amount	%
10. Cash and cash equivalents	97,071,067,306	7,730,324,619	89,340,742,687	
20. Financial assets measured at fair value through profit or loss	48,461,909,195	51,636,942,275	-3,175,033,080	-6.1%
a) financial assets held for trading	44,502,099,561	47,731,402,557	-3,229,302,996	-6.8%
b) financial assets designated at fair value	1,280,140	1,288,582	-8,442	-0.7%
c) other financial assets mandatorily measured at fair value	3,958,529,494	3,904,251,136	54,278,358	1.4%
30. Financial assets measured at fair value through other comprehensive income	35,904,591,025	52,149,417,207	-16,244,826,182	-31.2%
40. Financial assets measured at amortised cost	465,041,122,226	599,475,570,210	-134,434,447,984	-22.4%
a) due from banks	36,567,442,597	160,488,003,922	-123,920,561,325	-77.2%
b) loans to customers	428,473,679,629	438,987,566,288	-10,513,886,659	-2.4%
50. Hedging derivatives	8,773,592,120	1,565,785,494	7,207,806,626	
60. Fair value change of financial assets in hedged portfolios (+/-)	-9,472,301,524	392,886,894	-9,865,188,418	
70. Equity investments	23,645,508,564	23,419,882,011	225,626,553	1.0%
80. Property and equipment	7,719,728,526	7,875,007,061	-155,278,535	-2.0%
90. Intangible assets	4,336,740,491	4,011,615,142	325,125,349	8.1%
- of which: goodwill	67,487,402	67,487,402	-	0.0%
100. Tax assets:	16,593,327,601	17,393,927,239	-800,599,638	-4.6%
a) current	3,347,574,435	3,387,103,966	-39,529,531	-1.2%
b) deferred	13,245,753,166	14,006,823,273	-761,070,107	-5.4%
110. Non-current assets held for sale and discontinued operations	528,409,076	1,325,977,479	-797,568,403	
120. Other assets	16,777,182,227	7,262,958,025	9,514,224,202	
TOTAL ASSETS	715,380,876,833	774,240,293,656	-58,859,416,823	-7.6%

(amounts in Euros)

Liabilities and equity	31/12/2022	31/12/2021	changes	
			amount	%
10. Financial liabilities measured at amortised cost	594,514,596,095	638,920,703,828	-44,406,107,733	-7.0%
<i>a) due to banks</i>	159,961,500,664	191,156,632,447	-31,195,131,783	-16.3%
<i>a) due to customers</i>	354,850,700,626	357,473,742,383	-2,623,041,757	-0.7%
<i>c) securities issued</i>	79,702,394,805	90,290,328,998	-10,587,934,193	-11.7%
20. Financial liabilities held for trading	48,809,589,880	57,227,378,379	-8,417,788,499	-14.7%
30. Financial liabilities designated at fair value	8,794,975,803	3,675,534,828	5,119,440,975	
40. Hedging derivatives	4,652,143,658	3,971,114,708	681,028,950	17.1%
50. Fair value change of financial liabilities in hedged portfolios (+/-)	-7,962,268,554	59,665,441	-8,021,933,995	
60. Tax liabilities:	431,021,092	495,727,310	-64,706,218	-13.1%
<i>a) current</i>	73,662,880	51,794,223	21,868,657	42.2%
<i>b) deferred</i>	357,358,212	443,933,087	-86,574,875	-19.5%
70. Liabilities associated with non-current assets held for sale and discontinued operations	14,843,926	24,695,000	-9,851,074	-39.9%
80. Other liabilities	7,608,060,587	10,332,132,018	-2,724,071,431	-26.4%
90. Employee termination indemnities	796,940,057	1,026,992,677	-230,052,620	-22.4%
100. Allowances for risks and charges:	3,666,674,800	4,207,552,371	-540,877,571	-12.9%
<i>a) commitments and guarantees given</i>	424,874,288	366,761,822	58,112,466	15.8%
<i>b) post-employment benefits</i>	125,089,929	245,144,709	-120,054,780	-49.0%
<i>c) other allowances for risks and charges</i>	3,116,710,583	3,595,645,840	-478,935,257	-13.3%
110. Valuation reserves	80,923,566	854,785,465	-773,861,899	-90.5%
120. Redeemable shares	-	-	-	0.0%
130. Equity instruments	7,188,205,548	6,259,543,240	928,662,308	14.8%
140. Reserves	5,369,017,514	8,175,062,558	-2,806,045,044	-34.3%
145. Interim dividends	-1,399,608,168	-1,398,728,260	-879,908	
150. Share premium reserve	28,211,982,139	27,444,867,140	767,114,999	2.8%
160. Quota capital	10,368,870,930	10,084,445,148	284,425,782	2.8%
170. Treasury shares (-)	-49,547,627	-68,821,143	19,273,516	-28.0%
180. Net income (loss)	4,284,455,587	2,947,642,948	1,336,812,639	45.4%
TOTAL LIABILITIES AND EQUITY	715,380,876,833	774,240,293,656	-58,858,536,915	-7.6%

