

# ISP CB Ipotecario S.r.l.

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

Half-Yearly Report  
as at 30 June 2025

INTESA  SANPAOLO

# ISP CB Ipotecario S.r.l.

**ISP CB Ipotecario 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 05936180966. Member of the Intesa Sanpaolo VAT Group no. 11991500015 (IT11991500015). ABI Code 16830 and Electronic Code 335067. 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 30 June 2025

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

# Company bodies

## Board of Directors

Chairperson	Paola Fandella
Director	Anna Angela De Benedittis
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.

# Half-yearly report on operations

## General information

ISP CB Ipotecario 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 issuances 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 29 July 2010, the vehicle signed a “master sale agreement” covering the sale of an initial portfolio of loans and subsequent portfolios as part of a single covered bond Programme for which it 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 loan portfolio 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).

## The macroeconomic scenario, significant events and performance

The international situation is weighed down by ongoing instability linked to the effects of geopolitical tensions and ongoing conflicts. Global economic activity has shown signs of slowing down while considerable uncertainty continues to characterise trade policies, fuelled by the unpredictable outcome of negotiations between the United States and its main trading partners following the new protectionist measures introduced by the US administration which, in addition to worsening the outlook for global growth, are having a serious impact on international cooperation.

The euro area economy has gained some resilience to global shocks, but the outlook for expansion has deteriorated due to increasing trade tensions. In early 2025, economic growth in the area exceeded expectations, supported by the anticipation of exports to the United States in view of the toughening of tariffs. In the spring months, activity in the area weakened, affected by the decline in strong US demand and domestic demand still held back by the high level of uncertainty caused by US trade policies. At 2% in June, consumer inflation is expected to remain consistent with the medium-term objective over the three-year forecast horizon. The instability of trade policies and the geopolitical scenario is the main risk factor for the growth and inflation outlook.

The European Central Bank continues to ease monetary policy in a context where inflation is close to its medium-term price stability target of 2% and market expectations are anchored to that target. Following the cuts in January and March, totalling 50 basis points, at its meetings in April and June, the Governing Council of the ECB further reduced the interest rate on deposits with the Eurosystem by a total of 50 basis points, bringing it to 2%. The overall decrease of 200 basis points since the start of the monetary policy easing cycle in June 2024 continues to pass on to the cost of credit.

In Italy, GDP grew moderately in the first few months of the year, though showing signs of slowing down in the second quarter. Economic activity was driven by consumption and investments, partly thanks to the positive performance of the labour market; however, the trade policy decisions of the new US administration provide a new source of economic uncertainty.

On 11 April 2025, the Quotaholders' Meeting acknowledged that the term of office of the entire Board of Directors had ended due to the expiry of its mandate. As a consequence, the following were appointed as Directors for the years 2025, 2026 and 2027, and therefore up to the Quotaholders' Meeting to be called for the approval of the financial statements at 31 December 2027:

- Paola Fandella, also appointed as Chairperson of the Board of Directors;
- Anna Angela De Benedittis;
- Vanessa Gemmo.

As regards the company's operations, there were no other significant events during the period.

## Implementation of the Programme

The maximum total amount of the Programme authorised by the Board of Directors on 27 September 2024 is €35 billion.

During the 1st half of 2025, the Programme progressed smoothly and, on the basis of the available funds, all the payments according to the priority order of the “payment cascade” were made. The following is a summary of the collections for the period.

Payment Date	13/01/2025	14/04/2025
Collections for the period	01/09/2024 - 30/11/2024	01/12/2024 - 28/02/2025
Collections of the principal on the loan portfolio	847,999,520	825,150,920
Collections of interest on the loan portfolio	213,021,714	202,646,101
<b>Total</b>	<b>1,061,021,234</b>	<b>1,027,797,021</b>

Repayments of the subordinated loan were made for €1,450 million as indicated below, using the cash and cash equivalents posted during the period, deriving from the collection of the principal from the assets of the underlying portfolio:

- Guarantor Payment Date of 13 January 2025: €750 million;
- Guarantor Payment Date of 14 April 2025: €700 million.

As at 30 June 2025, residual securitised loans, excluding accrued income, net of total impairment losses, amounted to €36,320,225,673 (of which performing exposures 99.89%).

## Covered Bonds

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 30 June 2025. All the Covered Bonds are listed on the Luxembourg Stock Exchange except for series 3, 4 and 5 which are not listed because they are private placements. Listed securities are eligible for Eurosystem transactions.

### ISP CB Ipotecario Covered Bond Programme

Maximum amount: € 35 billion

Moody's Rating: Aa3

Series	ISIN	Date of issue	Legal maturity date	Issue Amount	Rate	Coupon frequency	Listing exchange	Type
3	IT0004692791	17/02/2011	17/02/2031	300,000,000	5.375%	annual	unlisted	Private placement
4	IT0004692783	17/02/2011	17/02/2026	100,000,000	5.25%	annual	unlisted	Private placement
5	IT0004762537	16/09/2011	16/09/2027	210,000,000	5.25%	annual	unlisted	Private placement
16	IT0004992787	10/02/2014	10/02/2026	1,250,000,000	3.250%	annual	Luxembourg	market
18	IT0005156044	18/12/2015	18/12/2025	1,250,000,000	1.375%	annual	Luxembourg	market
22	IT0005259988	16/06/2017	16/06/2027	1,000,000,000	1.125%	annual	Luxembourg	market
23	IT0005323289	16/02/2018	12/04/2030	2,000,000,000	Eur 3m + 0,29%	quarterly	Luxembourg	retained
24	IT0005339210	13/07/2018	14/07/2025	1,000,000,000	1.125%	annual	Luxembourg	mercato
27	IT0005398265	27/01/2020	12/10/2031	750,000,000	Eur 3m + 0,27%	quarterly	Luxembourg	retained
28	IT0005481517	03/02/2022	12/04/2029	1,000,000,000	Eur 3m + 0,10%	quarterly	Luxembourg	retained
29	IT0005554578	30/06/2023	30/06/2028	1,250,000,000	3.625%	annual	Luxembourg	mercato
30	IT0005566903	12/10/2023	12/07/2026	1,750,000,000	Eur 3m + 0,36%	quarterly	Luxembourg	retained
31	IT0005566911	12/10/2023	12/01/2028	2,000,000,000	Eur 3m + 0,55%	quarterly	Luxembourg	retained
32	IT0005567117	12/10/2023	12/10/2032	1,750,000,000	Eur 3m + 0,65%	quarterly	Luxembourg	retained
33	IT0005573164	15/12/2023	15/12/2043	50,000,000	3.94%	annual	Luxembourg	mercato
34	IT0005586877	27/03/2024	12/10/2029	1,000,000,000	Eur 3m + 0,62%	quarterly	Luxembourg	retained
35	IT0005588915	04/06/2024	12/04/2030	500,000,000	Eur 3m + 0,53%	quarterly	Luxembourg	mercato
36	IT0005595720	22/05/2024	12/10/2028	1,400,000,000	Euribor 3 mesi + 0,48%	quarterly	Luxembourg	retained
37	IT0005595738	22/05/2024	12/07/2033	1,700,000,000	Euribor 3 mesi + 0,61%	quarterly	Luxembourg	retained
38	IT0005595761	22/05/2024	12/01/2035	1,700,000,000	Euribor 3 mesi + 0,63%	quarterly	Luxembourg	retained
39	IT0005631541	23/01/2025	12/10/2031	1,500,000,000	Euribor 3 mesi + 0,69%	quarterly	Luxembourg	retained
40	IT0005631574	23/01/2025	12/07/2036	1,500,000,000	Euribor 3 mesi + 0,81%	quarterly	Luxembourg	retained
41	IT0005649303	22/05/2025	12/04/2032	1,600,000,000	Euribor 3 mesi + 0,60%	quarterly	Luxembourg	retained
42	IT0005649279	22/05/2025	12/04/2034	1,500,000,000	Euribor 3 mesi + 0,70%	quarterly	Luxembourg	retained
				<b>28,060,000,000</b>				

On 24 January 2025, the fourteenth series of covered bonds issued on 24 January 2013, amounting to €1 billion, was fully redeemed.

During the half year, the following series of Covered Bonds were issued by Intesa Sanpaolo S.p.A.:

- on 23 January 2025, the thirty-ninth series, for €1.5 billion, maturing on 12 October 2031, at a floating three-month Euribor plus 0.69%;
- on 23 January 2025, the fortieth series, for €1.5 billion, maturing on 12 July 2036, at a floating three-month Euribor plus 0.81%;
- on 22 May 2025, the forty-first series, for €1.6 billion, maturing on 12 April 2032, at the three-month Euribor floating rate plus 0.60%.
- on 22 May 2025, the forty-second series, for €1.5 billion, maturing on 12 April 2034, at the three-month Euribor floating rate plus 0.70%.

### ***New sales and repurchases of non-performing loans***

There was an eighteenth sale of loans on 12 February 2025, with economic effects from 10 February 2025. The portfolio of mortgage loans (secured by mortgages on residential properties granted to consumer households and family businesses resident in Italy) was sold without recourse for €4,757,898,832.28 by Intesa Sanpaolo S.p.A.

The sales notice was published in the Italian Official Journal, Part 2, no. 22 of 20 February 2025.

