

INTESA SANPAOLO S.P.A.
€ 40.000.000.000,00 Covered Bond Programme
unsecured and guaranteed as to payments of interest and principal by
ISP OBG S.r.l.

Sellers and Servicers
Intesa Sanpaolo S.p.A. / Cassa di Risparmio in Bologna S.p.A. / Banca CR Firenze S.p.A.

INVESTOR REPORT

Collection Period from: **01/10/2018** to: **31/12/2018**
Report date **06/03/2019**
Guarantor Payment Date **20/02/2019**

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**SECURITISATION
SERVICES**



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This Investors Report is based on the following information:

- Servicer Reports provided by the Master Servicer;
- Cash Manager Reports provided by the Cash Manager;
- Account Bank Reports provided by the Account Bank;
- Other information according to the Transaction Documents.

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Covered Bonds

Counterparties:

Issuer: Intesa Sanpaolo

Master Servicer: Intesa Sanpaolo

Asset Swap Counterparty: Intesa Sanpaolo / CARISBO / Banca CR Firenze S.p.A.

Administrative Services Provider: Intesa Sanpaolo

Portfolio Manager: Intesa Sanpaolo

Representative of the Covered Bondholders: FISG S.r.l.

Account Bank: Intesa Sanpaolo / CARISBO / Banca CR Firenze S.p.A.

Cash Manager: Intesa Sanpaolo / CARISBO / Banca CR Firenze S.p.A.

Calculation Agent: Securitisation Services S.p.A.

Asset Monitor: Deloitte & Touche S.p.A.

Covered Bonds Overview

Issue Date	ISIN	Currency	Amount Issued	Interest Rate type	Interest Rate	IPD	Final Maturity
17/06/2013	IT0004935877	EUR	800.000.000,00	Floating	0,434%	20/02/2019	20/08/2020
22/05/2014	IT0005022576	EUR	1.375.000.000,00	Floating	0,384%	20/02/2019	20/02/2019
22/05/2014	IT0005022642	EUR	1.375.000.000,00	Floating	0,384%	20/02/2019	20/08/2019
22/05/2014	IT0005022659	EUR	1.375.000.000,00	Floating	0,454%	20/02/2019	20/02/2020
22/05/2014	IT0005022758	EUR	1.309.000.000,00	Floating	0,454%	20/02/2019	20/08/2020
22/05/2014	IT0005022683	EUR	1.375.000.000,00	Floating	0,534%	20/02/2019	20/02/2021
22/05/2014	IT0005022725	EUR	1.572.000.000,00	Floating	0,534%	20/02/2019	20/08/2021
13/11/2015	IT0005143067	EUR	1.375.000.000,00	Floating	0,084%	20/02/2019	20/02/2023
17/06/2016	IT0005200438	EUR	1.600.000.000,00	Floating	0,000%	20/02/2019	20/08/2023
16/09/2016	IT0005214777	EUR	1.750.000.000,00	Floating	0,000%	20/02/2019	20/08/2024
16/09/2016	IT0005214785	EUR	1.750.000.000,00	Floating	0,000%	20/02/2019	20/08/2025
17/02/2017	IT0005243073	EUR	1.375.000.000,00	Floating	0,184%	20/02/2019	20/02/2026
17/02/2017	IT0005243065	EUR	1.375.000.000,00	Floating	0,234%	20/02/2019	20/08/2027
09/03/2018	IT0005326050	EUR	1.750.000.000,00	Floating	0,000%	20/02/2019	20/02/2025
09/03/2018	IT0005326068	EUR	2.150.000.000,00	Floating	0,000%	20/02/2019	20/08/2028
21/09/2018	IT0005345175	EUR	1.600.000.000,00	Floating	0,314%	20/02/2019	20/08/2029
21/09/2018	IT0005345167	EUR	1.600.000.000,00	Floating	0,354%	20/02/2019	20/05/2030
22/11/2018	IT0005352098	EUR	1.600.000.000,00	Floating	0,533%	20/02/2019	20/08/2026
22/11/2018	IT0005352080	EUR	1.600.000.000,00	Floating	0,583%	20/02/2019	20/02/2031
18/12/2018	IT0005355679	EUR	1.275.000.000,00	Floating	0,694%	20/02/2019	20/08/2031

Tests

Statutory Tests

Nominal Value Test (NVT)