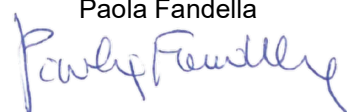
Intesa Sanpaolo Financial Statements – Income statement

(amounts in Euros)

Statement of Income items	2022	2021	changes	
			amount	%
10. Interest and similar income	10,365,136,143	8,259,333,154	2,105,802,989	25.5%
<i>of which: interest income calculated using the effective interest rate method</i>	9,842,657,825	7,756,271,932	2,086,385,893	26.9%
20. Interest and similar expense	-3,161,181,347	-2,322,412,807	-838,768,540	36.1%
30. INTEREST MARGIN	7,203,954,796	5,936,920,347	1,267,034,449	21.3%
40. Fee and commission income	6,377,764,935	6,602,228,382	-224,463,447	-3.4%
50. Fee and commission expense	-976,911,983	-928,985,951	-47,926,032	5.2%
60. NET FEE AND COMMISSION INCOME	5,400,852,952	5,673,242,431	-272,389,479	-4.8%
70. Dividend and similar income	2,945,495,402	2,453,820,843	491,674,559	20.0%
80. Profits (Losses) on trading	-228,706,400	442,495,813	-671,202,213	
90. Fair value adjustments in hedge accounting	26,827,205	38,522,691	-11,695,486	-30.4%
100. Profits (Losses) on disposal or repurchase of:	-90,388,675	683,025,705	-773,414,380	
a) <i>financial assets measured at amortised cost</i>	149,732,320	161,606,635	-11,874,315	-7.3%
b) <i>financial assets measured at fair value through other comprehensive income</i>	-268,521,903	575,615,419	-844,137,322	
c) <i>financial liabilities</i>	28,400,908	-54,196,349	82,597,257	
110. Profits (Losses) on other financial assets and liabilities measured at fair value through profit or loss	859,961,688	34,041,626	825,920,062	
a) <i>financial assets and liabilities designated at fair value</i>	937,538,269	-55,470,089	993,008,358	
b) <i>other financial assets mandatorily measured at fair value</i>	-77,576,581	89,511,715	-167,088,296	
120. NET INTEREST AND OTHER BANKING INCOME	16,117,996,968	15,262,069,456	855,927,512	5.6%
130. Net losses/recoveries for credit risks associated with:	-1,722,281,051	-2,553,217,345	830,936,294	-32.5%
a) <i>financial assets measured at amortised cost</i>	-1,673,986,645	-2,537,577,790	863,591,145	-34.0%
b) <i>financial assets measured at fair value through other comprehensive income</i>	-48,294,406	-15,639,555	-32,654,851	
140. Profits/losses on changes in contracts without derecognition	16,541,453	-23,497,373	40,038,826	
150. NET INCOME FROM BANKING ACTIVITIES	14,412,257,370	12,685,354,738	1,726,902,632	13.6%
160. Administrative expenses:	-8,827,654,799	-9,339,686,369	512,031,570	-5.5%
a) <i>personnel expenses</i>	-5,356,485,820	-5,822,468,328	465,982,508	-8.0%
b) <i>other administrative expenses</i>	-3,471,168,979	-3,517,218,041	46,049,062	-1.3%
170. Net provisions for risks and charges	-305,244,956	19,888,561	-325,133,517	
a) <i>commitments and guarantees given</i>	-57,377,119	142,475,213	-199,852,332	
b) <i>other net provisions</i>	-247,867,837	-122,586,652	-125,281,185	
180. Net adjustments to / recoveries on property and equipment	-481,192,616	-477,055,665	-4,136,951	0.9%
190. Net adjustments to/recoveries on intangible assets	-722,971,759	-726,347,882	3,376,123	-0.5%
200. Other operating expenses/income	796,189,328	861,336,393	-65,147,065	-7.6%
210. OPERATING EXPENSES	-9,540,874,802	-9,661,864,962	120,990,160	-1.3%
220. Profits (Losses) on equity investments	5,593,133	-216,531,718	222,124,851	
230. Valuation differences on property, equipment and intangible assets measured at fair value	-34,634,369	-20,221,780	-14,412,589	71.3%
240. Goodwill impairment	-	-	-	
250. Profits (Losses) on disposal of investments	1,300,476	89,061,777	-87,761,301	-98.5%
260. INCOME (LOSS) BEFORE TAX FROM CONTINUING OPERATIONS	4,843,641,808	2,875,798,055	1,967,843,753	68.4%
270. Taxes on income from continuing operations	-559,186,221	71,844,893	-631,031,114	
280. INCOME (LOSS) AFTER TAX FROM CONTINUING OPERATIONS	4,284,455,587	2,947,642,948	1,336,812,639	45.4%
290. Income (Loss) after tax from discontinued operations	-	-	-	0.0%
300. NET INCOME (LOSS)	4,284,455,587	2,947,642,948	1,336,812,639	45.4%