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.

A nineteenth sale of loans was made to the vehicle on 15 May 2025, effective from 12 May 2025.

The portfolio of mortgage loans (secured by mortgages on residential properties granted to consumer households and family businesses resident in Italy) was sold without recourse for €3,435,254,208.91 by Intesa Sanpaolo S.p.A.

The sales notice was published in the Italian Official Journal, Part 2, no. 60 of 22 May 2025.

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.

Following the aforementioned new sales, the swap hedging the fixed-rate mortgage loans was subject to two successive restructuring operations, on 12 February and 15 May, respectively, to include the portfolios being sold in the hedge.

See paragraph H of Part D – Other information in the Notes to the financial statements, for more information on the implementation of the Programme.

### **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 half year as fees for the services provided by Intesa Sanpaolo through the competent structures:

- €11,341,665 for servicing and monitoring fees;
- €25,000 for administrative services fees
- €5,000 for cash management fees;
- €10,000 for account bank fees;
- €6,000 for securities depository fees;
- €250 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 explanatory notes 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, of the explanatory notes for details of the related-party transactions.

#### *Significant and non-recurring transactions*

No significant and non-recurring transactions were carried out in the first half of 2025.

*Atypical and/or unusual transactions*

No atypical and/or unusual transactions were carried out in the first half of 2025.

**Treasury quotas and/or shares of 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**

On 14/07/2025, payments were made for loan collections in the period 01/03/2025 - 31/05/2025 as summarised below:

	Payment Date	14/07/2025
	Collections for the period	01/03/2025 - 31/05/2025
Collections on the loan portfolio		217,168,895
Interest accrued on current accounts		20,675,567
Swap contracts		301,731,845
Reserve Fund Required Amount		446,871,931
<b>Total distributable funds relating to Interest Available Funds</b>		<b>986,448,238</b>
<i>used for:</i>		
Reimbursement of corporate costs and advances to organise the transaction		-45,000
Remuneration of third parties for various services		-5,979,897
Asset swap on the cover pool		-215,489,597
Liability swap on the issued notional amount		-50,318,324
Accrual of the Reserve Fund Required Amount		-445,050,143
Return of difference of RFRA to Intesa Sanpaolo S.p.A.		-1,821,788
Payment of interest on subordinated loan to Intesa Sanpaolo S.p.A.		-48,855,897
Additional Interest Amount to Intesa Sanpaolo S.p.A.		-218,887,592
<b>Total payments made</b>		<b>-986,448,238</b>
<b>Total distributable funds relating to Principal Available Funds</b>		<b>3,106,755,141</b>
<i>used for:</i>		
Partial repayment of subordinated loan to Intesa Sanpaolo S.p.A.		-1,000,000,000
Credit to Investment Account		-2,106,755,141

No other events after the reporting date are noted. o

## Outlook

The vehicle's future operations will be aimed at the orderly continuation of the covered bond issue Programme.

## Going concern

In preparing the interim financial statements as at 30 June 2025, 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 Board of Directors, also in the current macroeconomic environment, has a reasonable expectation that the vehicle's operations will continue in a stable manner, that the collections will be in line with the performance of the portfolio, and that the vehicle will continue to operate in the future, also considering that its viability is guaranteed by the chargeback of costs to the segregated assets.

Accordingly, the interim financial statements as at 30 June 2025 have been prepared on a going concern basis.

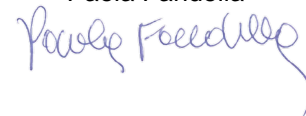
Also as regards the segregated assets, currently no elements have arisen that could significantly impact the management of the transaction, which will continue to be carefully monitored.

## Net income/(loss) for the period

The vehicle ended the first half of 2025 at break-even because the operating costs were charged back to segregated assets in accordance with the contractual agreements.

Milan, 25 July 2025

on behalf of the BOARD OF DIRECTORS  
Chairperson  
Paola Fandella



# **Interim Financial Statements as at 30 June 2025**

## **Financial statements**

## Statement of financial position

(amounts in Euros)

	<b>Assets</b>	<b>30/06/2025</b>	<b>31/12/2024</b>
10.	Cash and cash equivalents	204,060	256,512
100.	Tax assets:	2,855	2,796
	a) current	2,855	2,796
120.	Other assets	45,231	252
	<b>TOTAL ASSETS</b>	<b>252,146</b>	<b>259,560</b>

(amounts in Euros)

	<b>Liabilities and equity</b>	<b>30/06/2025</b>	<b>31/12/2024</b>
80.	Other liabilities	80,910	88,324
110.	Quota capital	120,000	120,000
150.	Reserves	51,236	51,236
170.	Net income (loss) (+/-)	-	-
	<b>TOTAL LIABILITIES AND EQUITY</b>	<b>252,146</b>	<b>259,560</b>

on behalf of the BOARD OF DIRECTORS  
Chairperson  
Paola Fandella



## Statement of income

(amounts in Euros)

	Captions	1ST HALF 2025	1ST HALF 2024
10.	Interest and similar income	2,121	2,348
<b>30.</b>	<b>INTEREST MARGIN</b>	<b>2,121</b>	<b>2,348</b>
50.	Fee and commission expense	-160	-160
<b>60.</b>	<b>NET FEE AND COMMISSION INCOME</b>	<b>-160</b>	<b>-160</b>
<b>120.</b>	<b>NET INTEREST AND OTHER BANKING INCOME</b>	<b>1,961</b>	<b>2,188</b>
<b>150.</b>	<b>NET INCOME FROM BANKING ACTIVITIES</b>	<b>1,961</b>	<b>2,188</b>
160.	Administrative expenses:	-89,694	-88,613
	a) personnel expenses	-19,454	-20,037
	b) other administrative expenses	-70,240	-68,576
200.	Other operating expenses/income	87,916	86,652
<b>210.</b>	<b>OPERATING EXPENSES</b>	<b>-1,778</b>	<b>-1,961</b>
<b>260.</b>	<b>INCOME (LOSS) BEFORE TAX FROM CONTINUING OPERATIONS</b>	<b>183</b>	<b>227</b>
270.	Tax on income from continuing operations	-183	-227
<b>280.</b>	<b>INCOME (LOSS) AFTER TAX FROM CONTINUING OPERATIONS</b>	<b>-</b>	<b>-</b>
<b>300.</b>	<b>NET INCOME (LOSS)</b>	<b>-</b>	<b>-</b>

on behalf of the BOARD OF DIRECTORS  
 Chairperson  
 Paola Fandella

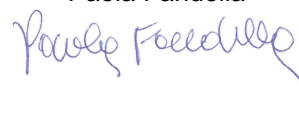


## Statement of comprehensive income

(amounts in Euros)

Captions	1st half of 2025	1st half of 2024
<b>10. Net income (loss) (+/-)</b>	-	-
<b>Other comprehensive income (net of tax) that may not be reclassified to the statement of income</b>		
20. Equity instruments designated at fair value through other comprehensive income	-	-
30. Financial liabilities at FVTPL (change 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	-	-
<b>Other comprehensive income (net of tax) that may be reclassified to the statement of income</b>		
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	-	-
<b>170. Total other comprehensive income (net of tax)</b>	-	-
<b>180. Total comprehensive income (captions 10+170)</b>	<b>-</b>	<b>-</b>

on behalf of the BOARD OF DIRECTORS  
Chairperson  
Paola Fandella



## Statement of changes in equity

### 30 June 2025

(amounts in Euros)

	Amounts at 31/12/2024	Change in opening balances	Amounts at 01/01/2025	Allocation of net income of the previous year			Changes in the period					Total comprehensiv e income for the period	Equity at 30/06/2025
				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	51,236	-	51,236	-	-	-	-	-	-	-	-	-	51,236
a) retained earnings	51,236	-	51,236	-	-	-	-	-	-	-	-	-	51,236
b) other	-	-	-	-	-	-	-	-	-	-	-	-	-
Valuation reserves	-	-	-	-	-	-	-	-	-	-	-	-	-
Equity instruments	-	-	-	-	-	-	-	-	-	-	-	-	-
Treasury quotas	-	-	-	-	-	-	-	-	-	-	-	-	-
Net income (loss) for the period	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Equity</b>	<b>171,236</b>	<b>-</b>	<b>171,236</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>171,236</b>

### 30 June 2024

(amounts in Euros)

	Amounts at 31/12/2023	Change in opening balances	Amounts at 01/01/2024	Allocation of net income of the previous year			Changes in the period					Total comprehensiv e income for the period	Equity at 30/06/2024
				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	51,236	-	51,236	-	-	-	-	-	-	-	-	-	51,236
a) retained earnings	51,236	-	51,236	-	-	-	-	-	-	-	-	-	51,236
b) other	-	-	-	-	-	-	-	-	-	-	-	-	-
Valuation reserves	-	-	-	-	-	-	-	-	-	-	-	-	-
Equity instruments	-	-	-	-	-	-	-	-	-	-	-	-	-
Treasury quotas	-	-	-	-	-	-	-	-	-	-	-	-	-
Net income (loss) for the period	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Equity</b>	<b>171,236</b>	<b>-</b>	<b>171,236</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>171,236</b>

on behalf of the BOARD OF DIRECTORS  
Chairperson  
Paola Fandella



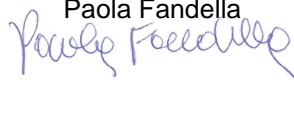
## Statement of cash flows (Direct method)