Nominal Value of the Portfolio \geq Outstanding Principal Balance of all Series of Covered Bonds

Parameters	Amount (€)	Description
A*	31.252.696.215	Adjusted Outstanding Principal Balance
B	4.810.668.509	Investment Account + Integration Assets
C	-	Aggregate Amount of all Eligible Investments
D	-	Eligible Assets not included in A) parameters
Y	-	Potential Set-Off Amount
Z	920.139.288	The weighted average remaining maturity of all Covered Bonds then outstanding multiplied by the aggregate Outstanding Principal Balance of the Covered Bonds multiplied by the Negative Carry Factor
OBG	29.981.000.000	The aggregate Outstanding Principal Balance of all Series of Covered Bonds

Asset Percentage (P)

94,50%

A*P + B + C + D - Y - Z \geq OBG

3.443.327.144 **PASS**

Net Present Value Test (NPV Test)

Net Present Value of the Portfolio, Asset and Liability Swaps (net of the costs) \geq Net Present Value of all Series of the Outstanding Covered Bonds

Parameters	Amount (€)	
NPV EP	40.719.419.078	
NPV OBG	30.951.343.175	
Test: NPV EP - NPV OBG \geq 0	9.768.075.903	PASS

Interest Coverage Test (ICT Test)

Net Interest Collections from the Eligible Portfolio \geq Interest Payments

Parameters	Amount (€)	
NIC from EP	6.209.367.215	
Interest Payments	2.151.806.662	
Test: NIC EP - IP \geq 0	4.057.560.553	PASS

Issuer Event of Default NO

Guarantor Event of Default NO

Stratifications

Mortgage Loans - Pool Summary	
Number of Loans	416.000
Current Outstanding Amount	31.713.590.924
Average Original Outstanding Amount	117.224,82
Largest Original Outstanding Amount	25.270.000,00
Average Current Outstanding Amount	76.234,59
Largest Current Outstanding Amount	13.765.202,39
Weighted Average Original Loan to Value	61,49%
Weighted Average Current Loan to Value	46,95%
Weighted Average Indexed Loan to Value	50,00%
Weighted Average Seasoning (Months)	76,73
Weighted Average Residual Maturity (Months)	203,71
Weighted Average Original Maturity (Months)	280,44
Weighted Average Current Interest Rate	2,11%
% of Current Balance granted by non-residential properties	6,66%
Currency	EURO

1) Breakdown of the Portfolio by Current Loan to Value

Range		Original Outstanding Amount	% of Original Outstanding Amount	Current Outstanding Amount	% of Current Outstanding Amount	No of Mortgage Loans	% of No of Mortgage Loans
0	10	4.453.360.258,90	9,1322%	770.401.442,58	2,4292%	47.466	11,4101%
10	20	5.950.233.055,39	12,2017%	2.307.977.202,25	7,2776%	58.200	13,9904%
20	30	6.580.248.380,53	13,4936%	3.596.688.597,21	11,3412%	59.840	14,3846%
30	40	7.156.890.873,23	14,6761%	4.728.900.063,88	14,9113%	60.832	14,6231%
40	50	7.469.156.503,55	15,3165%	5.566.966.757,78	17,5507%	59.300	14,2548%
50	60	6.723.603.330,31	13,7876%	5.356.870.243,59	16,8914%	51.357	12,3454%
60	70	6.062.731.983,70	12,4324%	5.279.269.457,41	16,6467%	46.504	11,1788%
70	80	4.340.145.659,88	8,9000%	4.082.158.872,09	12,8720%	32.283	7,7603%
80	90	17.775.771,81	0,0365%	15.343.422,60	0,0484%	149	0,0358%
>90		11.377.995,00	0,0233%	10.014.865,08	0,0316%	69	0,0166%
Total		48.765.523.812,30	100,0000%	31.713.590.924,47	100,0000%	416.000	100,0000%

