Banco Desio S.p.A.

Euro 3,000,000,000 Covered Bond Programme
unconditionally and irrevocably guaranteed as to payments of interest and principal by

Desio OBG S.r.l.

ISSUER

Banco Desio

Issuer's Investors Report

Issuer Investors Report Date	16/10/2023	
Collection Period	01/07/2023	30/09/2023
Guarantor Payment Period	28/07/2023	27/10/2023

Part A: DESCRIPTION OF THE COVER POOL

1. Type of Assets

Type of Assets	Number of contracts	Outstanding Principal	%	O/W Accrued Interest
Residential Mortgage Loans	21.597	2.055.317.912,71	100%	2.739.869,55
Commercial Mortgage Loans	0	0,00	0%	0,00
Public Entity Receivables	0	0,00	0%	0,00
Public Entity Securities	0	0,00	0%	0,00
Top up Assets	0	0,00	0%	0,00
Total	**21.597**	**2.055.317.912,71**	**100%**	**2.739.869,55**

2. Outstanding Principal by Interest Rate

Interest Rate	Outstanding Principal	%
Floating	359.052.207,15	17,47%
Fixed	1.618.187.820,59	78,73%
Capped	78.077.884,97	3,80%
TOTAL	**2.055.317.912,71**	**100,00%**

3. Outstanding Principal by Currency

Currency	Outstanding Principal	%
Euro	2.055.317.912,71	100%
Other (to be specified)	0,00	0,00
TOTAL	**2.055.317.912,71**	**100%**

4. Unpaid Instalments by Age (delinquent)

	Number of contracts	Outstanding Principal	% on Tot. Oustanding Principal	Arrears	
				Principal	Interest
1) 0 - 30 days	21.541	2.050.291.639,26	99,76%	79.087,84	52.958,84
2) 31 - 60 days	20	1.511.681,55	0,07%	24.790,41	13.397,22
3) 61 - 90 days	14	1.279.575,58	0,06%	26.413,80	12.089,18
4) 91 - 120 days	9	485.381,16	0,02%	15.446,77	7.665,02
5) 121 - 180 days	9	1.253.440,91	0,06%	25.333,55	20.885,85
6) over 181 days	4	496.194,25	0,02%	19.370,67	15.789,35
Total	**21.597**	**2.055.317.912,71**	**100,00%**	**190.443,04**	**122.785,46**

Part A: DESCRIPTION OF THE COVER POOL

5. Outstanding Principal by Region (Borrowers)

Region	Oustanding Principal	Number of% on Total Outstanding Principal	Number of contracts
Piemonte	100.045.686,25	4,87%	1.127
Valle D Aosta	2.113.179,19	0,10%	18
Lombardia	839.462.566,44	40,84%	8.541
Trentino Alto Adige	3.306.004,79	0,16%	21
Veneto	98.842.502,05	4,81%	1.026
Friuli Venezia Giulia	679.025,72	0,03%	7
Liguria	66.951.779,32	3,26%	626
Emilia Romagna	100.778.732,89	4,90%	990
Toscana	151.945.325,88	7,39%	1.434
Umbria	280.914.428,09	13,67%	3.999
Marche	73.304.132,36	3,57%	759
Lazio	315.800.061,91	15,37%	2.787
Abruzzo	13.992.355,54	0,68%	190
Molise	0,00	0,00%	0
Campania	1.202.598,95	0,06%	10
Puglia	1.434.730,65	0,07%	13
Basilicata	0,00	0,00%	0
Calabria	97.851,15	0,00%	3
Sicilia	379.407,99	0,02%	9
Sardegna	4.067.543,54	0,20%	37
Total	**2.055.317.912,71**	**100,00%**	**21.597**

6. Outstanding Principal by Residual Life

	Residual Life								Total
Status	Indetermined	(0-1) months	(2-3) months	(4-6) months	(7-12) months	(2-5) years	(5 - 7) years	over 7 years	
Performing	78.720,02	14.246.823,06	23.033.593,33	34.555.751,74	69.168.070,81	535.935.950,05	248.880.945,76	1.123.873.458,94	**2.049.773.313,71**
Delinquent	82.195,94	40.005,61	54.536,62	81.899,09	162.688,58	1.234.109,60	515.634,85	2.125.054,04	**4.296.124,33**
Defaulted	29.159,26	13.237,49	14.220,70	27.477,04	50.435,23	344.575,94	130.215,72	639.153,29	**1.248.474,67**
Total	**190.075,22**	**14.300.066,16**	**23.102.350,65**	**34.665.127,87**	**69.381.194,62**	**537.514.635,59**	**249.526.796,33**	**1.126.637.666,27**	**2.055.317.912,71**