	(amounts in Euros)	
	1ST HALF 2025	1ST HALF 2024
<b>A. OPERATING ACTIVITIES</b>		
<b>1. Cash flow from operations</b>	<b>-52,452</b>	<b>-31,031</b>
- interest income collected (+)	1,218	1,737
- interest expense paid (-)	-	-
- dividends and similar income (+)	-	-
- net fee and commission income (expense) (+/-)	-	-
- personnel expenses (-)	-7,812	-10,134
- other expenses (-)	-90,435	-81,187
- other revenue (+)	44,577	59,128
- taxes, duties and tax credits to be paid/collected (-)	-	-575
- net adjustments to/recoveries on discontinued operations net of tax effect (+/-)	-	-
<b>2. Cash flows from/used in financial assets</b>	<b>-</b>	<b>-</b>
- 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	-	-
<b>3. Cash flows from/used in financial liabilities</b>	<b>-</b>	<b>-</b>
- financial liabilities measured at amortised cost	-	-
- financial liabilities held for trading	-	-
- financial liabilities designated at fair value	-	-
- other liabilities	-	-
<b>Net cash flow from (used in) operating activities</b>	<b>-52,452</b>	<b>-31,031</b>
<b>B. INVESTING ACTIVITIES</b>		
<b>1. Cash flows from:</b>	<b>-</b>	<b>-</b>
- sales of equity investments	-	-
- dividends collected on equity investments	-	-
- sales of property and equipment	-	-
- sales of intangible assets	-	-
- sales of subsidiaries and business branches	-	-
<b>2. Cash flows used in:</b>	<b>-</b>	<b>-</b>
- purchases of equity investments	-	-
- purchases of property and equipment	-	-
- purchases of intangible assets	-	-
- purchases of subsidiaries and business branches	-	-
<b>Net cash flow from (used) in investing activities</b>	<b>-</b>	<b>-</b>
<b>C. FINANCING ACTIVITIES</b>		
- issues/purchases of treasury quotas	-	-
- issues/purchases of equity instruments	-	-
- dividend distribution and other	-	-
<b>Net cash flow from (used in) financing activities</b>	<b>-</b>	<b>-</b>
<b>NET CASH FLOWS FOR THE PERIOD</b>	<b>-52,452</b>	<b>-31,031</b>
<b>RECONCILIATION</b>		
Cash and cash equivalents at the beginning of the period	256,512	242,223
Net total liquidity generated/used in the period	-52,452	-31,031
Cash and cash equivalents: foreign exchange effect	-	-
<b>Cash and cash equivalents at the end of the period</b>	<b>204,060</b>	<b>211,192</b>

Key:  
(+) generated  
(-) used

on behalf of the BOARD OF DIRECTORS  
Chairperson

Paola Fandella



## Explanatory notes

## Part A - ACCOUNTING POLICIES

### A.1 - GENERAL PART

#### SECTION 1 - Statement of compliance with the IAS/IFRS

The vehicle has prepared its interim financial statements as at 30 June 2025, in accordance with the International Accounting Standards (IAS) and the International Financial Reporting Standards (IFRS) 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.

Specifically, the interim financial statements have been prepared in accordance with IAS 34 (Interim financial reporting).

#### SECTION 2 - Basis of preparation

The Company 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 acquired receivables and the other transactions connected with the covered bonds in the explanatory notes 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 interim 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 explanatory notes, 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 interim financial statements in accordance with the IAS/IFRS, as it is included in the consolidation scope of Intesa Sanpaolo S.p.A.

The interim financial statements, drawn up in condensed format, as permitted by IAS 34, comprise a statement of financial position, a statement of income, a statement of comprehensive income, statements of changes in equity, a statement of cash flows, and these explanatory notes. They are accompanied by a half-yearly report on operations which comments on the vehicle’s performance, results, financial position and cash flows.

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

The amounts in the financial statements, these notes and the half-yearly 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 financial statement layouts that apply to financial intermediaries have been used in these interim financial statements, in accordance with the guidance provided in the update of the document “The financial statements of IFRS intermediaries other than banking intermediaries” issued by the Bank of Italy on 17 November 2022.

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

- Going concern (IAS 1 paragraphs 25 and 26): in preparing the interim financial statements at 30 June 2025, 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 Board of Directors, also in the current macroeconomic environment, has a reasonable expectation that the vehicle's operations will continue in a stable manner, that the collections will be in line with the performance of the portfolio, and that the vehicle will continue to operate in the future, also considering that its viability is guaranteed by the chargeback of costs to the segregated assets.

Accordingly, the interim financial statements as at 30 June 2025 have been prepared on a going concern basis.

Also as regards the segregated assets, currently no elements have arisen that could significantly impact the management of the transaction, which will continue to be carefully monitored;

- Accrual basis of accounting (IAS 1 paragraphs 27 and 28): except for the cash flow reporting, the interim 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 captions in the interim financial statements are retained from one period 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 period for all the amounts recorded in these interim financial statements.

The accounting policies applied to prepare these interim financial statements as at 30 June 2025 did not change from those used for the annual financial statements as at 31 December 2024.

The interim financial statements and the explanatory notes include the corresponding figures as at 31 December 2024 for the statement of financial position, while for the statement of income and statement of comprehensive income, comparison is made with the six months ended 30 June 2024.

### SECTION 3 - Subsequent events

On 14/07/2025, payments were made for loan collections in the period 01/03/2025 - 31/05/2025 as summarised below:

	Payment Date	14/07/2025
	Collections for the period	01/03/2025 - 31/05/2025
Collections on the loan portfolio		217,168,895
Interest accrued on current accounts		20,675,567
Swap contracts		301,731,845
Reserve Fund Required Amount		446,871,931
<b>Total distributable funds relating to Interest Available Funds</b>		<b>986,448,238</b>
<i>used for:</i>		
Reimbursement of corporate costs and advances to organise the transaction		-45,000
Remuneration of third parties for various services		-5,979,897
Asset swap on the cover pool		-215,489,597
Liability swap on the issued notional amount		-50,318,324
Accrual of the Reserve Fund Required Amount		-445,050,143
Return of difference of RFRA to Intesa Sanpaolo S.p.A.		-1,821,788
Payment of interest on subordinated loan to Intesa Sanpaolo S.p.A.		-48,855,897
Additional Interest Amount to Intesa Sanpaolo S.p.A.		-218,887,592
<b>Total payments made</b>		<b>-986,448,238</b>
<b>Total distributable funds relating to Principal Available Funds</b>		<b>3,106,755,141</b>
<i>used for:</i>		
Partial repayment of subordinated loan to Intesa Sanpaolo S.p.A.		-1,000,000,000
Credit to Investment Account		-2,106,755,141

No other events after the reporting date are noted.

### SECTION 4 - Other aspects

EY S.p.A. does not perform the limited review of ISP CB Ipotecario S.r.l.'s interim financial statements.

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 the first half of 2025.

As duly approved by the Board of Directors on 24 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 interim financial statements as at 30 June 2025, solely for the statement of financial position and statement of income 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. The item includes in particular, if present, the receivable from the segregated assets of the securitisation for the chargeback of vehicle management expenses.

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, if present, the vehicle's payable to the segregated assets of the securitisation 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 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 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 half 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 during the first half of 2025 in its ordinary operations.

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

## Part B - EXPLANATORY NOTES TO THE STATEMENT OF FINANCIAL POSITION

### ASSETS

#### Section 1 – Cash and cash equivalents – Caption 10

Captions	30/06/2025	31/12/2024
Current accounts and on-demand deposits with banks	204,060	256,512
<b>Total</b>	<b>204,060</b>	<b>256,512</b>

This caption contains the balances of 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	30/06/2025	31/12/2024
Withholdings on bank interest	552	1,140
IRES payments on account and assets	2,119	1,289
IRAP payments on account and assets	184	367
<b>Total</b>	<b>2,855</b>	<b>2,796</b>

#### Section 12 - Other assets - Caption 120

##### 12.1 Other assets: breakdown

Captions	30/06/2025	31/12/2024
Amounts due from segregated assets	40,251	-
Prepayments	4,980	252
<b>Total</b>	<b>45,231</b>	<b>252</b>

At 30 June 2025, as a result of the movements during the period, there were “Amounts due from segregated assets” for the chargeback of vehicle management expenses, whereas at 31 December 2024, there were “Amounts due to segregated assets” totalling €2,665 (liability caption 80 - “Other liabilities”).

## LIABILITIES

### Section 6 - Tax liabilities - Caption 60

See section 10 of the Assets for information about tax liabilities.

### Section 8 - Other liabilities - Caption 80

#### 8.1 Other liabilities: breakdown

Captions	30/06/2025	31/12/2024
Invoices to be received	64,587	80,759
Amounts due to segregated assets	-	2,665
Due to suppliers	13	15
Due to Corporate Bodies	14,367	-
Payables for withholdings to be paid	-	2,702
Amounts due to segregated assets: interest	890	1,665
Due to Inail (national insurance institute for accidents at work)	485	518
Accrued expense	568	-
<b>Total</b>	<b>80,910</b>	<b>88,324</b>

As of 30 June 2025, due to the movements during the period, there are no "Due to segregated assets", but "Amounts due from segregated assets" for €40,251 (asset caption 120 - "Other assets").

