



MEDIOBANCA  
PREMIER



MEDIOBANCA

Euro 10.000.000.000,00 Covered Bond Programme

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Fifth Series Issue Date: 24/11/2017

Euro 750.000.000,00

Seventh Series Issue Date: 01/07/2019

Euro 750.000.000,00

Eighth Series Issue Date: 13/01/2021

Euro 750.000.000,00

Ninth Series Issue Date: 30/06/2022

Euro 750.000.000,00

Tenth Series Issue Date: 15/01/2024

Euro 800.000.000,00

Eleventh Series Issue Date: 04/09/2024

Euro 950.000.000,00

Twelfth Series Issue Date: 10/06/2025

Euro 1.050.000.000,00

Thirteenth Series Issue Date: 23/10/2025

Euro 50.000.000,00

Fourteenth Series Issue Date: 25/11/2025

Euro 750.000.000,00

Fifteenth Series Issue Date: 04/12/2025

Euro 50.000.000,00

Unconditionally and irrevocably guaranteed as to payments of interest and principal by

**MEDIOBANCA COVERED BOND S.R.L.**

Seller and Servicer

**Mediobanca Premier S.p.A.**

Issuer and Calculation Agent

**Mediobanca - Banca di Credito Finanziario S.p.A.**

## Investor Report

Investor Report Date

28/01/2026

Relating to the Collection Period

from:

01/10/2025

to:

31/12/2025

## 1. Obbligazioni Bancarie Garantite Programme - Series (1/7)

| Description         | Series 5 - 2029                                |
|---------------------|------------------------------------------------|
| Issue Date          | 24/11/2017                                     |
| Amount Issued       | 750.000.000,00                                 |
| Currency            | EUR                                            |
| Final Maturity Date | 24/11/2029                                     |
| Listing             | Official list of the Luxembourg Stock Exchange |
| ISIN Code           | IT0005315046                                   |
| Indexation          |                                                |
| Fixed Interest Rate | 1,250%                                         |
| Rating              | AA (Fitch)                                     |

| Interest Payments |            | Series 5- 2029 |      |               |                        |
|-------------------|------------|----------------|------|---------------|------------------------|
| Interest Period   |            | Payment Date   | Days | Interest Rate | Annual interest Amount |
| 24/11/2017        | 24/11/2018 | 26/11/2018     | 365  | 1,250%        | 9.375.000,00           |
| 24/11/2018        | 24/11/2019 | 25/11/2019     | 365  | 1,250%        | 9.375.000,00           |
| 24/11/2019        | 24/11/2020 | 24/11/2020     | 366  | 1,250%        | 9.375.000,00           |
| 24/11/2020        | 24/11/2021 | 24/11/2021     | 365  | 1,250%        | 9.375.000,00           |
| 24/11/2021        | 24/11/2022 | 24/11/2022     | 365  | 1,250%        | 9.375.000,00           |
| 24/11/2022        | 24/11/2023 | 24/11/2023     | 365  | 1,250%        | 9.375.000,00           |
| 24/11/2023        | 24/11/2024 | 24/11/2024     | 366  | 1,250%        | 9.375.000,00           |
| 24/11/2024        | 24/11/2025 | 24/11/2025     | 365  | 1,250%        | 9.375.000,00           |
| 24/11/2025        | 24/11/2026 | 24/11/2026     | 365  | 1,250%        | 9.375.000,00           |

## 1. Obbligazioni Bancarie Garantite Programme - Series (2/7)

| Description         | Series 7 - 2026                                |
|---------------------|------------------------------------------------|
| Issue Date          | 01/07/2019                                     |
| Amount Issued       | 750.000.000,00                                 |
| Currency            | EUR                                            |
| Final Maturity Date | 01/10/2026                                     |
| Listing             | Official list of the Luxembourg Stock Exchange |
| ISIN Code           | IT0005378036                                   |
| Indexation          |                                                |
| Fixed Interest Rate | 0,500%                                         |
| Rating              | AA (Fitch)                                     |

| Interest Payments |            | Series 7 - 2026 |      |               |                        |
|-------------------|------------|-----------------|------|---------------|------------------------|
| Interest Period   |            | Payment Date    | Days | Interest Rate | Annual interest Amount |
| 01/07/2019        | 01/10/2020 | 01/10/2020      | 458  | 0,500%        | 4.695.205,48           |
| 01/10/2020        | 01/10/2021 | 01/10/2021      | 365  | 0,500%        | 3.750.000,00           |
| 01/10/2021        | 01/10/2022 | 03/10/2022      | 365  | 0,500%        | 3.750.000,00           |
| 01/10/2022        | 01/10/2023 | 02/10/2023      | 365  | 0,500%        | 3.750.000,00           |
| 01/10/2023        | 01/10/2024 | 01/10/2024      | 366  | 0,500%        | 3.750.000,00           |
| 01/10/2024        | 01/10/2025 | 01/10/2025      | 365  | 0,500%        | 3.750.000,00           |
| 01/10/2025        | 01/10/2026 | 01/10/2026      | 365  | 0,500%        | 3.750.000,00           |

| Description         | Series 8 - 2031                                |
|---------------------|------------------------------------------------|
| Issue Date          | 13/01/2021                                     |
| Amount Issued       | 750.000.000,00                                 |
| Currency            | EUR                                            |
| Final Maturity Date | 03/02/2031                                     |
| Listing             | Official list of the Luxembourg Stock Exchange |
| ISIN Code           | IT0005433757                                   |
| Indexation          |                                                |
| Fixed Interest Rate | 0,010%                                         |
| Rating              | AA (Fitch)                                     |

