

**INTESA SANPAOLO S.P.A.**  
**€ 15.000.000.000,00 Covered Bond Programme**  
unsecured and guaranteed as to payments of interest and principal by  
**UBI FINANCE S.r.l.**

Seller and Servicer  
**Intesa Sanpaolo S.p.A.**

# INVESTOR REPORT

Collection Period

from:

01/05/2023

to:

31/05/2023

Report date

30/06/2023

Guarantor Payment Date

28/06/2023

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## DISCLAIMER

Terms and expressions used in this Investor Report have the respective meanings given to them in the Transaction Documents.

This Investor Report is based on the following information:

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

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## Covered Bonds

**Counterparties:**
**Issuer: Intesa Sanpaolo S.p.a**
**Servicer: Intesa Sanpaolo S.p.a**
**Asset Swap Counterparty: n.a**
**Administrative Services Provider: Intesa Sanpaolo S.p.a**
**Portfolio Manager: Intesa Sanpaolo S.p.a**
**Representative of the Covered Bondholders: BNY Mellon Corporate Trustee Services Limited**
**Account Bank: Intesa Sanpaolo S.p.a.**
**Cash Manager: Intesa Sanpaolo S.p.a**
**Calculation Agent: PricewaterhouseCoopers Business Services S.r.l.**
**Asset Monitor: BDO Italia S.p.a**
**Guarantor Corporate Servicer: Intesa Sanpaolo S.p.a**
**Covered Bonds Overview (\*)**

Issue Date	ISIN	Currency	Principal	Interest Rate type	Next Coupon		Final Maturity	Rating
					Interest Rate	IPD		
05/02/2014	IT0004992878	Eur	1.000.000.000,00	Fixed	3,125% per annum	05/02/2024	05/02/2024	Moody's: Aa3 / DBRS: AA
07/11/2014	IT0005067076	Eur	1.000.000.000,00	Fixed	1,25% per annum	07/02/2024	07/02/2025	Moody's: Aa3 / DBRS: AA
14/09/2016	IT0005215147	Eur	1.000.000.000,00	Fixed	0,375% per annum	14/09/2023	14/09/2026	Moody's: Aa3 / DBRS: AA
04/10/2017	IT0005283491	Eur	1.250.000.000,00	Fixed	1,125% per annum	04/10/2023	04/10/2027	Moody's: Aa3 / DBRS: AA
15/01/2018	IT0005320673	Eur	750.000.000,00	Fixed	0,50% per annum	15/07/2023	15/07/2024	Moody's: Aa3 / DBRS: AA
15/01/2018	IT0005320665	Eur	500.000.000,00	Fixed	1,25% per annum	15/01/2024	15/01/2030	Moody's: Aa3 / DBRS: AA
23/02/2018	IT0005325151	Eur	90.000.000,00	Fixed	1,78% per annum	23/02/2024	23/02/2033	Moody's: Aa3 / DBRS: AA
26/02/2018	IT0005325334	Eur	160.000.000,00	Fixed	1,75% per annum	25/02/2024	25/02/2033	Moody's: Aa3 / DBRS: AA
16/10/2018	IT0005347973	Eur	200.000.000,00	Floating	Euribor 3m plus 1,00% per annum	16/07/2023	16/10/2028	Moody's: Aa3 / DBRS: AA
25/02/2019	IT0005364663	Eur	500.000.000,00	Fixed	1,00% per annum	25/09/2023	25/09/2025	Moody's: Aa3 / DBRS: AA
			<b>Total</b>	<b>6.450.000.000,00</b>				

(\*) Please be informed that all redeemed notes have not been included in the list above.

## 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	7.786.423.578	Adjusted Outstanding Principal Balance
B (**)	692.924.386	Principal Account plus Top-Up Assets
C	-	Adjusted Outstanding Principal Balance of other eligible assets
F	6.450.000.000	Principal Amount Outstanding of all Series of Covered Bonds
<b>Total A*B+C&gt;=F</b>		<b>PASS</b>
<b>P= Asset Percentage</b> <b>Amount of Credit Support</b>		<b>min (93%; (1/(committed OC + 1)))</b> <b>1.133.909.253</b>

Pass / Fail

Result of the overcollateralisation in the Nominal Value Test

(\*) The amounts are net of loans which presently are not eligible

(\*\*) For this report Top-Up Assets are represented by eligible investments only.