2) Breakdown of the Portfolio by Current Outstanding Principal Balance

Range		Original Outstanding Amount	% of Original Outstanding Amount	Current Outstanding Amount	% of Current Outstanding Amount	No of Mortgage Loans	% of No of Mortgage Loans
0	25	4.972.063.046,56	10,1959%	941.852.244,16	2,9699%	70.950	17,0553%
25	50	6.996.927.197,41	14,3481%	3.337.823.307,41	10,5249%	88.387	21,2469%
50	75	7.980.372.644,36	16,3648%	5.207.441.207,57	16,4202%	83.784	20,1404%
75	100	8.026.346.370,70	16,4591%	5.989.339.515,28	18,8857%	68.904	16,5635%
100	125	6.295.858.428,17	12,9105%	4.981.919.041,32	15,7091%	44.684	10,7413%
125	150	4.265.466.574,40	8,7469%	3.443.113.400,93	10,8569%	25.285	6,0781%
150	175	2.667.794.947,13	5,4707%	2.159.711.851,17	6,8101%	13.386	3,2178%
175	200	1.708.355.707,90	3,5032%	1.383.285.827,59	4,3618%	7.419	1,7834%
200	250	1.808.698.372,73	3,7090%	1.452.473.515,93	4,5800%	6.568	1,5788%
250	300	926.733.914,56	1,9004%	730.816.244,33	2,3044%	2.687	0,6459%
300	500	1.457.200.487,84	2,9882%	1.047.514.226,61	3,3030%	2.839	0,6825%
500	750	541.673.394,74	1,1108%	372.730.047,70	1,1753%	625	0,1502%
>750		1.118.032.725,80	2,2927%	665.570.494,47	2,0987%	482	0,1159%
Total		48.765.523.812,30	100,0000%	31.713.590.924,47	100,0000%	416.000	100,0000%

3) Breakdown of the Portfolio by Interest Type

Interest Type	Original Outstanding Amount	% of Original Outstanding Amount	Current Outstanding Amount	% of Current Outstanding Amount	No of Mortgage Loans	% of No of Mortgage Loans
Fixed Rate	25.090.672.618,31	51,4517%	18.716.679.591,67	59,0179%	238.967	57,4440%
-dont: 'multi-opzione' loans	25.052.625.516,41	99,8484%	18.691.900.093,79	99,8676%	238.604	99,8481%
Floating	23.674.851.193,99	48,5483%	12.996.911.332,80	40,9821%	177.033	42,5560%
-dont: 'multi-opzione' loans	23.468.698.691,52	99,1292%	12.918.289.202,10	99,3951%	175.076	98,8946%
Total	48.765.523.812,30	100,0000%	31.713.590.924,47	100,0000%	416.000	100,0000%

4) Breakdown of the Portfolio by Maturity Date

Maturity Date	Original Outstanding Amount	% of Original Outstanding Amount	Current Outstanding Amount	% of Current Outstanding Amount	No of Mortgage Loans	% of No of Mortgage Loans
today	22.372.727,96	0,0459%	844.740,10	0,0027%	153	0,0368%
2018	2.723.553.727,45	5,5850%	291.285.534,73	0,9185%	27.497	6,6099%
2020	8.207.517.820,22	16,8306%	2.835.452.651,52	8,9408%	79.492	19,1087%
2025	9.575.066.349,69	19,6349%	5.599.310.989,19	17,6559%	87.601	21,0579%
2030	9.154.382.924,35	18,7722%	6.668.386.307,11	21,0269%	79.291	19,0603%
2035	9.637.103.842,18	19,7621%	7.773.105.930,47	24,5103%	74.461	17,8993%
2040	6.021.804.993,58	12,3485%	5.309.241.376,74	16,7412%	44.366	10,6649%
2045	3.203.240.622,25	6,5687%	3.024.296.809,94	9,5363%	21.735	5,2248%
2050	118.297.160,17	0,2426%	112.540.839,38	0,3549%	792	0,1904%
> 2055	102.183.644,45	0,2095%	99.125.745,29	0,3126%	612	0,1471%
Total	48.765.523.812,30	100,0000%	31.713.590.924,47	100,0000%	416.000	100,0000%