| Interest Payments |            | Series 8 - 2031 |      |               |                        |
|-------------------|------------|-----------------|------|---------------|------------------------|
| Interest Period   |            | Payment Date    | Days | Interest Rate | Annual interest Amount |
| 20/01/2021        | 03/02/2022 | 03/02/2022      | 379  | 0,010%        | 77.872,50              |
| 03/02/2022        | 03/02/2023 | 03/02/2023      | 365  | 0,010%        | 75.000,00              |
| 03/02/2023        | 03/02/2024 | 03/02/2024      | 365  | 0,010%        | 75.000,00              |
| 03/02/2024        | 03/02/2025 | 03/02/2025      | 366  | 0,010%        | 75.000,00              |
| 03/02/2025        | 03/02/2026 | 03/02/2026      | 365  | 0,010%        | 75.000,00              |

## 1. Obbligazioni Bancarie Garantite Programme - Series (3/7)

| Description         | Series 9 - 2027                                |
|---------------------|------------------------------------------------|
| Issue Date          | 30/06/2022                                     |
| Amount Issued       | 750.000.000,00                                 |
| Currency            | EUR                                            |
| Final Maturity Date | 30/06/2027                                     |
| Listing             | Official list of the Luxembourg Stock Exchange |
| ISIN Code           | IT0005499543                                   |
| Indexation          |                                                |
| Fixed Interest Rate | 2,375%                                         |
| Rating              | AA (Fitch)                                     |

| Interest Payments |            | Series 9 - 2027 |      |               |                        |
|-------------------|------------|-----------------|------|---------------|------------------------|
| Interest Period   |            | Payment Date    | Days | Interest Rate | Annual interest Amount |
| 30/06/2022        | 30/06/2023 | 30/06/2023      | 365  | 2,375%        | 17.812.500,00          |
| 30/06/2023        | 30/06/2024 | 01/07/2024      | 366  | 2,375%        | 17.812.500,00          |
| 30/06/2024        | 30/06/2025 | 30/06/2025      | 365  | 2,375%        | 17.812.500,00          |
| 30/06/2025        | 30/06/2026 | 30/06/2026      | 365  | 2,375%        | 17.812.500,00          |

| Description         | Series 10 - 2028                               |
|---------------------|------------------------------------------------|
| Issue Date          | 15/01/2024                                     |
| Amount Issued       | 800.000.000,00                                 |
| Currency            | EUR                                            |
| Final Maturity Date | 30/11/2028                                     |
| Listing             | Official list of the Luxembourg Stock Exchange |
| ISIN Code           | IT0005579807                                   |
| Indexation          |                                                |
| Fixed Interest Rate | 3,250%                                         |
| Rating              | AA (Fitch)                                     |

| Interest Payments |            | Series 10 - 2028 |      |               |                        |
|-------------------|------------|------------------|------|---------------|------------------------|
| Interest Period   |            | Payment Date     | Days | Interest Rate | Annual interest Amount |
| 15/01/2024        | 30/11/2024 | 02/12/2024       | 320  | 3,250%        | 22.732.240,44          |
| 30/11/2024        | 30/11/2025 | 30/11/2025       | 365  | 3,250%        | 26.000.000,00          |
| 30/11/2025        | 30/11/2026 | 30/11/2026       | 365  | 3,250%        | 26.000.000,00          |

## 1. Obbligazioni Bancarie Garantite Programme - Series (4/7)

| Description         | Series 11 - 2031                               |
|---------------------|------------------------------------------------|
| Issue Date          | 04/09/2024                                     |
| Amount Issued       | 950.000.000,00                                 |
| Currency            | EUR                                            |
| Final Maturity Date | 04/09/2031                                     |
| Listing             | Official list of the Luxembourg Stock Exchange |
| ISIN Code           | IT0005611063                                   |
| Indexation          |                                                |
| Fixed Interest Rate | 3,000%                                         |
| Rating              | AA (Fitch)                                     |

| Interest Payments |            | Series 11 - 2031 |      |               |                        |
|-------------------|------------|------------------|------|---------------|------------------------|
| Interest Period   |            | Payment Date     | Days | Interest Rate | Annual interest Amount |
| 04/09/2024        | 04/09/2025 | 04/09/2025       | 365  | 3,000%        | 28.500.000,00          |
| 04/09/2025        | 04/09/2026 | 04/09/2026       | 365  | 3,000%        | 28.500.000,00          |

| Description         | Series 12 - 2030                               |
|---------------------|------------------------------------------------|
| Issue Date          | 10/06/2025                                     |
| Amount Issued       | 1.050.000.000,00                               |
| Currency            | EUR                                            |
| Final Maturity Date | 05/08/2030                                     |
| Listing             | Official list of the Luxembourg Stock Exchange |
| ISIN Code           | IT0005650855                                   |
| Indexation          |                                                |
| Fixed Interest Rate | 2,625%                                         |
| Rating              | AA (Fitch)                                     |

| Interest Payments |            | Series 12 - 2030 |      |               |                        |
|-------------------|------------|------------------|------|---------------|------------------------|
| Interest Period   |            | Payment Date     | Days | Interest Rate | Annual interest Amount |
| 10/06/2025        | 05/08/2026 | 05/08/2026       | 421  | 2,625%        | 31.791.267,12          |