Milan, 23 February 2024

on behalf of the BOARD OF DIRECTORS
Chairperson
Paola Fandella





UBI Finance S.r.l.

Financial statements as at 31 December 2023

Independent auditor's report pursuant to article 14 of
Legislative Decree n. 39, dated 27 January 2010



EY

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working world**

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Independent auditor's report pursuant to article 14 of Legislative Decree n. 39, dated 27 January 2010 (Translation from the original Italian text)

To the Quotaholders of
UBI Finance S.r.l.

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of UBI Finance S.r.l. (the "Company"), which comprise the statement of financial position as at 31 December 2023, the statement of income, statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended and notes to the financial statements, including material accounting policy information.

In our opinion, the financial statements give a true and fair view of the financial position of the Company as at 31 December 2023 and of its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards as adopted by the European Union.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISA Italia). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report.

We are independent of the Company in accordance with the regulations and standards on ethics and independence applicable to audits of financial statements under Italian laws. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Emphasis of Matter

We draw attention to "Part A - Accounting policies" of the notes to the financial statements where the Directors state that the Company has the sole purpose of acquiring loans and securities funded in accordance with Law n. 130 of 30 April 1999, in connection with covered bonds transactions. As described by the Directors, the Company has recorded the acquired receivables and the other transactions connected with the covered bonds in the notes to the financial statements consistently with the provisions of Law n. 130 of 30 April 1999 according to which the receivables and securities involved in each covered bond transaction are, to all effects, separated from the net assets of the Company and from those related to other transactions. Our opinion is not qualified in respect of this matter.

Responsibilities of the Directors for the Financial Statements

The Directors are responsible for the preparation of the financial statements that give a true and fair view in accordance with International Financial Reporting Standards as adopted by the European Union, and, within the terms provided by the 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, when preparing the financial statements, for the appropriateness of the going concern assumption, and for appropriate disclosure thereof. The Directors prepare the financial statements on a going concern basis unless they either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

Auditor's 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 auditor's 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 International Standards on Auditing (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 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 International Standards on Auditing (ISA Italia), we have exercised professional judgment and maintained professional skepticism throughout the audit. In addition:

- we have identified and assessed the risks of material misstatement of the financial statements, whether due to fraud or error, designed and performed audit procedures responsive to those risks, and obtained 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;
- we have obtained 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;
- we have evaluated the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Directors;

- we have concluded on the appropriateness of 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 auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to consider this matter in forming our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern;
- we have evaluated 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 have communicated with those charged with governance, identified at an appropriate level as 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.

Report on Compliance with Other Legal and Regulatory Requirements

Opinion pursuant to article 14, paragraph 2, subparagraph e), of Legislative Decree n. 39, dated 27 January 2010

The Directors of UBI Finance S.r.l. are responsible for the preparation of the Report on Operations of UBI Finance S.r.l. as at 31 December 2023, including its consistency with the related financial statements and its compliance with the applicable laws and regulations.

We have performed the procedures required under audit standard SA Italia n. 720B, in order to express an opinion on the consistency of the Report on Operations, with the financial statements of UBI Finance S.r.l. as at 31 December 2023 and on its compliance with the applicable laws and regulations, and in order to assess whether it contains material misstatements.

In our opinion, the Report on Operations is consistent with the financial statements of UBI Finance S.r.l. as at 31 December 2023 and complies with the applicable laws and regulations.

With reference to the statement required by art. 14, paragraph 2, subparagraph e), of Legislative Decree n. 39, dated 27 January 2010, based on our knowledge and understanding of the entity and its environment obtained through our audit, we have no matters to report.

Milan, 18 March 2024

EYS.p.A.

Signed by: Eleonora Reina, Auditor

This report has been translated into the English language solely for the convenience of international readers. Accordingly, only the original text in Italian language is authoritative.