### Section 11 - Equity - Captions 110 and 150

#### 11.1 Quota capital: breakdown

Captions/Type	30/06/2025	31/12/2024
1. Quota capital		
1.1 Ordinary quotas	-	-
1.2 Quotas	120,000	120,000
<b>Total</b>	<b>120,000</b>	<b>120,000</b>

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”

Description	Legal reserve	Losses carried forward	Other extraordinary reserve	Total
<b>A. Initial amount 01/01/2025</b>	2,561	-	48,675	51,236
<b>B. Increases</b>				
B.1 Retained earnings	-	-	-	-
B.2 Other increases	-	-	-	-
<b>C. Decreases</b>				
C.1 Utilisation	-	-	-	-
- to cover losses	-	-	-	-
- for dividend distribution	-	-	-	-
- for conversion into capital	-	-	-	-
C.2 Other decreases	-	-	-	-
<b>D. Final amount 30/06/2025</b>	2,561	-	48,675	51,236

### Equity as at 30 June 2025 according to Article 2427, paragraph 7 bis, of the Italian Civil Code

	Amount at 30/06/2025	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	2,561 A (1), B, C (1)		-	-	-
Extraordinary reserve (Other reserves)	48,675 A, B, C		-	-	-
<b>Total quota capital and reserves</b>	<b>171,236</b>		-	-	-
<b>Non-distributable portion</b>	<b>2,561</b>				

(\*) 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 - EXPLANATORY 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	1ST HALF 2025	1ST HALF 2024
<b>1. Financial assets measured at fair value through profit or loss:</b>					
1.1. Financial assets held for trading	-	-	-	-	-
1.2. Financial assets designated at fair value	-	-	-	-	-
1.3. Financial assets mandatorily measured at fair value	-	-	-	-	-
<b>2. Financial assets measured at fair value through other comprehensive income</b>	-	-	X	-	-
<b>3. Financial assets measured at amortised cost:</b>					
3.1 Loans and receivables with banks	-	-	X	-	-
3.2 Loans and receivables with financial companies	-	-	X	-	-
3.3 Loans and receivables with customers	-	-	X	-	-
<b>4. Hedging derivatives</b>	X	X	-	-	-
<b>5. Other assets</b>	X	X	2,121	2,121	2,348
<b>6. Financial liabilities</b>	X	X	X	-	-
<b>Total</b>	-	-	2,121	2,121	2,348

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

### Section 2 - Fees and commissions - Caption 50

#### 2.2 Fee and commission expense: breakdown

Type of service/Amounts	1ST HALF 2025	1ST HALF 2024
a) Guarantees received	-	-
b) Third-party services	-	-
c) Collection and payment services	-	-
d) Other fees and commission expense	160	160
- bank fees and commissions	160	160
- Intesa Sanpaolo S.p.A.	-	-
- Crédit Agricole-CIB S.p.A.	160	160
<b>Total</b>	<b>160</b>	<b>160</b>

## Section 10 - Administrative expenses - Caption 160

### 10.1 Personnel expenses: breakdown

Type of expense	1ST HALF 2025	1ST HALF 2024
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	19,454	20,037
4. Retired personnel	-	-
5. Cost recoveries for personnel seconded to other companies	-	-
6. Cost reimbursements for personnel seconded to the vehicle	-	-
<b>Total</b>	<b>19,454</b>	<b>20,037</b>

### 10.2 Average number of employees by category

The vehicle does not have any employees.

### 10.3 Other administrative expenses: breakdown

Captions	1ST HALF 2025	1ST HALF 2024
Audit fees	62,770	62,342
Administrative advisory services	4,444	4,244
Other administrative expenses	657	198
Legal and notary fees	2,008	1,478
Charges relating to indirect taxes and duties	361	314
<b>Total</b>	<b>70,240</b>	<b>68,576</b>

## Section 14 - Other operating expenses/income - Caption 200

### 14.2 Other operating expenses/income: breakdown

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.

Captions	1ST HALF 2025	1ST HALF 2024
Contractually provided-for income	87,916	86,652
<b>Total</b>	<b>87,916</b>	<b>86,652</b>

## Section 19 - Taxes on income from continuing operations - Caption 270

### 19.1 Taxes on income from continuing operations: breakdown

	1ST HALF 2025	1ST HALF 2024
1. Current taxes (-)	-183	-227
2. Changes in current taxes of previous years (+/-)	-	-
3. Decrease in current taxes for the period (+)	-	-
3.bis Decrease in current taxes for the period for tax credits pursuant to Law no.214/2011 (+)	-	-
4. Changes in deferred tax assets (+/-)	-	-
5. Changes in deferred tax liabilities (+/-)	-	-
<b>6. Tax on income for the period (-)</b> <b>(-1+/-2+3+ 3 bis+/-4+/-5)</b>	<b>-183</b>	<b>-227</b>

Current taxes for the period consist entirely of IRAP (business tax).

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

	1ST HALF 2025	1ST HALF 2024
Income before tax from continuing operations	183	227
<b>Theoretical taxable profit</b>	<b>183</b>	<b>227</b>
	<b>Income taxes</b>	<b>Income taxes</b>
<b>Income taxes - theoretical IRES tax expense (income)</b>	<b>44</b>	<b>54</b>
<b>Increase of taxes</b>	<b>51</b>	<b>51</b>
Higher effective tax rate and higher tax base for IRAP purposes	-	-
Non-deductible expenses (contingent liabilities, etc.)	51	51
<b>Decrease of taxes</b>	<b>-95</b>	<b>-105</b>
Non-taxed capital gains on equity investments	-	-
Tax-exempt portion of dividends	-	-
Income at reduced rate	-	-
Utilisation of losses from previous years	-95	-105
<b>Total change in taxes</b>	<b>-44</b>	<b>-54</b>
<b>Total</b>	<b>-</b>	<b>-</b>
<b>IRAP</b>	<b>183</b>	<b>227</b>
<b>Total tax expense (income) for the period (IRES + IRAP)</b>	<b>183</b>	<b>227</b>

## Part D - OTHER DISCLOSURES

### Section 1 - Operations

## D. GUARANTEES AND COMMITMENTS

At the reporting date of the interim financial statements as at 30 June 2025, 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 issue Programme of Intesa Sanpaolo S.p.A. and the segregated assets.

The table below shows the total securitised assets that are fully covered by the Programme.

Transactions	30/06/2025	31/12/2024
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	43,164,619,482	35,676,750,588
<b>Total</b>	<b>43,164,619,482</b>	<b>35,676,750,588</b>

## 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 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 are 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.

### 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 period.

### Derivatives

To protect the vehicle, derivatives are used to hedge interest rate risk. Two swaps were agreed between the vehicle and Intesa Sanpaolo S.p.A.: an asset swap for the cover pool and a liability swap for the covered bond issues. 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 segregated 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

	(importi in unità di Euro)	
	30/06/2025	31/12/2024
<b>A. Securitised assets</b>	<b>36,394,405,216</b>	<b>30,092,362,764</b>
A1) Loans and receivables	36,320,225,673	30,029,300,141
A3) Other	74,179,543	63,062,623
- Accrued income	74,179,543	63,062,623
<b>B. Utilisation of cash deriving from the management of securitised assets</b>	<b>6,770,214,264</b>	<b>5,584,387,824</b>
B3) Other	6,770,214,264	5,584,387,824
- Cash and cash equivalents	6,426,428,077	5,193,305,398
- Other receivables	343,786,187	391,082,426
<b>D. Loans received</b>	<b>40,169,077,828</b>	<b>33,420,944,138</b>
<b>E. Other liabilities</b>	<b>2,995,541,652</b>	<b>2,255,806,450</b>
- Liabilities for services	90,700	84,226
- Due to customers	114,174	50,229,981
- Due to originator	2,581,442,095	1,779,151,273
- Due to securitisation vehicle	40,251	-
- Other accrued expenses - accrued expenses on IRS	413,853,085	426,339,169
- Due to others	1,347	1,801
<b>G. Fees and commissions borne by the transaction</b>	<b>11,456,493</b>	<b>8,305,967</b>
G1) For servicing	11,341,665	8,200,559
G2) For other services	114,828	105,408
<b>H. Other expense</b>	<b>1,027,479,241</b>	<b>1,056,522,899</b>
- Interest expense on subordinated loan	91,857,120	73,692,836
- Losses on loans and receivables	-	10,580
- Expected losses on loans and receivables	3,494,962	5,623,253
- Additional Return	386,034,513	431,705,429
- Interest expense on IRS	545,993,191	545,353,116
- Current account interest expense	1	-
- Other expense	99,454	137,685
<b>I. Interest generated by the securitised assets</b>	<b>425,140,605</b>	<b>349,862,710</b>
<b>L. Other revenue</b>	<b>613,795,129</b>	<b>714,966,156</b>
- Interest income on IRS	566,352,339	653,684,052
- Current account interest income	42,230,036	58,242,877
- Revenues from early termination penalties	3,810,432	3,003,517
- Recoveries of impairment losses on loans and receivables	1,394,062	-
- Miscellaneous revenues	8,260	35,710