Stratifications

5) Breakdown of the Portfolio by Months of Seasoning

Months	Original Outstanding Amount	% of Original Outstanding Amount	Current Outstanding Amount	% of Current Outstanding Amount	No of Mortgage Loans	% of No of Mortgage Loans
-	12	-	0,0000%	-	0,0000%	-
12	24	7.696.817.285,52	15,7833%	7.162.539.035,02	22,5851%	66.160
24	36	4.419.941.075,08	9,0637%	3.883.855.990,27	12,2467%	38.280
36	48	4.312.267.614,37	8,8429%	3.599.483.367,21	11,3500%	40.027
48	60	1.525.326.920,87	3,1279%	1.199.575.251,60	3,7825%	14.422
60	72	1.199.737.183,37	2,4602%	899.411.262,52	2,8360%	11.118
72	84	1.593.630.628,24	3,2679%	1.140.929.866,39	3,5976%	13.792
84	96	3.318.225.165,43	6,8044%	2.174.476.548,50	6,8566%	26.558
96	108	3.683.029.920,56	7,5525%	2.196.839.817,31	6,9271%	28.005
108	120	3.039.222.465,10	6,2323%	1.656.921.712,92	5,2246%	23.561
120	150	6.968.061.476,99	14,2889%	3.677.484.548,97	11,5959%	54.626
>150		11.009.264.076,77	22,5759%	4.122.073.523,76	12,9978%	99.451
Total		48.765.523.812,30	100,0000%	31.713.590.924,47	100,0000%	416.000

6) Breakdown of the Portfolio by Payment Frequency

Payment Frequency	Original Outstanding Amount	% of Original Outstanding Amount	Current Outstanding Amount	% of Current Outstanding Amount	No of Mortgage Loans	% of No of Mortgage Loans
Monthly	46.787.767.126,31	95,9444%	30.946.723.146,59	97,5819%	407.026	97,8428%
Bimonthly	-	0,0000%	-	0,0000%	-	0,0000%
Quarterly	319.629.269,98	0,6554%	117.960.745,55	0,3720%	665	0,1599%
Semiannual	1.658.127.416,01	3,4002%	648.907.032,33	2,0461%	8.309	1,9974%
Annually	-	0,0000%	-	0,0000%	-	0,0000%
Total	48.765.523.812,30	100,0000%	31.713.590.924,47	100,0000%	416.000	100,0000%

7) Breakdown of the Portfolio by Property Location

Geographic Area	Original Outstanding Amount	% of Original Outstanding Amount	Current Outstanding Amount	% of Current Outstanding Amount	No of Mortgage Loans	% of No of Mortgage Loans
Lombardia	9.225.792.411,42	18,9187%	5.509.019.125,05	17,3712%	71.828	17,2663%
Piemonte	3.336.734.972,58	6,8424%	1.891.060.119,62	5,9629%	30.084	7,2317%
Veneto	7.307.993.812,47	14,9860%	4.746.980.559,59	14,9683%	61.052	14,6760%
Liguria	1.211.476.103,10	2,4843%	732.536.319,40	2,3098%	10.147	2,4392%
Emilia Romagna	2.676.569.521,12	5,4887%	1.671.600.524,30	5,2709%	21.588	5,1894%
Friuli Venezia Giulia	597.444.477,16	1,2251%	425.032.407,68	1,3402%	5.321	1,2791%
Valle d'Aosta	128.994.640,92	0,2645%	71.278.201,86	0,2248%	991	0,2382%
Trentino Alto Adige	161.592.049,90	0,3314%	116.747.254,99	0,3681%	1.103	0,2651%
Total North	24.646.597.988,67	50,5410%	15.164.254.512,49	47,8163%	202.114	48,5851%
Lazio	3.733.192.800,01	7,6554%	2.556.939.129,11	8,0626%	25.566	6,1457%
Toscana	4.584.802.687,56	9,4017%	3.240.624.635,95	10,2184%	37.989	9,1320%
Umbria	594.400.797,83	1,2189%	457.395.006,82	1,4423%	6.266	1,5063%
Abruzzo	1.008.411.937,89	2,0679%	654.176.953,44	2,0628%	9.724	2,3375%
Marche	1.098.971.341,28	2,2536%	730.899.277,02	2,3047%	9.584	2,3038%
Total Centre	11.019.779.564,57	22,5975%	7.640.035.002,34	24,0907%	89.129	21,4252%
Sicilia	1.485.446.326,89	3,0461%	924.511.557,03	2,9152%	14.580	3,5048%
Sardegna	684.269.166,96	1,4032%	414.182.598,64	1,3060%	6.168	1,4827%
Puglia	4.951.000.470,32	10,1527%	3.446.478.674,92	10,8675%	49.994	12,0178%
Campania	4.659.805.698,06	9,5555%	3.249.883.933,30	10,2476%	39.964	9,6067%
Calabria	888.322.388,17	1,8216%	585.491.842,56	1,8462%	9.460	2,2740%
Basilicata	255.730.632,54	0,5244%	176.715.832,05	0,5572%	2.766	0,6649%
Molise	174.571.576,12	0,3580%	112.036.971,14	0,3533%	1.825	0,4387%
Total South	13.099.146.259,06	26,8615%	8.909.301.409,64	28,0930%	124.757	29,9897%
Total	48.765.523.812,30	100,0000%	31.713.590.924,47	100,0000%	416.000	100,0000%