## 1. Obbligazioni Bancarie Garantite Programme - Series (5/7)

| Description         | Series 13 - 2040                               |
|---------------------|------------------------------------------------|
| Issue Date          | 23/10/2025                                     |
| Amount Issued       | 50.000.000,00                                  |
| Currency            | EUR                                            |
| Final Maturity Date | 23/10/2040                                     |
| Listing             | Official list of the Luxembourg Stock Exchange |
| ISIN Code           | IT0005675332                                   |
| Indexation          |                                                |
| Fixed Interest Rate | 3,578%                                         |
| Rating              | AA (Fitch)                                     |

| Interest Payments          | Series 13 - 2040 |      |               |                        |
|----------------------------|------------------|------|---------------|------------------------|
| Interest Period            | Payment Date     | Days | Interest Rate | Annual interest Amount |
| 23/10/2025      23/10/2026 | 23/10/2026       | 365  | 3,578%        | 1.789.000,00           |

| Description         | Series 14 - 2032                               |
|---------------------|------------------------------------------------|
| Issue Date          | 25/11/2025                                     |
| Amount Issued       | 750.000.000,00                                 |
| Currency            | EUR                                            |
| Final Maturity Date | 02/02/2032                                     |
| Listing             | Official list of the Luxembourg Stock Exchange |
| ISIN Code           | IT0005678773                                   |
| Indexation          |                                                |
| Fixed Interest Rate | 2,875%                                         |
| Rating              | AA (Fitch)                                     |

| Interest Payments          | Series 14 - 2032 |      |               |                        |
|----------------------------|------------------|------|---------------|------------------------|
| Interest Period            | Payment Date     | Days | Interest Rate | Annual interest Amount |
| 25/11/2025      02/02/2027 | 02/02/2027       | 434  | 2,875%        | 25.638.698,63          |

## 1. Obbligazioni Bancarie Garantite Programme - Series (6/7)

| Description         | Series 15 - 2040                               |
|---------------------|------------------------------------------------|
| Issue Date          | 04/12/2025                                     |
| Amount Issued       | 50.000.000,00                                  |
| Currency            | EUR                                            |
| Final Maturity Date | 04/12/2040                                     |
| Listing             | Official list of the Luxembourg Stock Exchange |
| ISIN Code           | IT0005683443                                   |
| Indexation          |                                                |
| Fixed Interest Rate | 3,663%                                         |
| Rating              | AA (Fitch)                                     |

| Interest Payments          | Series 15 - 2040 |      |               |                        |
|----------------------------|------------------|------|---------------|------------------------|
| Interest Period            | Payment Date     | Days | Interest Rate | Annual interest Amount |
| 04/12/2025      04/12/2026 | 04/12/2026       | 365  | 3,663%        | 1.831.500,00           |

## 1. Obbligazioni Bancarie Garantite Programme - Residual maturity (7/7)

| Residual maturity                                   |                      |             |           |             |
|-----------------------------------------------------|----------------------|-------------|-----------|-------------|
| Range                                               | Outstanding value    | %           | Number    | %           |
| With maturity of less than 1 year                   | 750.000.000          | 11,28%      | 1         | 10,00%      |
| With maturity of more than 1 and less than 2 years  | 750.000.000          | 11,28%      | 1         | 10,00%      |
| With maturity of more than 2 and less than 3 years  | 800.000.000          | 12,03%      | 1         | 10,00%      |
| With maturity of more than 3 and less than 4 years  | 750.000.000          | 11,28%      | 1         | 10,00%      |
| With maturity of more than 4 and less than 5 years  | 1.050.000.000        | 15,79%      | 1         | 10,00%      |
| With maturity of more than 5 and less than 10 years | 2.450.000.000        | 36,84%      | 3         | 30,00%      |
| With maturity of more than 10 years                 | 100.000.000          | 1,50%       | 2         | 20,00%      |
| <b>TOTALE</b>                                       | <b>6.650.000.000</b> | <b>100%</b> | <b>10</b> | <b>100%</b> |

The applicable Final Terms relating to each Series or Tranche of Covered Bonds may provide that the Guarantor's obligations under the Guarantee to pay Guaranteed Amounts equal to the Final Redemption Amount (as defined below) of the applicable Series or Tranche of Covered Bonds on their Maturity Date may be deferred pursuant to the Conditions (the Extended Maturity Date). Such deferral will automatically occur, if so stated in the relevant Final Terms, if:

- (a) **an Issuer Event of Default has occurred** (including, with reference to the Issuer, the following events: “Non Payment” / “Breach of Test” / Breach of other material obligations / Insolvency Event (other than an early intervention measure (*misura di intervento precoce*) pursuant to Title IV, Chapter I, of the Italian Bankig Act and a resolution (*risoluzione*) pursuant to Legislative Decree no. 180 of 16 November 2015) / Suspension of payment under Article 74 of the Italian Banking Act, as better detailed in the Terms and Conditions of the Covered Bond); and
- (b) **the Guarantor has insufficient moneys available** (in accordance with the Post-Issuer Event of Default Priority of Payments) **to pay in full any amount representing the Guaranteed Amounts** corresponding to the amount due (subject to the applicable grace period) in respect of the relevant Series or Tranche of Covered Bond as set out in the relevant Final Terms (the “Final Redemption Amount”)