#### 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 (€)	Description
A	8.998.795.974	NPV Assets plus or minus asset swap
B	6.139.776.867	NPV CB plus or minus CB swap
<b>TEST A&gt;B</b>		<b>PASS</b>

Pass / Fail

(\*) The amounts are net of loans which presently are not eligible

#### Interest Coverage Test (\*) (ICT)

Parameters	Amount (€)	Description
A	86.062.891	Interest on Interest Account
B	-	Asset Swap Differential
C	307.124.057	Interest due in the next 12 months
D	-	Interest expected to be received from the Eligible Investments
E	90.161.371	Interest Payments due under all outstanding Series of Covered Bonds
F	3.997.353	Senior Liabilities
G	-	Payments due by the Guarantor under any Swap Agreement
<b>A+B+C+D&gt;=E+F+G</b>		<b>PASS</b>

Pass / Fail

(\*) The amounts are net of loans which presently are not eligible

## Tests

### Top Up Asset Test

Top-up Assets	-
Public Entities Securities	-
Collections	723.987.277
Recoveries	-
Other (*)	-
<b>TOTAL Top-up Assets Seller</b>	<b>723.987.277</b>
Are the Total Top-up Assets Seller >15%	No
If Yes, Excess Top-up Amount of Seller	-

(Amount to be Transferred to Guarantor in the next Calculation Period if not cured via repayment of Term Loan)

**A+B+C+D>=E+F+G****Pass**

Pass / Fail

(\*) The item "other" in this report is represented by eligible investments only.

### UBI Finance Accounts at the Reference Date

Interests Account	31.062.891
Principal Account	692.924.386
Reserve fund Account	65.000.000
Securities Account (*)	-
<b>Total</b>	<b>788.987.277</b>

Payments made on the Guarantor Payment Date have been included in the above table

### UBI Finance Assets and Liabilities

Cash	788.987.277
Mortgages (*)	7.985.172.243
Authorised Investments / Substitution Assets (**)	-
<b>Total</b>	<b>8.774.159.520</b>
Subordinated Loan	8.732.022.511
Other	22.719.173
<b>Total</b>	<b>8.754.741.684</b>

(\*) excluding defaulted loans as defined in programme documentation

(\*\*) qualified investments, included investment of Reserve Fund Amount

### Credit Ratings

UBI Credit Rating	Long Term	Short Term
Fitch	BBB	F2
Moody's	Baa1	P-2
DBRS	BBB(high)	R-1 (low)
S&P	BBB	A-2
Issuer Event of Default?	NO	NO
Guarantor Event of Default?	NO	NO

Pool assets Analysis	
Number of Loans	114.117
Total Loan Balance	7.985.172.243
Average Original Outstanding Amount	126.173
Largest Original Outstanding Amount	4.700.000
Average Current Outstanding Amount	69.974
Largest Current Outstanding Amount	2.283.955
Weighted Average Original Loan to Value	65,53 %
Weighted Average Current Loan to Value	42,89 %
Weighted Average Indexed Loan to Value	46,53 %
Weighted Average Seasoning (Months)	124
Weighted Average Residual Maturity (Months)	191
Weighted Average Original Maturity (Months)	314
Weighted Average Current Interest Rate	3,68 %
% of Current Balance granted by non-residential properties	0,00 %
Currency	EUR

## 1) Breakdown of the Portfolio by Current Loan to Value

Range	Original Outstanding Amount	% of Original Outstanding Amount	No of Mortgage Loans	% of No of Mortgage Loans	Current Outstanding Amount	% of Current Outstanding Amount
0 - 10	1.558.116.783	10,82%	15.626	13,69%	242.499.427	3,04%
10 - 20	1.934.061.331	13,43%	17.414	15,26%	691.026.236	8,65%
20 - 30	2.111.575.479	14,67%	17.557	15,39%	1.048.309.436	13,13%
30 - 40	2.304.051.486	16,00%	17.657	15,47%	1.344.650.718	16,84%
40 - 50	2.438.218.966	16,93%	17.394	15,24%	1.579.956.900	19,79%
50 - 60	2.260.036.175	15,70%	15.860	13,90%	1.624.460.570	20,34%
60 - 70	1.508.703.272	10,48%	10.706	9,38%	1.216.993.198	15,24%
70 - 80	254.214.538	1,77%	1.712	1,50%	216.099.972	2,71%
80 - 90	17.439.943	0,12%	116	0,10%	12.231.629	0,15%
90	12.059.609	0,08%	75	0,07%	8.944.156	0,11%
<b>Total</b>	<b>14.398.477.581</b>	<b>100,00%</b>	<b>114.117</b>	<b>100,00%</b>	<b>7.985.172.243</b>	<b>100,00%</b>