8) Cash Manager investments

Value Date	ISIN	Description	Nominal Amount	Issue Price

Redemption:

Value Date	ISIN	Description	Nominal Amount	Coupon

Multioriginator Portfolio

A.1.a) Residential Mortgage Loans/ Mutui Residenziali:

	Outstanding principal amount at the beginning of the Collection Period/ Capitale residuo all'inizio del periodo d'incasso (da analitico precedente)			Outstanding principal amount at the end of the Collection Period / Capitale residuo alla fine del periodo d'incasso	Outstanding Principal not overdue Capitale a scadere	Overdue Instalments during the Collection Period/ Rate scadute e non ancora pagate		
	Outstanding Principal Amount - Not overdue	Principal in Arrears	Interests in Arrears			Principal Instalments Quote capitale scadute di fine periodo (da analitico)	Interest Instalments Quote interessi scadute (da analitico)	Total overdue Totale quote scadute
	d	e	f	g+h+i	h	i	l	m+h
1. Performing Loans (excluded Delinquent Loans) / mutui in bonis (esclusi mutui in ritardo)	16.623.192.296,54	13.872.859,89	3.823.435,18	25.258.865.799,21	25.250.285.873,77	8.579.925,44	739.054,87	9.318.980,31
2. Delinquent Loans / mutui in ritardo (i)	179.566.367,87	4.870.764,42	1.383.529,68	310.081.782,43	303.211.197,22	6.870.585,21	2.359.157,66	9.229.742,87
Performing Portfolio / Portafoglio in bonis (1+2)	16.802.758.664,41	18.743.624,31	5.206.964,86	25.568.947.581,64	25.553.497.070,99	15.450.510,65	3.098.212,53	18.548.723,18
Defaulted Loans/ Mutui in default	269.011.693,49	70.658.117,41	28.712.130,04	539.941.043,37	430.958.121,55	108.982.921,82	55.442.396,15	164.425.317,97
Mortgages in breach of representation contained in the Master Transfer Agreement	-	-	-	-	-	-	-	-
Total Residential Mortgage Loan Portfolio	17.071.770.357,90	89.401.741,72	33.919.094,90	26.108.888.625,01	25.984.455.192,54	124.433.432,47	58.540.608,68	182.974.041,15

(i) Only for the purpose of this Report, a Delinquent Loan is any Mortgage Loan which is not a Defaulted Loan and which has an Arrears Ratio equal to or higher than 1 for a period of at least one month

A.1.b) 1. Other Eligible Assets - Commercial Mortgage Loans

	Outstanding principal amount at the beginning of the Collection Period/ Capitale residuo all'inizio del periodo d'incasso (da analitico precedente)			Outstanding principal amount at the end of the Collection Period / Capitale residuo alla fine del periodo d'incasso	Outstanding Principal not overdue Capitale a scadere	Overdue Instalments during the Collection Period/ Rate scadute e non ancora pagate		
	Outstanding Principal Amount - Not overdue	Principal in Arrears	Interests in Arrears			Principal Instalments Quote capitale scadute di fine periodo (da analitico)	Interest Instalments Quote interessi scadute (da analitico)	Total overdue Totale quote scadute
	d	e	f	g+h+i	h	i	l	m+h
1. Performing Loans (excluded Delinquent Loans) / mutui in bonis (esclusi mutui in ritardo)	1.362.147.787	3.335.391,43	663.654,19	1.840.630.765,30	1.835.196.083,96	5.434.681,34	346.843,19	5.781.524,53
2. Delinquent Loans / mutui in ritardo (i)	27.031.515	1.586.944,70	284.595,45	48.160.814,51	46.448.930,58	1.711.883,93	375.956,45	2.087.840,38
Performing Portfolio / Portafoglio in bonis (1+2)	1.389.179.302	4.922.336,13	928.249,64	1.888.791.579,81	1.881.645.014,54	7.146.565,27	722.799,64	7.869.364,91
Defaulted Loans/ Mutui in default	62.797.387	53.393.030,79	7.062.820,05	105.937.346,10	58.382.608,49	47.554.737,61	6.969.472,83	54.524.210,44
Mortgages in breach of representation contained in the Master Transfer Agreement	-	-	-	-	-	-	-	-
Total Commercial Mortgage Loan Portfolio	1.451.976.689	58.315.366,92	7.991.069,69	1.994.728.925,91	1.940.027.623,03	54.701.302,88	7.692.272,47	62.393.575,35