## 2. Tests

| ASSET COVERAGE TEST               |                  | A + B + C + D + E - X - Z >= OBG                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-----------------------------------|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A                                 | 7.210.865.243,37 | The lower of the aggregate LTV Adjusted Principal Balance and the aggregate Asset Percentage Adjusted Principal Balance of the Mortgage Loans in the Cover Pool                                                                                                                                                                                                                                                                                                               |
| B                                 | 67.499.082,28    | Aggregate amount of all cash standing on the Accounts (other than the cash standing on the Reserve Account up to the Reserve Required Amount, prior to an Issuer Event of Default) which will not be applied to buy new Assets or to make payments under the relevant Order of Priority                                                                                                                                                                                       |
| C                                 | 0                | Aggregate Outstanding Principal Balance of any Integration Assets                                                                                                                                                                                                                                                                                                                                                                                                             |
| D                                 | 0                | Aggregate Outstanding Principal Balance of any Asset Backed Securities weighted by a percentage which will be determined in compliance with the Rating Agency methodology                                                                                                                                                                                                                                                                                                     |
| E                                 | 0                | Aggregate Outstanding Principal Balance of any Public Assets weighted by a percentage which will be determined in compliance with the Rating Agency methodology                                                                                                                                                                                                                                                                                                               |
| X                                 | 0,00             | Equal to nil if the Issuer's long term unsecured, unsubordinated and unguaranteed debt obligations are rated at least "BBB" by S&P or if the Issuer's long term unsecured, unsubordinated and unguaranteed debt obligations are rated at least "BBB-" by S&P and the sum of the Potential Set-Off Amounts and The Potential Commingling Amounts is lower than 5% of the Cover Pool, otherwise the sum of the Potential Set-Off Amounts and The Potential Commingling Amounts. |
| Z                                 | 135.237.671,23   | Weighted average remaining maturity of all Covered Bonds multiplied by the Principal Amount Outstanding of the Covered Bonds multiplied by the Negative Carry Factor                                                                                                                                                                                                                                                                                                          |
| OBG                               | 6.650.000.000,00 | Aggregate Principal Amount Outstanding of the Covered Bonds                                                                                                                                                                                                                                                                                                                                                                                                                   |
| A + B + C + D + E - X - Z - OBG   | 493.126.654,42   | Total                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| TEST RESULT                       | Passed           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Asset Percentage                  | 84,00%           | AP committed with Fitch                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| (A + B + C + D + E - X - Z) / OBG | 107%             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| NOMINAL VALUE TEST                |                  | A + B >= OBG                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| A                                 | 9.135.160.420,23 | Aggregate notional amount of the assets comprised in the Cover Pool (includes Liquidity)                                                                                                                                                                                                                                                                                                                                                                                      |
| OBG                               | 6.650.000.000,00 | Aggregate Notional Amount of all outstanding Series of Covered Bonds                                                                                                                                                                                                                                                                                                                                                                                                          |
| A - OBG                           | 2.485.160.420,23 | Total                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| TEST RESULT                       | Passed           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| A / OBG                           | 137%             | A 5% of over-collateralization is taken into account, in accordance with the CRR (art. 129, par. 3bis) to satisfy the requirements of the European Covered Bond (Premium) label                                                                                                                                                                                                                                                                                               |
| INTEREST COVERAGE TEST            |                  | A + B + C - D >= IOBG                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| A                                 | 2.524.951.956,87 | Interest to be received on the Cover Pool (includes Liquidity)                                                                                                                                                                                                                                                                                                                                                                                                                |
| B                                 | -58.666.139,00   | Net Interest amount expected on the Covered Bond Swap                                                                                                                                                                                                                                                                                                                                                                                                                         |
| C                                 | 590.666.139,00   | Net interest amount expected on the Cover Pool Swap                                                                                                                                                                                                                                                                                                                                                                                                                           |
| D                                 | 183.370.798,67   | Amount of all costs expected                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| IOBG                              | 656.124.965,75   | Aggregate amount of all interest payments due on Covered Bonds                                                                                                                                                                                                                                                                                                                                                                                                                |
| A + B + C - D - IOBG              | 2.217.456.192,45 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| TEST RESULT                       | Passed           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| (A + B + C - D) / IOBG            | 438%             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| NET PRESENT VALUE TEST            |                  | A + B + C - D >= NPVOBG                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| A                                 | 8.493.440.816,41 | Net present value of the Cover Pool (includes Liquidity)                                                                                                                                                                                                                                                                                                                                                                                                                      |
| B                                 | -68.009.479,70   | Net present value of the Covered Bond Swap                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| C                                 | 600.009.479,70   | Net present value of the Cover Pool Swap                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| D                                 | 150.833.338,45   | Net Present Value of all costs expected                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| NPVOBG                            | 6.668.930.412,17 | Net present value of the outstanding Series of Covered Bonds                                                                                                                                                                                                                                                                                                                                                                                                                  |
| A + B + C - D - NPVOBG            | 2.205.677.065,80 | Total                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| TEST RESULT                       | Passed           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| (A + B + C - D) / NPVOBG          | 133%             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| OVERCALL TEST                     |                  | (A + B) / OBG                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| A                                 | 8.603.160.420,23 | Loan                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| B                                 | 532.000.000,00   | Balance Account                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| OBG                               | 6.650.000.000,00 | Aggregate Notional Amount of all outstanding Series of Covered Bonds                                                                                                                                                                                                                                                                                                                                                                                                          |
| TEST RESULT                       | Passed           | Passing score: 5% or more                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| (A + B) / OBG                     | 37,37%           | Total                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| % ASSET INTEGRATIVI               |                  | A / OBG                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| A*                                | 532.000.000,00   | Balance Account                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| OBG                               | 6.650.000.000,00 | Aggregate Notional Amount of all outstanding Series of Covered Bonds                                                                                                                                                                                                                                                                                                                                                                                                          |
| TEST RESULT                       | Passed           | Passing score: 8% or more                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| A / OBG                           | 8%               | Total                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Liquidity buffer                  |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| A                                 | 0,00             | Maximum cumulated outflow on 6 month horizon                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| TEST RESULT                       | Passed           | Maximum cumulated outflow on 6 month horizon should be less than Balance Account                                                                                                                                                                                                                                                                                                                                                                                              |