Part B: COVERED BOND

Euro

Notes	Isin	Before payment	Payments		After payments	
		Outstanding principal	Principal	Interest	Outstanding principal	Maturity Date
Series N. 1	IT0005277451	575.000.000,00			575.000.000,00	12/09/2024
Series N. 2	IT0005380446	500.000.000,00			500.000.000,00	24/07/2026
Series N. 3	IT0005433682	100.000.000,00			100.000.000,00	20/01/2031
Series n. 4	IT0005561250	400.000.000,00			400.000.000,00	13/03/2028
		1.575.000.000,00	0,00	0,00	1.575.000.000,00	

Series N. 1- Fixed Rate	0,8750%
Series N. 2- Fixed Rate	0,3750%
Series N. 3- Fixed Rate	0,0000%
Series n. 4- Fixed Rate	4,0000%

Euro

Notes	Notes Oustanding Amount	Spread	Interest Rate	Fixed Rate	Interest Period		Interest Payment Date	Days	Interest Accrued
Series N. 1	575.000.000,00			0,875%	12/09/2023	12/09/2024	12/09/2024	366	5.031.250,00
Series N. 2	500.000.000,00			0,375%	24/07/2023	24/07/2024	24/07/2024	366	1.875.000,00
Series N. 3	100.000.000,00			0,000%	18/01/2023	18/01/2024	18/01/2024	365	-
Series n. 4	400.000.000,00			4,000%	13/09/2023	13/03/2024	13/03/2024	182	7.956.275,80
Total	1.575.000.000,00								14.862.525,80

Part C: SUBORDINATED LOAN

Subordinated Loan

Interest Period From	Granted Amount	Total Subordinated Loan Repayment	Total Subordinated Loan Oustanding	Total Base Interest Accrued on the SL
28/07/2023	2.552.373.392,93	981.000.000,00	1.571.373.392,93	2.007.866,00
18/07/2023	533.952.849,85	0,00	533.952.849,85	756.433,20
				2.764.299,20

Sub Loan Oustanding Amount applicable Fixed Rate	0,500%

Sub Loan Oustanding Amount	Interest Period From	Interest Period To	Rate	Days	Base Interest
1.571.373.392,93	28/07/2023	27/10/2023	0,500%	92	2.007.866,00

Infra Period Sub Loan Amount	Interest Period From	Interest Period To	Rate	Days	Base Interest
533.952.849,85	18/07/2023	27/10/2023	0,500%	102	756.433,20

Part D-1: INTEREST RATE SWAP

SERIES 1 LIABILITY SWAP

Amount to be paid by the Guarantor to the Swap Provider	**3.336.666,67**	**Amount to be paid by the Swap Provider to the Guarantor**	**2.625.000,00**
Floating Rate Notional Amount	**300.000.000,00**	**Fixed Amount Notional Amount**	**300.000.000,00**
a1= Floating Rate (Euribor + Spread)	**4,4000%**	**a1=** Fixed Rate	**0,8750%**
Euribor 3M	**3,8000%**		
Spread	**0,6000%**		
b1= Actual/360 Adjusted days	**0,2528**	**b1=** Actual/Actual (ICMA) days	**1,00**
Interest Payment Date	**12/12/2023**	**Swap Counterparty Payment Date**	**12/09/2024**

Part D-2: INTEREST RATE SWAP

SERIES 1 LIABILITY SWAP

Amount to be paid by the Guarantor to the Swap Provider	**2.200.333,33**	**Amount to be paid by the Swap Provider to the Guarantor**	**750.000,00**
Floating Rate Notional Amount	**200.000.000,00**	**Fixed Amount Notional Amount**	**200.000.000,00**
a1= Floating Rate (Euribor + Spread)	**4,3050%**	**a1=** Fixed Rate	**0,3750%**
Euribor 3M	**3,6980%**		
Spread	**0,6070%**		
b1= Actual/360 Adjusted days	**0,2556**	**b1=** Actual/Actual (ICMA) days	**1,00**
Interest Payment Date	**24/10/2023**	**Swap Counterparty Payment Date**	**24/07/2024**