(i) Only for the purpose of this Report, a Delinquent Loan is any Mortgage Loan which is not a Defaulted Loan and which has an Arrears Ratio equal to or higher than 1 for a period of at least one month

A.1.c) 2. Other Eligible Assets - Public Bonds

	ISIN Code / Codice ISIN	Issuer name / Nome dell'emittente	Maturity/ Scadenza	Nominal amount at the beginning of the Collection Period/ Valore nominale all'inizio del periodo d'incasso	Nominal Amount at the end of the Collection Period / Valore nominale alla fine del periodo d'incasso
				d	
1. Bond	-	-	-	-	-
2. Bond	-	-	-	-	-
Total Other Eligible Assets - Public Bonds					

A.1.d) Integration Assets / Attivi idonei integrativi

	ISIN Code / Codice ISIN	Issuer name / Nome del titolo	Maturity/ Scadenza	Nominal amount at the beginning of the Collection Period / Valore Nominale all'inizio del periodo d'incasso	Nominal Amount at the end of the Collection Period/ Valore nominale
				d	
Securities / Titoli	-	-	-	-	-
Defaulted Securities/Titoli in default	-	-	-	-	-
Total Integration Assets / Attivi idonei integrativi					

A.1.e) Total Portfolio / Portafoglio totale

	Outstanding principal amount at the beginning of the Collection Period/ Capitale residuo all'inizio del periodo d'incasso	Instalments due and not yet paid / Rate scadute e non ancora pagate			Outstanding principal amount at the end of the Collection Period / Capitale residuo alla fine del periodo d'incasso	Percent of Portfolio
		Principal in Arrears (end of period)	Interest in Arrears (end of period)	Total due and not yet paid/ Totale dovuto e non ancora scaduto h=f+g		
	d	f	g	h	= h / total portfolio	
1 Total Residential Mortgage loans	17.071.770.357,90	124.433.432,47	58.540.608,68	182.974.041,15	26.108.888.625,01	92,90
2 Total Other Eligible Assets - Commercial Loans	1.451.976.689,35	54.701.302,88	7.692.272,47	62.393.575,35	1.994.728.925,91	7,10
3 Total Other Eligible Assets - Public Bonds	-	-	-	-	-	-
4 Total Integration Assets / Attivi idonei integrativi	-	-	-	-	-	-
Total Portfolio / Portafoglio totale	18.523.747.047,25	179.134.735,35	66.232.881,15	245.367.616,50	28.103.617.550,92	100,00



Purchase and Sale of Assets

Euro

Mortgages sold to the CB Guarantor during the Collection Period /
Mutui ceduti al CB Guarantor durante il Periodo

- Purchase for Issuance Collateralisation / *Cessioni Successive per Emissione*
- Purchase for Revolving Assignments / *Cessioni Successive Revolving*
- Purchase for Integration Assignments / *Cessioni di Ripristino*

Outstanding Principal Amount
2.124.642.703,84
-
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Integration Assets sold to the CB Guarantor during the Relevant Period:
Attivi idonei integrativi ceduti al CB Guarantor durante il Relevant Period

- Deposits with Banks / *Depositi bancari*
- Securities / *Titoli*

-

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Mortgages sold by the CB Guarantor in accordance with the Transaction Documents:
Mutui venduti dal CB Guarantor in accordo con i documenti dell'operazione

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Integration Assets sold by the Guarantor in accordance with the Transaction Documents:
Attivi idonei integrativi ceduti dal CB Guarantor ai sensi dei Transaction Documents

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