on behalf of the BOARD OF DIRECTORS  
Chairperson  
Paola Fandella



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

<b>A1) Loans and receivables</b>	<b>30/06/2025</b>	<b>31/12/2024</b>
Loans and receivables	36,204,197,914	29,931,716,342
Unpaid instalments - principal	2,663,453	1,429,362
Unpaid instalments - interest	1,392,272	826,416
Expenses on loans and receivables	247,745	174,501
Interest from suspended instalments	58,222,419	53,593,546
Amortised cost	105,930,660	81,394,337
Overdue interest	6	6
Impairment losses on non-performing past due exposures	-2,369,892	-1,913,683
Impairment losses on unlikely-to-pay exposures	-3,589,685	-1,131,409
Impairment losses on bad loans	-660,527	-80,050
Impairment losses on default interest	-6	-6
Impairment losses on performing loans	-45,808,686	-36,709,221
	<b>36,320,225,673</b>	<b>30,029,300,141</b>
<b>B3) Cash and cash equivalents</b>	<b>30/06/2025</b>	<b>31/12/2024</b>
Receivables Collection Account	14,181,845	1,395,712
Investment Account	4,232,264,475	3,911,336,663
Expenses Account	82,298	77,275
Collateral Account	2,126,400,000	1,270,500,000
Payment/Distribution Account	46,221,399	1,225,190
Cacib Collections Account	94	4
Cacib Swap Collateral Account	94	4
Cacib Investment Account	94	4
Accrued income - Accruals in progress	7,277,778	8,770,546
	<b>6,426,428,077</b>	<b>5,193,305,398</b>
<b>B3) Other receivables</b>	<b>30/06/2025</b>	<b>31/12/2024</b>
Loans and receivables for additional interest amount	88,993,625	18,590,244
Withholdings on bank interest	5	4
Accrued interest income on IRS	254,666,655	372,390,002
Prepayments	25,458	453
Other	40,260	38,099
Loans and receivables from customers in litigation	59,294	59,294
Loans and receivables with companies for interest	890	1,665
Loans and receivables with companies	-	2,665
	<b>343,786,187</b>	<b>391,082,426</b>

A summary table is provided below of the loans, as classified by the servicer, in accordance with the provisions of Bank of Italy Circular no. 262/2005 and the IAS/IFRS and the EU supervisory regulations.

	30/06/2025				31/12/2024			
	Gross amount	Impairment losses	Net value	% coverage	Gross amount	Impairment losses	Net value	% coverage
<b>Performing exposures</b>	<b>36,220,440,451</b>	<b>45,808,686</b>	<b>36,174,631,765</b>	<b>0.13%</b>	<b>29,966,103,829</b>	<b>36,709,221</b>	<b>29,929,394,608</b>	<b>0.12%</b>
Non-performing past due exposures	19,026,518	2,369,892	16,656,626	12.46%	14,534,593	1,913,683	12,620,910	13.17%
Unlikely-to-pay	25,581,779	3,589,685	21,992,094	14.03%	6,904,255	1,131,409	5,772,846	16.39%
Bad loans	1,675,061	660,533	1,014,528	39.43%	197,497	80,056	117,441	40.54%
<b>Non-performing exposures</b>	<b>46,283,358</b>	<b>6,620,110</b>	<b>39,663,248</b>	<b>14.30%</b>	<b>21,636,345</b>	<b>3,125,148</b>	<b>18,511,197</b>	<b>14.44%</b>
Amortised cost	105,930,660		105,930,660		81,394,336		81,394,336	
<b>Total loans</b>	<b>36,372,654,469</b>	<b>52,428,796</b>	<b>36,320,225,673</b>		<b>30,069,134,510</b>	<b>39,834,369</b>	<b>30,029,300,141</b>	
<b>% Non-performing exposures on total loans</b>	<b>0.13%</b>		<b>0.11%</b>		<b>0.07%</b>		<b>0.06%</b>	

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

Details of the recoveries of impairment losses and impairment losses on loans recognised in the first half of 2025 are shown below.

	1ST HALF 2025	1ST HALF 2024
<b>Total recoveries of impairment losses</b>	<b>1,394,062</b>	<b>-</b>
<b>Recoveries of impairment losses on performing exposures</b>	<b>1,394,062</b>	<b>-</b>
<b>Total impairment losses</b>	<b>-3,494,962</b>	<b>-5,623,253</b>
<b>Impairment losses on performing exposures</b>	<b>-</b>	<b>-2,030,157</b>
<b>Impairment losses on non-performing exposures</b>	<b>-3,494,962</b>	<b>-3,593,096</b>
Impairment losses on non-performing past due exposures	-456,209	-161,690
Impairment losses on unlikely-to-pay exposures	-2,458,276	-2,312,760
Impairment losses on bad loans	-580,477	-1,118,646
<b>Total recoveries of impairment losses/(impairment losses)</b>	<b>-2,100,900</b>	<b>-5,623,253</b>

However, it should be noted that the comparison with the first half of 2024 is not completely homogeneous due to the new sales of loans that took place on 12/02/2025 and 15/05/2025, respectively.

For the sake of completeness, it should be noted that as at 30 June 2025 there were 4 outstanding loans that constituted new liquidity, granted through public guarantee mechanisms issued within the COVID-19 framework for a total of €250,572.89 (gross amount).

## QUALITATIVE INFORMATION

### Description of the Issue Programme and its performance

#### The Programme

On 29 July 2010, ISP CB Ipotecario 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 October 2010, 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 the subsequent sales. ISP CB Ipotecario 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 residential and commercial mortgage loans and securities, 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 €20 billion.

The company's Board of Directors authorised an increase in the Programme's maximum amount from €25 billion up to an overall amount of €35 billion on 27 September 2024.

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 loans identifiable as a bloc, in accordance with Law 130/99 and Article 58 of the Consolidated Banking Act, as they complied with the criteria listed in Annex 2 of the Master Sale Agreement, namely the “Common Criteria for the Loans” 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

On 2 August 2010, Intesa Sanpaolo S.p.A. sold the Adriano Finance S.r.l. Class A Residential Mortgage Backed Floating Rate Notes (nominal amount of €7,557,950,000) to ISP CB Ipotecario S.r.l. and the price paid by the vehicle to the originator Intesa Sanpaolo S.p.A. was €5,820,696,137.80, of which €47,584,297.03 as interest and €5,773,111,840.77 as principal.

The sales notice was published in Italian Official Journal no. 92 of 5 August 2010.

The consideration for the acquired assets (class A securities issued as part of the Adriano Finance series 1 securitisation) was equal to the securities' nominal amount, including the interest accrued at the sales date. As required by the sector regulations, the vehicle obtained a special attestation from the independent auditors Reconta Ernst & Young S.p.A. (now EY S.p.A.) on the compliance of the measurement criteria of the assets underlying the securities sold with the measurement criteria applied by Intesa Sanpaolo S.p.A. to prepare its most recent financial statements.

Against the sale of these assets, Intesa Sanpaolo S.p.A. granted the vehicle a subordinated loan to allow it to finance the acquisition of the relevant securities. This loan, which bears interest at 0.50%, allows the originator to collect any additional interest amount left after paying 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 after the covered bonds are redeemed (or at their extended redemption date), respecting the applicable priority order and funds available, although it is obliged to repay the loans early if the conditions set out in the related agreements materialise.

On 2 April 2012, the vehicle sold the Adriano Finance Class A securities to Intesa Sanpaolo S.p.A. for €4,313,073,929.39.

#### Subsequent Sales

Subsequent to the initial sale, the vehicle purchased various loan portfolios without recourse from the originator Intesa Sanpaolo S.p.A., mainly consisting of performing mortgage loans secured by residential properties granted to consumer and producer households resident in Italy, in accordance with the “Common Criteria for the Loans” envisaged 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 30 June 2025 are summarised below.