## 2) Breakdown of the Portfolio by Current Outstanding Principal Balance

Range	Original Outstanding Amount	% of Original Outstanding Amount	No of Mortgage Loans	% of No of Mortgage Loans	Current Outstanding Amount	% of Current Outstanding Amount
0 - 25	1.714.019.296	11,90%	21.115	18,50%	285.082.951	3,57%
25 - 50	2.333.060.183	16,20%	25.587	22,42%	958.319.016	12,00%
50 - 75	2.610.433.606	18,13%	23.488	20,58%	1.461.192.656	18,30%
75 - 100	2.565.338.382	17,82%	19.014	16,66%	1.648.795.854	20,65%
100 - 125	1.888.430.158	13,12%	11.668	10,22%	1.297.878.051	16,25%
125 - 150	1.167.764.459	8,11%	6.066	5,32%	824.941.820	10,33%
150 - 175	680.943.126	4,73%	3.033	2,66%	488.761.882	6,12%
175 - 200	402.627.157	2,80%	1.545	1,35%	287.724.748	3,60%
200 - 250	447.432.851	3,11%	1.456	1,28%	321.583.547	4,03%
250 - 300	208.550.890	1,45%	538	0,47%	145.922.406	1,83%
300 - 500	248.685.016	1,73%	484	0,42%	175.770.505	2,20%
500 - 750	75.301.550	0,52%	87	0,08%	51.213.835	0,64%
750	55.890.907	0,39%	36	0,03%	37.984.973	0,48%
<b>Total</b>	<b>14.398.477.581</b>	<b>100,00%</b>	<b>114.117</b>	<b>100,00%</b>	<b>7.985.172.243</b>	<b>100,00%</b>

## 3) Breakdown of the Portfolio by Interest Type

Interest Type	Original Outstanding Amount	% of Original Outstanding Amount	No of Mortgage Loans	% of No of Mortgage Loans	Current Outstanding Amount	% of Current Outstanding Amount
Fixed rate	5.838.475.117	40,55%	50.374	44,14%	3.690.469.971	46,22%
Floating rate	8.560.002.465	59,43%	63.743	55,86%	4.294.702.272	53,78%
<b>Total</b>	<b>14.398.477.581</b>	<b>100,00%</b>	<b>114.117</b>	<b>100,00%</b>	<b>7.985.172.243</b>	<b>100,00%</b>

## 4) Breakdown of the Portfolio by Maturity Date

Maturity Date	Original Outstanding Amount	% of Original Outstanding Amount	No of Mortgage Loans	% of No of Mortgage Loans	Current Outstanding Amount	% of Current Outstanding Amount
today - 2025	1.104.772.506	7,67%	10.911	9,56%	115.210.796	1,44%
2025 - 2030	2.664.239.992	18,50%	24.770	21,71%	886.046.519	11,10%
2030 - 2035	2.877.756.728	19,99%	24.039	21,07%	1.518.806.703	19,02%
2035 - 2040	3.787.367.088	26,30%	27.556	24,15%	2.414.812.237	30,24%
2040 - 2045	2.310.582.118	16,05%	16.037	14,05%	1.689.739.936	21,16%
2045 - 2050	1.537.241.932	10,68%	10.103	8,85%	1.267.569.286	15,87%
2050 - 2055	90.545.272	0,63%	537	0,47%	71.767.943	0,90%
2055 - 2060	25.971.946	0,18%	164	0,14%	21.218.824	0,27%
<b>Total</b>	<b>14.398.477.581</b>	<b>100,00%</b>	<b>114.117</b>	<b>100,00%</b>	<b>7.985.172.243</b>	<b>100,00%</b>