### 3. Collections\*

| #  | Collection period     | Principal Collections | Interest Collectios | Other        | Total Collections |
|----|-----------------------|-----------------------|---------------------|--------------|-------------------|
| 1  | 01/10/2013 31/12/2013 | 61.174.643,10         | 7.856.761,62        | 980.791,02   | 70.012.195,74     |
| 2  | 01/01/2014 31/03/2014 | 36.809.271,40         | 7.517.701,26        | 974.478,99   | 45.301.451,65     |
| 3  | 01/04/2014 30/06/2014 | 63.274.375,69         | 10.422.575,81       | 1.031.106,96 | 74.728.058,46     |
| 4  | 01/07/2014 30/09/2014 | 54.211.521,97         | 15.330.541,05       | 1.351.619,58 | 70.893.682,60     |
| 5  | 01/10/2014 31/12/2014 | 88.027.676,40         | 15.009.296,84       | 1.173.266,44 | 104.210.239,68    |
| 6  | 01/01/2015 31/03/2015 | 72.300.907,58         | 15.292.829,81       | 1.286.324,43 | 88.880.061,82     |
| 7  | 01/04/2015 30/06/2015 | 106.744.613,39        | 15.314.446,67       | 1.264.719,30 | 123.323.779,36    |
| 8  | 01/07/2015 30/09/2015 | 97.961.128,14         | 15.392.656,53       | 1.457.697,21 | 114.811.481,88    |
| 9  | 01/10/2015 31/12/2015 | 140.038.892,84        | 15.829.298,64       | 1.269.798,41 | 157.137.989,89    |
| 10 | 01/01/2016 31/03/2016 | 123.325.507,93        | 16.996.124,71       | 1.387.702,21 | 141.709.334,85    |
| 11 | 01/04/2016 30/06/2016 | 203.017.482,53        | 16.442.212,29       | 1.395.696,21 | 220.855.391,03    |
| 12 | 01/07/2016 30/09/2016 | 130.139.036,34        | 15.638.197,15       | 1.499.991,14 | 147.277.224,63    |
| 13 | 01/10/2016 31/12/2016 | 156.199.202,68        | 15.232.116,32       | 1.340.996,15 | 172.772.315,15    |
| 14 | 01/01/2017 31/03/2017 | 151.613.348,69        | 15.344.518,27       | 1.351.756,93 | 168.309.623,89    |
| 15 | 01/04/2017 30/06/2017 | 162.951.874,98        | 15.598.823,05       | 1.354.828,16 | 179.905.526,19    |
| 16 | 01/07/2017 30/09/2017 | 119.822.998,35        | 15.161.361,94       | 1.456.587,41 | 136.440.947,70    |
| 17 | 01/10/2017 31/12/2017 | 210.513.627,39        | 23.970.473,58       | 1.479.106,39 | 235.963.207,36    |
| 18 | 01/01/2018 31/03/2018 | 158.958.351,80        | 23.443.044,69       | 1.512.656,83 | 183.914.053,32    |
| 19 | 01/04/2018 30/06/2018 | 236.214.357,29        | 25.819.060,46       | 1.481.080,28 | 263.514.498,03    |
| 20 | 01/07/2018 30/09/2018 | 179.215.686,62        | 28.229.697,36       | 1.687.287,36 | 209.132.671,34    |
| 21 | 01/10/2018 31/12/2018 | 252.292.460,27        | 27.779.603,46       | 1.510.360,06 | 281.582.423,79    |
| 22 | 01/01/2019 31/03/2019 | 185.461.904,72        | 28.042.663,17       | 1.517.253,70 | 215.021.821,59    |
| 23 | 01/04/2019 30/06/2019 | 182.249.531,19        | 27.879.957,41       | 1.567.476,21 | 211.696.964,81    |
| 24 | 01/07/2019 30/09/2019 | 145.279.800,52        | 27.375.001,62       | 1.594.505,35 | 174.249.307,49    |
| 25 | 01/10/2019 31/12/2019 | 232.498.868,21        | 26.613.255,54       | 1.535.406,18 | 260.647.529,93    |
| 26 | 01/01/2020 31/03/2020 | 194.074.054,45        | 25.992.785,77       | 1.421.625,66 | 221.488.465,88    |
| 27 | 01/04/2020 30/06/2020 | 249.428.823,84        | 25.490.060,02       | 1.457.585,93 | 276.376.469,79    |
| 28 | 01/07/2020 30/09/2020 | 172.455.972,28        | 24.058.279,87       | 1.438.927,37 | 197.953.179,52    |
| 29 | 01/10/2020 31/12/2020 | 229.404.630,29        | 24.568.567,84       | 1.399.933,17 | 255.373.131,30    |
| 30 | 01/01/2021 31/03/2021 | 225.987.919,18        | 26.646.719,21       | 1.610.397,18 | 254.245.035,57    |
| 31 | 01/04/2021 30/06/2021 | 263.956.475,62        | 26.718.227,51       | 1.678.061,22 | 292.352.764,35    |
| 32 | 01/07/2021 30/09/2021 | 197.043.746,89        | 26.596.352,01       | 1.759.371,85 | 225.399.470,75    |
| 33 | 01/10/2021 31/12/2021 | 214.585.875,91        | 26.547.714,00       | 1.672.591,29 | 242.806.181,20    |
| 34 | 01/01/2022 31/03/2022 | 180.851.442,96        | 26.389.955,59       | 1.731.079,52 | 208.972.478,07    |
| 35 | 01/04/2022 30/06/2022 | 182.083.835,19        | 27.534.525,89       | 2.162.644,02 | 211.781.005,10    |
| 36 | 01/07/2022 30/09/2022 | 171.829.266,25        | 30.967.936,26       | 1.783.140,65 | 204.580.343,16    |
| 37 | 01/10/2022 31/12/2022 | 182.941.315,21        | 38.000.082,20       | 1.990.858,13 | 222.932.255,54    |
| 38 | 01/01/2023 31/03/2023 | 172.432.002,12        | 45.339.128,48       | 2.012.586,59 | 219.783.717,19    |
| 39 | 01/04/2023 30/06/2023 | 183.092.808,66        | 50.077.363,66       | 2.055.794,61 | 235.225.966,93    |
| 40 | 01/07/2023 30/09/2023 | 156.477.193,29        | 52.501.755,10       | 2.106.189,02 | 211.085.137,41    |
| 41 | 01/10/2023 31/12/2023 | 178.172.738,24        | 53.193.353,93       | 1.971.814,77 | 233.337.906,94    |
| 42 | 01/01/2024 31/03/2024 | 153.863.788,27        | 52.773.997,92       | 1.994.022,88 | 208.631.809,07    |
| 43 | 01/04/2024 30/06/2024 | 183.371.341,29        | 51.821.653,13       | 1.938.804,11 | 237.131.798,53    |
| 44 | 01/07/2024 30/09/2024 | 156.063.772,29        | 50.674.835,62       | 2.047.285,79 | 208.785.893,70    |
| 45 | 01/10/2024 31/12/2024 | 187.946.477,26        | 48.726.315,77       | 1.932.399,96 | 238.605.192,99    |
| 46 | 01/01/2025 31/03/2025 | 193.570.315,33        | 49.571.555,22       | 2.067.922,68 | 245.209.793,23    |
| 47 | 01/04/2025 30/06/2025 | 238.305.174,87        | 53.235.858,48       | 2.248.073,53 | 293.789.106,88    |
| 48 | 01/07/2025 30/09/2025 | 205.326.887,37        | 50.958.411,40       | 2.267.909,47 | 258.553.208,24    |
| 49 | 01/10/2025 31/12/2025 | 237.572.028,22        | 51.232.799,45       | 2.292.428,34 | 291.097.256,01    |