Sale date	Securitized assets	Sale price	Official Journal	Payment of sale price with:		Exclusion date	Amount Excluded (1)
				Subordinated Loan (3)	available liquidity		
02/08/2010	Adriano Finance Class A €7,557,950,000	5,820,696,138	Part II no. 92 of 5/8/2010	5,820,696,138			
30/06/2011	I loan portfolio	2,318,996,535	Part II no. 78 of 9/7/2011	2,318,996,535		30/06/2011	20,730,970
31/08/2011	II loan portfolio	4,966,586,762	Part II no. 104 of 8/9/2011	4,966,586,762		09/09/2011	157,798,184
30/11/2011	III loan portfolio	2,197,403,128	Part II no. 142 of 10/12/2011	2,197,403,128		12/12/2011	219,231,266
23/05/2012	BOT 14/01/2013 €912,000,000.00	900,235,200			900,235,200		
31/10/2012	IV loan portfolio (4)	3,222,964,397	Part II no. 130 of 6/11/2012	3,222,964,397		31/01/2013 18/07/2013	39,320,271 2,691,297
30/04/2013	V loan portfolio	4,093,511,498	Part II no. 53 of 7/5/2013	1,500,000,000	2,593,511,498	18/07/2013	740,495,630
17/04/2014	CTZ 31/12/2014 €1,000,000,000.00	996,127,400			996,127,400		
30/05/2014	VI loan portfolio	2,463,077,831	Part II no. 67 of 7/6/2014	2,463,077,831		28/10/2014	1,808,963
30/04/2015	VII loan portfolio	1,646,898,447	Part II no. 53 of 9/5/2015	1,646,898,447		18/12/2015	340,224
30/10/2015	VIII loan portfolio	1,337,026,662	Part II no. 129 of 7/11/2015	1,337,026,662		18/12/2015 07/03/2017 (2)	2,364,360 279,187
31/05/2016	IX loan portfolio	3,722,308,897	Part II no. 68 of 9/6/2016	3,722,308,897		27/10/2016	1,273,651
31/05/2017	X loan portfolio	5,258,966,710	Part II no. 67 of 8/6/2017	1,072,690,615	4,186,276,095	16/11/2017	2,222,124
31/05/2018	XI loan portfolio	2,490,991,998	Part II no. 66 of 9/6/2018	1,640,991,998	850,000,000	16/10/2018	3,521,315
22/03/2019	XII loan portfolio	1,673,312,849	Part II no. 38 of 30/3/2019	1,673,312,849			
17/06/2021	XIII loan portfolio	2,174,894,217	Part II no. 77 of 1/7/2021	2,174,894,217			
18/05/2022	XIV loan portfolio	2,693,266,855	Part II no. 64 of 4/6/2022	2,693,266,855			
20/07/2023	XV loan portfolio	8,499,432,680	Part II no. 91 of 3/8/2023	8,499,432,680			
29/02/2024	XVI loan portfolio	5,762,837,300	Part II no. 29 of 09/03/2024	5,762,837,300			
29/05/2024	XVII loan portfolio	4,230,570,225	Part II no. 66 of 06/06/2024	4,230,570,225			
12/02/2025	XVIII loan portfolio	4,757,898,832	Part II no. 22 of 20/02/2025	4,757,898,832			
15/05/2025	XIX loan portfolio	3,435,254,209	Part II no. 60 of 22/05/2025	3,435,254,209			
		<b>74,663,258,772</b>		<b>65,137,108,579</b>	<b>9,526,150,193</b>		<b>1,192,077,441</b>

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

(2) With reference to the sales of 30 June 2011 and 30 October 2015

(3) expected remuneration at fixed rate of 0.50%

(4) Due to a procedural anomaly in the loan management IT systems of Intesa Sanpaolo S.p.A., the loans benefited from the suspension of interest payments, which made it necessary to adjust downwards the consideration of the loans sold by Intesa Sanpaolo S.p.A. to the vehicle on 31 October 2012 by €1,765,826.96. This had no impact as the "IFRS accrued interest adjustment" component does not contribute to the test calculations provided for by the Covered Bond Issue Programme.

## 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
30/10/2019	Mortgage loans in "bad loan" or "unlikely-to-pay" status	335,202,925	Part II no. 130 of 5/11/2019
28/01/2021	Loans of "branches to be sold to BPER"	265,101,255	Part II no. 14 of 2/02/2021
26/01/2022	Mortgage loans in "bad loan" or "unlikely-to-pay" status (1)	115,557,763	Part II no. 16 of 10/02/2022
20/04/2023	Mortgage loans in "bad loan" or "unlikely-to-pay" status	29,889,272	Part II no. 53 of 6/05/2023
19/09/2024	Mortgage loans in "bad loan" or "unlikely-to-pay" status	48,594,772	Part II no. 116 of 03/10/2024
		<b>794,345,987</b>	

(1) With regard to the return of 26 January 2022, on 31 May 2022, as a result of an adjustment in the calculation of the repurchase consideration, that consideration was adjusted and the difference, amounting to €611.34, was paid by the vehicle to Intesa Sanpaolo S.p.A. by charging the Investment Account.

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-sexies, sub-para c) of Law 130 of 30 April 1999 and article 4 of the Ministry for the Economy and Finance decree, the vehicle granted an irrevocable and unconditional guarantee to the bondholders with limited recourse (the covered bonds guarantee). In accordance with the covered bonds guarantee, if the issuer defaults (i.e., Intesa Sanpaolo S.p.A.'s insolvency, non-payment by the Issuer of

interest and/or principal on the covered 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 up to the amount 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, the calculation agent performs tests of the portfolio To check whether the nominal amount, present value and interest flows (considering the hedging swaps) of the portfolio allow the vehicle, where necessary, to pay the interest and principal of the issued bonds.

Deloitte & Touche 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.

The transaction's financial structure provides for the quarterly payment of the costs of the transaction on the Payment Dates in accordance with the contractual provisions.

Information about the cash flows and payments of the first half of 2025 is set out below.

	Payment Date	13/01/2025	14/04/2025
	Collections for the period	01/09/2024 - 30/11/2024	01/12/2024 - 28/02/2025
Collections on the loan portfolio		213,021,715	202,646,100
Interest accrued on current accounts		26,828,549	23,048,091
Swap contracts		304,217,776	342,454,410
Reserve Fund Required Amount		501,598,564	456,375,937
<b>Total distributable funds relating to Interest Available Funds</b>		<b>1,045,666,604</b>	<b>1,024,524,538</b>
<i>used for:</i>			
Reimbursement of corporate costs and advances to organise the transaction		-21,963	-45,000
Remuneration of third parties for various services		-5,168,934	-5,187,105
Asset swap on the cover pool		-210,715,598	-211,797,215
Liability swap on the issued notional amount		-77,157,737	-58,808,725
Accrual of the Reserve Fund Required Amount		-456,375,937	-446,871,931
Return of difference of RFRA to Intesa Sanpaolo S.p.A.		-45,222,627	-9,504,006
Payment of interest on subordinated loan to Intesa Sanpaolo S.p.A.		-42,194,064	-44,682,407
Additional Interest Amount to Intesa Sanpaolo S.p.A.		-208,809,744	-247,628,149
<b>Total payments made</b>		<b>-1,045,666,604</b>	<b>-1,024,524,538</b>
<b>Total distributable funds relating to Principal Available Funds</b>		<b>2,762,224,811</b>	<b>2,837,375,731</b>
<i>used for:</i>			
Partial repayment of subordinated loan to Intesa Sanpaolo S.p.A.		-750,000,000	-700,000,000
Credit to Investment Account		-2,012,224,811	-2,137,375,731

## Parties involved

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

<b>Originator and Subordinated Loan Provider</b>	Intesa Sanpaolo S.p.A.
<b>Issuer</b>	Intesa Sanpaolo S.p.A.
<b>Servicer</b>	Intesa Sanpaolo S.p.A.
<b>Special Servicers</b>	Intesa Sanpaolo S.p.A. (first special servicer)
<b>Sub Servicer</b>	Intrum Italy S.p.A.
<b>Asset Swap Counterparty</b>	Intesa Sanpaolo S.p.A.
<b>Administrative Services Provider</b>	Intesa Sanpaolo S.p.A.
<b>Account Bank</b>	Intesa Sanpaolo S.p.A.
<b>Cash Manager</b>	Intesa Sanpaolo S.p.A.
<b>Portfolio Manager</b>	Intesa Sanpaolo S.p.A.
<b>Paying Agent</b>	Deutsche Bank S.p.A.
<b>Representative of the Covered Bondholders</b>	KPMG Fides Servizi di Amministrazione S.p.A.
<b>Calculation Agent</b>	PricewaterhouseCoopers Business Services S.r.l.
<b>Asset Monitor</b>	Deloitte & Touche S.p.A.
<b>Luxembourg Listing Agent</b>	Deutsche Bank Luxembourg S.A.
<b>Rating Agency</b>	Moody's Investors Service (Moody's or the Rating Agency)
<b>Swap Service Provider</b>	Intesa Sanpaolo S.p.A.
<b>Liability Hedging Counterparty</b>	Intesa Sanpaolo S.p.A.
<b>Asset Hedging Counterparty</b>	Intesa Sanpaolo S.p.A.

Intesa Sanpaolo S.p.A. collects and manages the securitised loans on behalf of the vehicle. It acts as receivables account bank and servicer of the securitisation, as per Law no. 130/99 and may sub-delegate activities to third parties. Intesa Sanpaolo S.p.A. provides IT infrastructure and performs the back-office activities for collections on the cover pool, 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. 130/99.

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).

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, Cash Manager and Paying Agent 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.

On 20 June 2012 and given its concerns that Moody's could downgrade the Programme bonds due to the loss of the minimum rating required for these roles, the vehicle's board of directors resolved to assign Crédit Agricole-CIB Milano the roles of account bank and paying agent (as well as cash manager, even though this role does not have rating limits). The vehicle has kept some accounts with Intesa Sanpaolo S.p.A. for administrative services and collection of the loan payments. In order to maintain the collection account with Intesa Sanpaolo S.p.A., it opened the collection collateral account with Crédit Agricole-CIB Milano and a swap collateral account to allow Intesa Sanpaolo S.p.A. to continue to be its swap counterparty.

The vehicle performed a weekly margining on the collateral account, necessary since Intesa Sanpaolo S.p.A.'s downgrading to P-2 A3 on 15 May 2012.

In September 2012, after some contractual amendments, Intesa Sanpaolo S.p.A. qualified again as an eligible counterparty for the above roles and the vehicle transferred its funds back to its original accounts from Crédit Agricole-CIB Milano. The margining on the swap collateral account is thus now performed on the Intesa Sanpaolo S.p.A. accounts while the vehicle closed its deposit with Crédit Agricole-CIB Milan securing the collections credited directly to the Intesa Sanpaolo S.p.A. accounts.