## 5) Breakdown of the Portfolio by Months of Seasoning

Months	Original Outstanding Amount	% of Original Outstanding Amount	No of Mortgage Loans	% of No of Mortgage Loans	Current Outstanding Amount	% of Current Outstanding Amount
0 - 12	-	0,00%	-	0,00%	-	0,00%
12 - 24	-	0,00%	-	0,00%	-	0,00%
24 - 36	5.846.737	0,04%	42	0,04%	4.681.458	0,06%
36 - 48	453.933.579	3,15%	3.784	3,32%	370.123.209	4,64%
48 - 60	992.166.810	6,89%	8.410	7,37%	778.369.985	9,75%
60 - 72	852.674.709	5,92%	7.341	6,43%	633.191.757	7,93%
72 - 84	1.149.838.812	7,99%	9.631	8,44%	807.821.993	10,12%
84 - 96	833.017.609	5,79%	7.243	6,35%	550.567.746	6,89%
96 - 108	657.158.708	4,56%	5.784	5,07%	417.304.649	5,23%
108 - 120	526.078.778	3,65%	4.468	3,92%	323.806.404	4,06%
120 - 150	1.777.467.625	12,34%	13.362	11,71%	1.006.526.365	12,60%
150	7.150.294.217	49,66%	54.052	47,37%	3.092.778.677	38,73%
<b>Total</b>	<b>14.398.477.581</b>	<b>100,00%</b>	<b>114.117</b>	<b>100,00%</b>	<b>7.985.172.243</b>	<b>100,00%</b>

## 6) Breakdown of the Portfolio by Payment Frequency

Payment Frequency	Original Outstanding Amount	% of Original Outstanding Amount	No of Mortgage Loans	% of No of Mortgage Loans	Current Outstanding Amount	% of Current Outstanding Amount
Monthly	14.192.562.373	98,57%	112.743	98,80%	7.908.903.201	99,04%
Bimonthly	-	0,00%	-	0,00%	-	0,00%
Quarterly	35.227.594	0,24%	197	0,17%	15.000.849	0,19%
Semiannual	170.687.615	1,19%	1.177	1,03%	61.268.193	0,77%
Annually	-	0,00%	-	0,00%	-	0,00%
<b>Total</b>	<b>14.398.477.581</b>	<b>100,00%</b>	<b>114.117</b>	<b>100,00%</b>	<b>7.985.172.243</b>	<b>100,00%</b>

## 7) Breakdown of the Portfolio by Property Location

Geographic Area	Original Outstanding Amount	% of Original Outstanding Amount	No of Mortgage Loans	% of No of Mortgage Loans	Current Outstanding Amount	% of Current Outstanding Amount
Lombardia	5.241.036.932	36,40%	40.048	35,09%	2.933.526.366	36,74%
Piemonte	1.043.761.015	7,25%	9.194	8,06%	555.046.247	6,95%
Veneto	471.382.361	3,27%	3.587	3,14%	264.042.656	3,31%
Liguria	653.009.108	4,54%	5.025	4,40%	347.025.166	4,35%
Emilia	767.713.445	5,33%	5.902	5,17%	435.307.131	5,45%
Friuli Venezia	82.382.052	0,57%	760	0,67%	43.846.879	0,55%
Trentino Alto	12.010.890	0,08%	87	0,08%	6.255.334	0,08%
Valle d'Aosta	19.028.152	0,13%	128	0,11%	10.143.093	0,13%
<b>Total North</b>	<b>8.290.323.955</b>	<b>57,58%</b>	<b>64.731</b>	<b>56,72%</b>	<b>4.595.192.873</b>	<b>57,55%</b>
Lazio	2.332.958.696	16,20%	15.929	13,96%	1.372.802.626	17,19%
Toscana	395.367.744	2,75%	3.048	2,67%	216.151.350	2,71%
Umbria	129.760.092	0,90%	1.233	1,08%	66.611.869	0,83%
Abruzzo	372.663.466	2,59%	3.356	2,94%	187.726.340	2,35%
Marche	706.258.949	4,91%	6.378	5,59%	357.694.316	4,48%
<b>Total Centre</b>	<b>3.937.008.947</b>	<b>27,34%</b>	<b>29.944</b>	<b>26,24%</b>	<b>2.200.986.501</b>	<b>27,56%</b>
Puglia	456.732.559	3,17%	4.357	3,82%	252.988.711	3,17%
Sardegna	335.403.440	2,33%	2.776	2,43%	189.744.969	2,38%
Sicilia	242.075.205	1,68%	2.071	1,81%	137.012.258	1,72%
Calabria	285.549.383	1,98%	3.081	2,70%	141.509.390	1,77%
Campania	738.694.251	5,13%	5.961	5,22%	407.764.569	5,11%
Basilicata	77.237.116	0,54%	829	0,73%	40.773.769	0,51%
Molise	35.452.724	0,25%	367	0,32%	19.199.202	0,24%
<b>Total South</b>	<b>2.171.144.679</b>	<b>15,08%</b>	<b>19.442</b>	<b>17,04%</b>	<b>1.188.992.869</b>	<b>14,89%</b>
<b>Total</b>	<b>14.398.477.581</b>	<b>100,00%</b>	<b>114.117</b>	<b>100,00%</b>	<b>7.985.172.243</b>	<b>100,00%</b>