\* Included collections on recoveries and buybacks

#### 4. BuyBacks and Replenishments

| #  | Collection period |            | BuyBacks      | Replenishments |
|----|-------------------|------------|---------------|----------------|
| 1  | 01/10/2013        | 31/12/2013 | 21.842.673,43 | 0,00           |
| 2  | 01/01/2014        | 31/03/2014 | 0,00          | 0,00           |
| 3  | 01/04/2014        | 30/06/2014 | 20.476.988,96 | 0,00           |
| 4  | 01/07/2014        | 30/09/2014 | 0,00          | 0,00           |
| 5  | 01/10/2014        | 31/12/2014 | 25.395.280,40 | 236.708.625,17 |
| 6  | 01/01/2015        | 31/03/2015 | 0,00          | 0,00           |
| 7  | 01/04/2015        | 30/06/2015 | 19.004.808,21 | 241.646.516,88 |
| 8  | 01/07/2015        | 30/09/2015 | 0,00          | 0,00           |
| 9  | 01/10/2015        | 31/12/2015 | 15.670.441,66 | 231.273.677,67 |
| 10 | 01/01/2016        | 31/03/2016 | 0,00          | 115.433.471,86 |
| 11 | 01/04/2016        | 30/06/2016 | 63.608.621,41 | 185.782.534,61 |
| 12 | 01/07/2016        | 30/09/2016 | 0,00          | 0,00           |
| 13 | 01/10/2016        | 31/12/2016 | 20.004.381,78 | 255.462.342,66 |
| 14 | 01/01/2017        | 31/03/2017 | 0,00          | 0,00           |
| 15 | 01/04/2017        | 30/06/2017 | 18.396.545,92 | 287.609.778,37 |
| 16 | 01/07/2017        | 30/09/2017 | 0,00          | 0,00           |
| 17 | 01/10/2017        | 31/12/2017 | 34.111.147,95 | 261.037.184,95 |
| 18 | 01/01/2018        | 31/03/2018 | 0,00          | 353.474.123,24 |
| 19 | 01/04/2018        | 30/06/2018 | 46.251.266,62 | 170.216.054,67 |
| 20 | 01/07/2018        | 30/09/2018 | 0,00          | 0,00           |
| 21 | 01/10/2018        | 31/12/2018 | 32.237.794,88 | 405.239.751,73 |
| 22 | 01/01/2019        | 31/03/2019 | 16.779.348,96 | 234.569.490,78 |
| 23 | 01/04/2019        | 30/06/2019 | 20.381.239,43 | 195.910.634,18 |
| 24 | 01/07/2019        | 30/09/2019 | 0,00          | 149.724.085,30 |
| 25 | 01/10/2019        | 31/12/2019 | 31.673.554,68 | 182.048.051,15 |
| 26 | 01/01/2020        | 31/03/2020 | 0,00          | 200.807.043,26 |
| 27 | 01/04/2020        | 30/06/2020 | 63.640.963,75 | 173.347.272,29 |
| 28 | 01/07/2020        | 30/09/2020 | 0,00          | 179.256.956,68 |
| 29 | 01/10/2020        | 31/12/2020 | 10.963.301,45 | 226.076.634,28 |
| 30 | 01/01/2021        | 31/03/2021 | 0,00          | 264.672.762,57 |
| 31 | 01/04/2021        | 30/06/2021 | 22.161.461,55 | 282.411.245,57 |
| 32 | 01/07/2021        | 30/09/2021 | 0,00          | 199.871.541,10 |
| 33 | 01/10/2021        | 31/12/2021 | 9.544.038,08  | 271.860.346,56 |
| 34 | 01/01/2022        | 31/03/2022 | 0,00          | 173.958.470,61 |
| 35 | 01/04/2022        | 30/06/2022 | 5.628.441,33  | 192.114.925,35 |
| 36 | 01/07/2022        | 30/09/2022 | 0,00          | 156.124.913,95 |
| 37 | 01/10/2022        | 31/12/2022 | 5.987.527,95  | 183.030.070,80 |
| 38 | 01/01/2023        | 31/03/2023 | 0,00          | 160.979.715,43 |
| 39 | 01/04/2023        | 30/06/2023 | 8.465.711,25  | 171.994.152,24 |
| 40 | 01/07/2023        | 30/09/2023 | 0,00          | 0,00           |
| 41 | 01/10/2023        | 31/12/2023 | 8.828.980,42  | 328.679.993,25 |
| 42 | 01/01/2024        | 31/03/2024 | 0,00          | 0,00           |
| 43 | 01/04/2024        | 30/06/2024 | 9.720.354,26  | 320.845.918,53 |
| 44 | 01/07/2024        | 30/09/2024 | 0,00          | 0,00           |
| 45 | 01/10/2024        | 31/12/2024 | 7.146.113,81  | 305.654.348,79 |
| 46 | 01/01/2025        | 31/03/2025 | 0,00          | 0,00           |
| 47 | 01/04/2025        | 30/06/2025 | 6.446.042,86  | 367.792.104,24 |
| 48 | 01/07/2025        | 30/09/2025 | 0,00          | 0,00           |
| 49 | 01/10/2025        | 31/12/2025 | 6.819.364,45  | 449.757.623,03 |