As a result of the amendments made to the Servicing Agreement of 29 July 2010 by the amending agreement of 20 December 2019, as at the reporting date the role of Special Servicer was performed by Intesa Sanpaolo S.p.A., the first and only Special Servicer.

On 12 March 2019, Intesa Sanpaolo S.p.A. signed a sub-servicing agreement with Intrum Italy S.p.A., through which it delegated the management of bad loans with effect from 2 December 2018 (except for the management of the Excluded Loans managed directly by Intesa Sanpaolo S.p.A.).

Following the enactment of the EMIR, which imposes specific regulatory obligations on parties to OTC derivative contracts, in December 2013, Intesa Sanpaolo Group Services S.c.p.A. (now 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 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).

Deutsche Bank is the paying agent for the covered bonds issued. KPMG Fides servizi di Amministrazione S.p.A. is the bondholders' representative.

Since 30 June 2016, EY S.p.A. has been the calculation agent after the non-proportionate demerger of the business unit from Ernst & Young Financial Business Advisors S.p.A. to Reconta Ernst & Young S.p.A. which subsequently changed its name to EY S.p.A.

From 28 April 2020, PricewaterhouseCoopers S.p.A. replaced EY S.p.A. as the calculation agent. The Luxembourg listing agent is Deutsche Bank Luxembourg S.A., while Deloitte & Touche S.p.A. 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.) and Barclays Capital assisted Intesa Sanpaolo S.p.A. in the structuring of the transaction as arrangers of the Programme.

## Issue characteristics

The main characteristics of the Covered Bonds issued by Intesa Sanpaolo S.p.A. (the issuer) since the beginning of the Programme, for which ISP CB Ipotecario S.r.l., as Guarantor of the Covered Bonds, has issued the Guarantee to the bondholders, are set out below.

All the Covered Bonds outstanding at the reporting date are listed on the Luxembourg Stock Exchange except for series 3, 4 and 5 which are not listed because they are private placements. Listed securities are eligible for Eurosystem transactions.

### ISP CB Ipotecario Covered Bond Programme

Maximum amount: € 35 billion

Moody's Rating: Aa3

Series	ISIN	Date of issue	Legal maturity date	Issue Amount	Rate	Coupon frequency	Listing exchange	Type	Notes
1	IT0004653124	04/11/2010	04/11/2015	1,000,000,000	3.000%	annual	Luxembourg	Market	Matured
2	IT0004690126	16/02/2011	16/08/2016	2,500,000,000	4.375%	annual	Luxembourg	Market	Matured
3	IT0004692791	17/02/2011	17/02/2031	300,000,000	5.375%	annual	unlisted	Private placement	Subscriber: Deutsche Bank - Frankfurt
4	IT0004692783	17/02/2011	17/02/2026	100,000,000	5.250%	annual	unlisted	Private placement	Subscriber: Deutsche Bank - Frankfurt
5	IT0004762537	16/09/2011	16/09/2027	210,000,000	5.250%	annual	unlisted	Private placement	Subscriber: Deutsche Bank - Frankfurt
6	IT0004762594	19/09/2011	14/10/2013	2,300,000,000	Eur 3m + 0.75%	quarterly	Luxembourg	Retained	Partial redemption on 13/07/2012 of €1,380 million, early redemption on 24/09/2012
7	IT0004764533	26/09/2011	14/10/2013	2,250,000,000	Eur 3m + 0.75%	quarterly	Luxembourg	Retained	Early redemption on 02/04/2012
8	IT0004777436	18/11/2011	12/01/2014	1,600,000,000	Eur 3m + 0.75%	quarterly	Luxembourg	Retained	Early redemption on 02/04/2012
9	IT0004782519	23/12/2011	12/01/2014	2,000,000,000	Eur 3m + 0.75%	quarterly	Luxembourg	Retained	Early redemption on 02/04/2012
10	IT0004839251	16/07/2012	28/04/2017	1,863,250,000	3.250%	annual	Luxembourg	Market	Matured; security's subject to Exchange Offer
11	IT0004839046	16/07/2012	27/01/2021	1,353,028,000	5.000%	annual	Luxembourg	Market	Matured; security's subject to Exchange Offer
12	IT0004852189	25/09/2012	25/09/2019	1,000,000,000	3.750%	annual	Luxembourg	Market	Matured
13	IT0004872328	03/12/2012	05/12/2022	1,250,000,000	3.625%	annual	Luxembourg	Market	Matured
14	IT0004889421	24/01/2013	24/01/2025	1,000,000,000	3.375%	annual	Luxembourg	Market	
15	IT0004961295	24/09/2013	24/09/2018	750,000,000	2.250%	annual	Luxembourg	Market	Matured
16	IT0004992787	10/02/2014	10/02/2026	1,250,000,000	3.250%	annual	Luxembourg	Market	
17	IT0005082786	23/01/2015	20/01/2022	1,000,000,000	0.625%	annual	Luxembourg	Market	Matured
18	IT0005156044	18/12/2015	18/12/2025	1,250,000,000	1.375%	annual	Luxembourg	Market	
19	IT0005174492	23/03/2016	23/03/2023	1,250,000,000	0.625%	annual	Luxembourg	Market	Matured
20	IT0005214793	16/09/2016	12/10/2020	1,250,000,000	Eur 3m + 0.20%	quarterly	Luxembourg	Retained	Partial redemption on 02/07/2020 of €700 million, early redemption on 27/08/2020
21	IT0005220626	25/11/2016	12/10/2024	2,200,000,000	Eur 3m + 0.20%	quarterly	Luxembourg	Retained	Partial redemption on 22/06/2023 of €1,000 million, early total redemption on 13/05/2024
22	IT0005259988	16/06/2017	16/06/2027	1,000,000,000	1.125%	annual	Luxembourg	Market	
23	IT0005323289	16/02/2018	12/04/2030	2,000,000,000	Eur 3m + 0.29%	quarterly	Luxembourg	Retained	
24	IT0005339210	13/07/2018	14/07/2025	1,000,000,000	1.125%	annual	Luxembourg	Market	
25	IT0005365231	05/03/2019	05/03/2024	1,000,000,000	0.500%	annual	Luxembourg	Market	Matured
26	IT0005370108	16/04/2019	12/10/2028	500,000,000	Eur 3m + 0.53%	quarterly	Luxembourg	Retained	Early redemption on 27/11/2020
27	IT0005398265	27/01/2020	12/10/2031	750,000,000	Eur 3m + 0.27%	quarterly	Luxembourg	Retained	
28	IT0005481517	03/02/2022	12/04/2029	1,000,000,000	Eur 3m + 0.10%	quarterly	Luxembourg	Retained	
29	IT0005554578	30/06/2023	30/06/2028	1,250,000,000	3.625%	annual	Luxembourg	Market	
30	IT0005566903	12/10/2023	12/07/2026	1,750,000,000	Eur 3m + 0.36%	quarterly	Luxembourg	Retained	
31	IT0005566911	12/10/2023	12/01/2028	2,000,000,000	Eur 3m + 0.55%	quarterly	Luxembourg	Retained	
32	IT0005567117	12/10/2023	12/10/2032	1,750,000,000	Eur 3m + 0.65%	quarterly	Luxembourg	Retained	
33	IT0005573164	15/12/2023	15/12/2043	50,000,000	3.943%	annual	Luxembourg	Market	
34	IT0005586877	27/03/2024	12/10/2029	1,000,000,000	Eur 3m + 0.62%	quarterly	Luxembourg	Retained	
35	IT0005588915	04/06/2024	12/04/2030	500,000,000	Eur 3m + 0.53%	quarterly	Luxembourg	Market	
36	IT0005595720	22/05/2024	12/10/2028	1,400,000,000	Euribor 3 mesi + 0.48%	quarterly	Luxembourg	Retained	
37	IT0005595738	22/05/2024	12/07/2033	1,700,000,000	Euribor 3 mesi + 0.61%	quarterly	Luxembourg	Retained	
38	IT0005595761	22/05/2024	12/01/2035	1,700,000,000	Euribor 3 mesi + 0.63%	quarterly	Luxembourg	Retained	
39	IT0005631541	23/01/2025	12/10/2031	1,500,000,000	Euribor 3 mesi + 0.69%	quarterly	Luxembourg	Retained	
40	IT0005631574	23/01/2025	12/07/2036	1,500,000,000	Euribor 3 mesi + 0.81%	quarterly	Luxembourg	Retained	
41	IT0005649303	22/05/2025	12/04/2032	1,600,000,000	Euribor 3 mesi + 0.60%	quarterly	Luxembourg	Retained	
42	IT0005649279	22/05/2025	12/04/2034	1,500,000,000	Euribor 3 mesi + 0.70%	quarterly	Luxembourg	Retained	

The inaugural issuance of the ISP CB Ipotecario S.r.l. Covered Bond Programme was assessed by the rating agency Moody's and was rated "AAA".

The rating of the Programme has been subject to the following successive revisions by Moody's over the years:

- 6 October 2011: Aa1;
- 23 February 2012: Aa2;
- on 17 July 2012: A2;
- 21 January 2015: Aa2;
- 24 October 2018: Aa3.