## 8) Cash Manager investments

Value Date	ISIN	Nominal Amount	Interest

Portfolio

A.1.a) MBS

	ISIN Code/ Codice ISIN	Issuer name/ Nome dell'emittente	MBS rating	Outstanding principal amount at the beginning of the Collection Period/ Capitale residuo all'inizio del periodo d'incasso	Outstanding Principal Amount purchased during the Collection Period/ Portafoglio acquistato durante il periodo di incasso	Payments during the Collection Period / Incassi nel periodo			Outstanding Principal Amount SOLD during the Collection Period / Capitale residuo ceduto durante il periodo d'incasso	Outstanding Principal Amount at the end of the Collection Period / Capitale residuo alla fine del periodo d'incasso
						Principal Amount due and paid / Incassi capitale	Interest due and paid / Incassi interessi	Total Amount / Totale Incassi		
				a	b	c	d	e = c + d	f	g = a + b - c - f
1. MBS	-	-	-	-	-	-	-	-	-	-
2. MBS	-	-	-	-	-	-	-	-	-	-
<b>Total MBS/Totale MBS</b>	-	-	-	-	-	-	-	-	-	-

A.1.b) 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 of the Loans PURCHASED Capitale residuo dei mutui acquistati			Payments received during the Collection Period / Incassi nel periodo			Outstanding Principal Amount of the Loans SOLD			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	Outstanding Principal Amount - Not overdue	Principal in Arrears	Interests in Arrears	Principal Instalments (capitale collettato a vario titolo: accertamenti del periodo, prepayments, arretrati sanati etc)	Interest Instalments (Interessi collettati a vario titolo: accertamenti del periodo, prepayments, arretrati sanati etc)	Total received Totale incassato	Outstanding Principal Amount - Not overdue	Principal in Arrears	Interests in Arrears			Principal Instalments Quote capitale scaduto di fine periodo (da analitico)	Interest Instalments Quote interessi scadute (da analitico)	Total overdue Totale quote scadute
	a	b	c	d	e	f	g	h	i = g+h	k	k bis	k ter	l=m+n	m=a+b+d+e-g-n-k-k bis	n	o	p = n + o
1. Performing Loans (excluded Delinquent Loans)/ mutui in bonis (esclusi mutui in ritardo)	84.735	6.086.618.914	2.021.371	991.679	-	-	-	-	-	-	-	-	7.821.357.977	7.821.277.232	80.745	47.666	128.411
2. Delinquent Loans / mutui in ritardo (j)	30.459	1.998.687.517	13.765.177	6.595.567	-	-	-	-	-	-	-	-	163.814.266	162.736.982	1.077.284	753.359	1.830.643
<b>Performing Portfolio / Portafoglio in bonis (1+2)</b>	<b>115.194</b>	<b>8.085.306.431</b>	<b>15.786.548</b>	<b>7.587.246</b>	-	-	-	-	-	-	-	-	<b>7.985.172.242,98</b>	<b>7.984.014.213,77</b>	<b>1.158.029,21</b>	<b>801.024,45</b>	<b>1.959.053,66</b>
Defaulted Loans/ Mutui in default	308	21.133.989	552.720	307.504	-	-	-	-	-	-	-	-	26.430.462	25.807.527	622.936	387.347	1.010.282
Mortgages in breach of representation contained in the Master Transfer Agreement	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Residential Mortgage Loan Portfolio</b>	<b>115.502</b>	<b>8.106.440.420</b>	<b>16.339.268</b>	<b>7.894.750</b>	-	-	-	-	<b>111.170.730</b>	<b>31.388.429</b>	<b>142.559.158</b>	-	<b>8.011.602.705</b>	<b>8.009.821.740</b>	<b>1.780.965</b>	<b>1.188.371</b>	<b>2.969.336</b>