## 5. Guarantor Available Funds

|                                       |                                                                                                                                                                                                                                   |                         |                       |
|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-----------------------|
| <b>5.1 Principal Available Funds*</b> |                                                                                                                                                                                                                                   | <b>Sum [(i):(viii)]</b> | <b>686.979.757,78</b> |
| (i)                                   | Principal amounts collected by the Servicer in respect of the Cover Pool and credited to the Main Programme Account (Transaction Account)                                                                                         |                         | 237.647.973,56        |
| (ii)                                  | Other principal recoveries received by the Principal Servicer (and any Additional Seller, if any) and credited to the Main Programme Account                                                                                      |                         | 0,00                  |
| (iii)                                 | Principal amounts received by the Guarantor from the Seller                                                                                                                                                                       |                         | 0,00                  |
| (iv)                                  | Proceeds of any disposal of Assets and any disinvestment of Assets or Eligible Investments                                                                                                                                        |                         | 0,00                  |
| (v)                                   | Amounts granted by the Seller under the Subordinated Loan Agreement and not used to fund the payment of the Purchase Price for any Eligible Assets and/or Top-Up Asset                                                            |                         | 0,00                  |
| (vi)                                  | Principal (if any) received under any Swap Agreements other than any Swap Collateral Excluded Amounts                                                                                                                             |                         | 0,00                  |
| (vii)                                 | Amounts paid out of item (ix) of the Pre-Issuer Default Interest Priority of Payments                                                                                                                                             |                         | 0,00                  |
| (viii)                                | Principal amounts standing to the credit of the Programme Accounts (Pre-Maturity Account)                                                                                                                                         |                         | 0,00                  |
| (ix)                                  | Principal amounts collected by the Servicer in respect of the Cover Pool in the past Collection Periods and still available in the Main Programme Account (Transaction Account)                                                   |                         | 449.331.784,22        |
| <b>5.2 Interest Available Funds</b>   |                                                                                                                                                                                                                                   | <b>Sum [(i):(xii)]</b>  | <b>177.901.045,23</b> |
| (i)                                   | Interest amounts collected by the Servicer in respect of the Cover Pool and credited into the Main Programme Account                                                                                                              |                         | 51.232.799,45         |
| (ii)                                  | Other interest recoveries received by the Servicer and credited to the Main Programme Account                                                                                                                                     |                         | 0,00                  |
| (iii)                                 | Interest accrued and paid on the Programme Accounts                                                                                                                                                                               |                         | 2.834.560,14          |
| (iv)                                  | amounts standing to the credit of the Reserve Account in excess of the Required Reserve Amount and following the service of an Issuer Default Notice, on the Guarantor, any amounts standing to the credit of the Reserve Account |                         | 0,00                  |
| (v)                                   | Interest amounts standing to the credit of the Programme Accounts                                                                                                                                                                 |                         | 0,00                  |
| (vi)                                  | Interest amounts received from the Eligible Investments                                                                                                                                                                           |                         | 0,00                  |
| (vii)                                 | Subject to item (ix) below, any amounts received under the Asset Swap Agreement and the Covered Bond Swap Agreement                                                                                                               |                         | 121.541.257,30        |
| (viii)                                | subject to item (ix) below, any amounts received under the Covered Bond Swap Agreements other than any Swap Collateral Excluded Amounts                                                                                           |                         | 0,00                  |
| (ix)                                  | Swap termination payments received from a Swap Provider under any Swap Agreement                                                                                                                                                  |                         | 0,00                  |
| (x)                                   | Interest amounts received from the Principal Seller (or any Additional Seller, if any) by the Guarantor pursuant to the Master Assets Purchase Agreement                                                                          |                         | 0,00                  |
| (xi)                                  | Amounts paid as Interest Shortfall Amount out of item (i) of the Pre-Issuer Default Principal Priority of Payments                                                                                                                |                         | 0,00                  |
| (xii)                                 | Any other amounts received by the Guarantor from any party to the Programme Documents                                                                                                                                             |                         | 2.292.428,34          |
| <b>Guarantor Available Funds</b>      |                                                                                                                                                                                                                                   | <b>(5.1) + (5.2)</b>    | <b>864.880.803,01</b> |