ISP CB PUBBLICO S.R.L.
Via Monte di Pietà 8 MILAN
Tax Code 05936150969
REPORT OF THE BOARD OF STATUTORY AUDITORS
TO THE QUOTAHOLDERS' MEETING AT THE TIME OF APPROVAL
OF THE FINANCIAL STATEMENTS FOR THE YEAR ENDING 31 DECEMBER 2023
PREPARED IN ACCORDANCE WITH ARTICLE 2429, PARAGRAPH 2, ITALIAN CIVIL
CODE
(Translation from the Italian original which remains the definitive version)

To the Quotaholders of ISP CB Pubblico S.r.l.

During the year ended 31 December 2023, we carried out our work in accordance with the legal provisions and the Rules of Conduct for Boards of Statutory Auditors of Unlisted Companies issued by the National Board of Chartered Accountants, published in December 2020 and in force since 1 January 2021.

In this report we provide details of the work carried out and the results achieved.

The annual financial statements of ISP CB Pubblico S.r.l. as at 31 December 2023, prepared in accordance with the Italian regulations governing their preparation, which show a break-even result for the year, have been submitted for approval to the Quotaholders.

The Board of Statutory Auditors is not responsible for conducting the independent audit and has therefore carried out the supervisory activities on the financial statements as envisaged in Rule 3.8. of the "Rules of Conduct for Boards of Statutory Auditors of Unlisted Companies" consisting of an overall summary check to verify that the financial statements have been correctly prepared. The verification of the correspondence with the accounting information is the responsibility of the independent auditors.

The independent auditors, EY S.p.a., have delivered their report dated 18 March 2024, which contains an unqualified opinion.

Based on the information provided in the report prepared by the independent auditors, the annual financial statements as at 31 December 2023 give a true and fair view of the financial position, operating results and cash flows of the Vehicle, and have been prepared in accordance with the regulations governing their preparation.

1) Supervision in accordance with Articles 2403 and following of the Italian Civil Code

We supervised compliance with the law and the articles of association and with the principles of sound management and, in particular, the adequacy of the organisational, management and accounting structure adopted by the Vehicle and its effective functioning.

We attended the quotaholders' meetings and the board of directors meetings and, based on the information available, we have no particular issues to report.

We obtained information from the management body, suitably in advance and also during the meetings held, on the general performance and outlook of operations, as well as the most significant transactions, in terms of size or characteristics, carried out by the Vehicle and, based on the information obtained, we have no particular observations to report.

We exchanged the data and information necessary to perform our supervisory activities with the independent auditors in a timely manner.

We met with the supervisory body and no critical concerns emerged regarding the proper implementation of the organisational model that require mention in this report.

We examined and supervised the organisational, management and accounting structure and its effective functioning, also by gathering information from the heads of functions, and we have no particular observations to report in this regard.

For the aspects under our responsibility, we examined and supervised the adequacy and functioning of the management and accounting system, as well as its reliability in correctly representing operational events, by obtaining information from the heads of functions and examining the company documents, and we have no particular observations to report in this regard.

We did not receive any reports from the quotaholders pursuant to Article 2408 Italian Civil Code or Article 2409 Italian Civil Code.

We did not file any complaints with the Court pursuant to Article 2409 Italian Civil Code.

During the year, the Board of Statutory Auditors did not issue any opinions or observations envisaged by law.

During the supervisory activities carried out, as described above, no other significant facts emerged that require mention in this report.

2) Observations concerning the annual financial statements

Based on the information provided in the report prepared by the independent auditors "the annual financial statements give a true and fair view of the Vehicle's financial position as at 31 December 2023 and of the operating results and cash flows for the year ended on that date in accordance with the International Financial Reporting Standards adopted by the European Union".

To the best of our knowledge, in preparing the financial statements the directors have not departed from the legal provisions set out in Article 2423, paragraph 5, Italian Civil Code.

3) Observations and proposals concerning the approval of the financial statements

In view of the results of the work carried out by us and the opinion provided in the audit report issued by the independent auditors, we do not find any reasons to prevent the approval, by the quotaholders, of the financial statements for the year ended 31 December 2023, as prepared by the directors.

Lastly, we remind you that the term of office of the current independent auditors will expire with the approval of these financial statements, and that the vehicle did not deem that the conditions existed for the renewal of the engagement, taking into account that on 19 December 2023 the Board of Directors of the Parent Company had approved the early termination of the ISP CB Pubblico Programme.

Milan, 18 March 2024

The Board of Statutory Auditors

Lodovico Tommaseo Ponzetta

Chairperson

Elena Fornara

Standing Statutory Auditor

Enrico Rossi

Standing Statutory Auditor