## Related financial transactions

The vehicle has asset swaps on all the underlying pools and liability swaps, one for each fixed-rate covered bond series, with the originator Intesa Sanpaolo S.p.A. All the swaps hedge interest rate risk.

The asset swaps relate to the loan portfolios sold to the vehicle. The asset swaps allow it to convert the mixed cash flows generated by the cover pool into steady quarterly cash flows (three-month Euribor plus a spread). The liability swaps are structured for each fixed-rate covered bond series. Intesa Sanpaolo S.p.A. pays the vehicle fixed-rate interest equal to the coupon due on the bonds, while in exchange, the vehicle pays a floating-rate in line with the amount it receives for the above-mentioned swaps on the cover pool.

In order to ensure the hedging of the loan portfolios subject to subsequent sale, the asset swap contracts initially signed were subject to subsequent restructuring.

After the Payment Date of 12 July 2017, all the existing swaps were restructured. After the Payment Date of 12 July 2018, all the existing fixed-rate and floating-rate swaps were restructured.

After the Payment Date of 12 July 2019, all the existing swaps were restructured through two new derivatives. After the Payment Date of 12 July 2022, all the existing fixed-rate swaps were restructured with a new derivative.

After the Payment Date of 12 July 2023, the existing fixed-rate, floating-rate and floating-rate with cap asset swaps were restructured with new derivatives.

On 29 February 2024, the existing fixed-rate, floating-rate and floating-rate with cap asset swaps were restructured with new derivatives.

On 29 May 2024, the existing fixed-rate, floating-rate and floating-rate with cap asset swaps were restructured with new derivatives.

Following two new restructuring operations, on 12 February 2025 and 15 May 2025, of the fixed-rate asset swaps hedging mortgage loans with new derivative that includes the new portfolios sold, as at 30 June 2025 the vehicle had four asset swaps on the entire underlying cover pool, with a total notional amount of €34.1 billion, and nine liability swaps on the fixed-rate securities, with a total notional amount of €6.4 billion, in place with Intesa Sanpaolo S.p.A.; all the swaps hedge interest rate risk.

On 15 May 2012, Intesa Sanpaolo S.p.A. lost its short-term P-1 rating assigned by Moody's, making it necessary to set up a Reserve Fund Required Amount, fully financed by Intesa Sanpaolo S.p.A. This reserve is a quarterly provision and is equal to the sum of the amounts of the coupons on the securities issued, the amounts of the contractually agreed fees due to the counterparties, and the amounts envisaged by the swaps. Accordingly, from the Payment Date of 12 July 2012, this reserve has been included in the interest available funds and is funded by the Issuer by crediting the vehicle's Payment Account in accordance with the contractual provisions. This reserve is subject to recalculation and possible adjustment at each payment date.

## 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.

## 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.

#### 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				Purchased or originated credit-impaired	Total adjustments and total provisions for credit risk			Purchased or originated credit-impaired	Net exposure	Total partial write-offs*
	Stage 1	Stage 2	Stage 3			Stage 1	Stage 2	Stage 3			
<b>A. ON-BALANCE SHEET EXPOSURES</b>											
A1 On-demand	204,060	204,060	-	-	-	-	-	-	-	204,060	-
a) Non-performing	-	X	-	-	-	X	-	-	-	-	-
b) Performing	204,060	204,060	-	X	-	-	-	X	-	204,060	-
<b>A2 Others</b>											
a) Bad loans	-	X	-	-	-	X	-	-	-	-	-
-of which: forbome exposures	-	X	-	-	-	X	-	-	-	-	-
b) Unlikely to pay	-	X	-	-	-	X	-	-	-	-	-
-of which: forbome exposures	-	X	-	-	-	X	-	-	-	-	-
c) Non-performing past due exposures	-	X	-	-	-	X	-	-	-	-	-
-of which: forbome exposures	-	X	-	-	-	X	-	-	-	-	-
d) Performing past due exposures	-	-	-	X	-	-	-	X	-	-	-
-of which: forbome exposures	-	-	-	X	-	-	-	X	-	-	-
e) Other performing exposures	-	-	-	X	-	-	-	X	-	-	-
-of which: forbome exposures	-	-	-	X	-	-	-	X	-	-	-
<b>TOTAL (A)</b>	<b>204,060</b>	<b>204,060</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>204,060</b>	<b>-</b>
<b>B. OFF-BALANCE SHEET EXPOSURES</b>											
a) Non-performing	-	X	-	-	-	X	-	-	-	-	-
b) Performing	-	-	-	X	-	-	-	X	-	-	-
<b>TOTAL (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>TOTAL (A+B)</b>	<b>204,060</b>	<b>204,060</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>204,060</b>	<b>-</b>

\* Amount to be stated for disclosure purposes

“On-demand on-balance sheet credit 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 as a result of a mismatch in the structure of the interest rates (fixed rate, floating rate, indexing or not to Euribor, etc.) 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 two types of interest rate swap agreements (asset swaps, for the cover pool and liability swaps, for the bond issues) with the counterparty Intesa Sanpaolo S.p.A. For more details, see 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 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
<b>1. Assets</b>								
1.1 Debt instruments	-	-	-	-	-	-	-	-
1.2 Loans and receivables	-	-	-	-	-	-	-	-
1.3 Other assets	204,060	-	-	-	-	-	-	-
<b>2. Liabilities</b>								
2.1 Financial liabilities	-	-	-	-	-	-	-	-
2.2 Debt instruments	-	-	-	-	-	-	-	-
2.3 Other liabilities	-	-	-	-	-	-	-	-
<b>3. Financial derivatives</b>								
<b>Options</b>								
3.1 Long positions	-	-	-	-	-	-	-	-
3.2 Short positions	-	-	-	-	-	-	-	-
<b>Other derivatives</b>								
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 Vehicle 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 no. 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".

The main element for mitigating this risk is the issuance of covered bonds by Intesa Sanpaolo S.p.A. for a total amount that is lower than the value of the securitised loan portfolios.

## 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 day and 7 days	Between 7 days and 15 days	Between 15 days and 1 month	Between 1 month and 3 months	Between 3 months and 6 months	Between 6 months and 1 year	Between 1 year and 3 years	Between 3 years and 5 years	After 5 years	open unspecified
<b>On-balance sheet assets</b>											
A.1 Government bonds	-	-	-	-	-	-	-	-	-	-	-
A.2 Other debt securities	-	-	-	-	-	-	-	-	-	-	-
A.3 Loans	-	-	-	-	-	-	-	-	-	-	-
A.4 Other assets	204,060	-	-	-	-	-	-	-	-	-	-
<b>On-balance sheet liabilities</b>											
B.1 Due to:	-	-	-	-	-	-	-	-	-	-	-
- Banks	-	-	-	-	-	-	-	-	-	-	-
- Financial companies	-	-	-	-	-	-	-	-	-	-	-
- Customers	-	-	-	-	-	-	-	-	-	-	-
B.2 Debt securities	-	-	-	-	-	-	-	-	-	-	-
B.3 Other liabilities	-	-	-	-	-	-	-	-	-	-	-
<b>Off-balance sheet transactions</b>											
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 Ipotecario 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., insolvency of Intesa Sanpaolo S.p.A., 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 Ipotecario S.r.l. subordinated loans 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. 130/99, in the form of a limited liability company, and its sole purpose is to carry out loan securitisations. As provided for by Law no. 130/99, 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 Ipotecario 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 €171,236, consists of quota capital of €120,000, split into quotas, the legal reserve (€2,561) and the extraordinary reserve (€48,675).

Captions/Value	30/06/2025	31/12/2024
1. Quota capital	120,000	120,000
2. Quota premium reserves	-	-
3. Reserves	51,236	51,236
- retained earnings	51,236	51,236
a) legal	2,561	2,561
b) statutory	-	-
c) treasury quotas	-	-
d) other	48,675	48,675
- 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 (change in 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) for the period	-	-
<b>Total</b>	<b>171,236</b>	<b>171,236</b>

## 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 half year (and in the previous period), 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 period.

## Section 6 - Related-party transactions

### 6.1 Information on remuneration of key management personnel

Figures for the 1st half of 2025	Directors and Statutory Auditors
Fees and social security contributions	
- Directors	
- paid to Intesa Sanpaolo S.p.A.	-
- other	11,896
- Statutory auditors	
	7,558
<b>Total</b>	<b>19,454</b>

### 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

Assets and liabilities as at 30/6/2025	Cash and cash equivalents	Other liabilities
- Directors and statutory auditors	-	14,367
- Parent: Intesa Sanpaolo S.p.A.	204,060	33
<b>Total</b>	<b>204,060</b>	<b>14,400</b>

Income and expense for the 1st Half 2025	Interest income	Personnel expenses	Other administrative expenses
- Directors and statutory auditors	-	19,454	-
- Parent: Intesa Sanpaolo S.p.A.	2,121	-	93
<b>Total</b>	<b>2,121</b>	<b>19,454</b>	<b>93</b>

## Section 8 - Other information

### Parent that prepares consolidated financial statements

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

Milan, 25 July 2025

on behalf of the BOARD OF DIRECTORS  
Chairperson  
Paola Fandella