(j) Only for the purpose of this Report, is a Delinquent Loan 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) 1. Other Eligible Assets - Loans/ Mutui commerciali

	Outstanding principal amount at the beginning of the Collection Period/ Capitale residuo all'inizio del periodo d'incasso (da analitico precedente)			Outstanding Principal Amount of the Loans PURCHASED Capitale residuo dei mutui acquistati			Payments received during the Collection Period / Incassi nel periodo			Outstanding Principal Amount of the Loans SOLD			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	Outstanding Principal Amount - Not overdue	Principal in Arrears	Interests in Arrears	Principal Instalments (capitale collettato a vario titolo: accertamenti del periodo, prepayments, arretrati sanati etc)	Interest Instalments (Interessi collettati a vario titolo: accertamenti del periodo, prepayments, arretrati sanati etc)	Total received Totale incassato	Outstanding Principal Amount - Not overdue	Principal in Arrears	Interests in Arrears			Principal Instalments Quote capitale scaduto di fine periodo (da analitico)	Interest Instalments Quote interessi scadute (da analitico)	Total overdue Totale quote scadute
	a	b	c	d	e	f	g	h	i = g+h	k	k bis	k ter	l=m+n	m=a+b+d+e-g-n-k-k bis	n	o	p = n + o
1. Performing Loans (excluded Delinquent Loans)/ mutui in bonis (esclusi mutui in ritardo)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2. Delinquent Loans / mutui in ritardo (j)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Performing Portfolio / Portafoglio in bonis (1+2)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Defaulted Loans/ Mutui in default	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mortgages in breach of representation contained in the Master Transfer Agreement	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Residential Mortgage Loan Portfolio</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

(j) Only for the purpose of this Report, is a Delinquent Loan 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



## Portfollio

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

	ISIN Code / Codice ISIN	Issuer name / Nome dell'emittente	Bond rating	Outstanding principal amount at the beginning of the Collection Period/ Capitale residuo all'inizio del periodo d'incasso	Outstanding Principal Amount purchased during the Collection Period/ Portafoglio acquistato durante il periodo di incasso	Payments during the Collection Period / periodo			Outstanding Principal Amount SOLD during the Collection Period / Capitale residuo dei titoli ceduti	Outstanding Principal Amount at the end of the Collection Period / Capitale residuo alla fine del periodo d'incasso
						Principal Amount due and paid / Incassi capitale	Interest due and paid / Incassi Interessi	Total Amount / Totale incassi		
a	b	c	d	e = c + d	f	g = a + b - c - f				
1. Bond	-	-	-	-	-	-	-	-	-	-
2. Bond	-	-	-	-	-	-	-	-	-	-
<b>Total Other Eligible Assets - Bonds</b>	-	-	-	-	-	-	-	-	-	-

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

	ISIN Code - Deposit acct nr. /Codice ISIN -	Securities name / Nome del titolo	Securities' Issuer or Bank where the deposits are open / nominativo della banca emittente i titoli o dove sono aperti i depositi	Securities' rating or Banks' rating (in case of deposits)/ rating dei titoli o della banca in caso di depositi	Maturity/ Scadenza	Outstanding principal amount/nominal amount at the beginning of the Collection Period / Capitale residuo all'inizio del periodo d'incasso	Portfolio purchased / titoli acquistati durante il periodo	Payments received during the Collection Period / Incassi nel periodo			Portfolio sold / titoli venduti durante il periodo	Outstanding principal amount/nominal amount at the end of the Collection Period
								Principal amount	Interest amount	Total received		
a	b	c	d	e = c + d	f	g = a + b - c - f						
Deposits with Banks / Depositi bancari	-	-	-	-	-	-	-	-	-	-	-	-
Securities / Titoli	-	-	-	-	-	-	-	-	-	-	-	-
Defaulted Securities / Titoli in default	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Integration Assets / Attivi idonei integrativi</b>	-	-	-	-	-	-	-	-	-	-	-	-

## 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	Portfolio PURCHASED during the Collection Period / Portafoglio venduto durante il periodo d'incasso	Payments during the Collection Period/ Rate pagate nel periodo d'incasso			Instalments due and not yet paid / Rate scadute e non ancora pagate			Portfolio sold during the Collection Period / Portafoglio venduto durante il periodo d'incasso	Outstanding principal amount at the end of the Collection Period / Capitale residuo alla fine del periodo d'incasso	Percent of Portfolio
			Principal Instalments / Quote capitale delle rate	Interest Instalment / Quote interessi della rata	Total paid / Totale rate	Principal in Arrears (end of period)	Interest in Arrears (end of period)	Total due and not yet paid/ Totale dovuto e non ancora scaduto			
a	b	c	d	e = c + d	f	g	h = f + g	i	j	= j / total portfolio	
1 Total MBS / Totale MBS	-	-	-	-	-	-	-	-	-	0,00%	
2 Total Residential Mortgage Loan Portfolio / Totale portafoglio mutui residenziali	8.122.779.689	-	111.170.730	31.388.429	142.559.158	1.780.965	1.188.371	2.969.336	-	8.011.602.705	100,00%
Total Other Eligible Assets - Loans	-	-	-	-	-	-	-	-	-	0,00%	
Total Other Eligible Assets - Bonds	-	-	-	-	-	-	-	-	-	0,00%	
3 Total Other Eligible Assets	-	-	-	-	-	-	-	-	-	0,00%	
4 Total Integration Assets / Attivi idonei integrativi	-	-	-	-	-	-	-	-	-	0,00%	
<b>Total Portfolio / Portafoglio totale</b>	<b>8.122.779.689</b>	<b>-</b>	<b>111.170.730</b>	<b>31.388.429</b>	<b>142.559.158</b>	<b>1.780.965</b>	<b>1.188.371</b>	<b>2.969.336</b>	<b>-</b>	<b>8.011.602.705</b>	<b>100,00%</b>

## Portfolio

## A.2) Performing Portfolio per Index Type / Portafoglio in bonis per tipologia di indice

UNSWAPPED: SEP 2012 - MAY 2019 - MAY 2018 - MAY 2017 - JUN 2013 - DEC 2009 - OCT 2011 - OCT 2010 - MAY 2010 - DEC 2018 - JUN 2014 - APR 2020 - MAY 2015 - MAY 2011 - JUL 2008 - NOV 2015 - JUN 2022 - MAY 2016 - NOV 2013 - FEB 2012 - NOV 2014	Index FIXED		Index FLOATING		Index FLOATING CAP	
	FF000 - FI000 - RF002 - RI002 - RF003 - RI003 - RF005 - RI005 - RESTF		VU110 - VU130 - VT13M - VU63M - VU150 - VX150 - VU16M - VU66M - VX170 - RESTV - RETV3 - RECA6		EU16A - EU13A - EU11C - EU11A - EU13B - EU11B - EU16C - CU130 - AU130 - AU16M - AX160 - RECAP	
	outstanding principal not overdue	principal instalment overdue	outstanding principal not overdue	principal instalment overdue	outstanding principal not overdue	principal instalment overdue
1. Performing Loans (excluded Delinquent Loans)/ mutui in bonis (esclusi mutui in ritardo)	3.642.680.909	11.514	2.596.219.277	52.309	1.582.377.046	16.922
2. Delinquent Loans / mutui in ritardo	48.479.895	296.625	75.647.507	561.998	38.609.580	218.662
<b>Performing Portfolio / Portafoglio in bonis (1+2)</b>	<b>3.691.160.804</b>	<b>308.138</b>	<b>2.671.866.783</b>	<b>614.307</b>	<b>1.620.986.626</b>	<b>235.584</b>