\* This amount includes the Required Reserve Amount credited on Transaction Account as contractually agreed in the Amendment Agreement signed on 09/10/2013

## 6. Interest Priority Payments

- Prior to the delivery of an Issuer Default Notice -

| Interest Available Funds                                                                                                                                                                                   | <b>177.901.045,23</b> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| (i) pro rata and pari passu all taxes due and payable by the Guarantor not utilising amounts standing on the Expense Account                                                                               | 0,00                  |
| (ii) pro rata and pari passu: Guarantor's documented fees, costs and expenses to preserve its corporate existence (Expenses)                                                                               | 0,00                  |
| (iii) Amount to credit into the Expense Account to replenish the Expense Account up to the Retention Amount                                                                                                | 4.469,45              |
| (iv) Any amount due and payable to:                                                                                                                                                                        |                       |
| (a) the Representative of the Bondholders                                                                                                                                                                  | 2.135,00              |
| (b) pari passu e pro rata: Cash Manager, Calculation Agent, Corporate Servicer, Asset Monitor, Account Bank, Paying Agent, Interest Determination Agent, Investment Manager, Servicer                      | 3.245.663,67          |
| (v) any interest amount due to the Cover Pool Swap Counterparty                                                                                                                                            | 51.232.799,45         |
| (vi) any interest amount due to the Cover Bond Swap Counterparty pro rata and pari passu in respect of each relevant Covered Swap                                                                          | 42.250.819,78         |
| (vii) amount to credit to the Reserve Account to ensure the Account is funded up to the Required Reserve Amount                                                                                            | 18.179.135,63         |
| (viii) amounts to allocate to the Principal Available Funds, equal to the amounts paid to allocate the Interest Shortfall amount to the Interest Available Funds (Item (i) Principal Priority of Payments) | 0,00                  |
| (ix) Base Interest due to the Seller on each Guarantor Payment Date pursuant to the terms of the Subordinated Loan                                                                                         | 58.884.953,94         |
| (x) pro rata and pari passu any Excluded Swap Termination Amount                                                                                                                                           | 0,00                  |
| (xi) any other amount due and payable under the Transaction documents                                                                                                                                      | 2.004.953,01          |
| (xii) Premium Interests on the Subordinated Loan                                                                                                                                                           | 2.096.115,30          |
| Final balance                                                                                                                                                                                              | <b>-</b>              |

## 7 Principal Priority Payments

*- Prior to the delivery of an Issuer Default Notice -*

| Principal Available Funds*                                                                                                                          | <b>686.979.757,78</b>     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| (i) Interest Shortfall Amount                                                                                                                       | 0,00                      |
| (ii) principal amounts due and payable to                                                                                                           |                           |
| (a) the relevant Covered Bond Swap Counterparties pro rata and pari passu to each Covered Bond Swap                                                 | 0,00                      |
| (a) the relevant Covered Pool Swap Counterparties pro rata and pari passu to each Covered Pool Swap                                                 | 0,00                      |
| (iii) amount to credit to the Pre-Maturity Account up to the Required Redemption Amount in the extent a breach in the Pre-Maturity Account occurred | 0,00                      |
| (iv) amounts to acquire Eligible Assets or Integration Assets (not funded through the Subordinated Loan)                                            | 449.757.623,03            |
| (v) Amounts due and payable under the Subordinated Loan                                                                                             | 0,00                      |
| <br>Final balance                                                                                                                                   | <br><b>237.222.134,75</b> |

\* This amount includes the Required Reserve Amount credited on Transaction Account as contractually agreed in the Amendment Agreement signed on 09/10/2013

## 8. Priority of Payments

- Following the delivery of an Issuer Default Notice -

| Guarantor Available Funds                                                                                                                                                             | 0 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| (i) pro rata and pari passu: Expenses and Taxes to preserve its corporate existence                                                                                                   |   |
| (ii) Any amount due and payable to:                                                                                                                                                   |   |
| (a) the Representative of the Bondholders                                                                                                                                             |   |
| (b) pari passu e pro rata: Cash Manager, Calculation Agent, Corporate Servicer, Asset Monitor, Account Bank, Paying Agent, Interest Determination Agent, Investment Manager, Servicer |   |
| (iii) Amount to credit into the Expense Account to replenish the Expense Account up to the Retention Amount                                                                           |   |
| (iv) pro rata and pari passu:                                                                                                                                                         |   |
| (a) any interest amount due to the Swap Counterparties                                                                                                                                |   |
| (b) interest due under the Covered Bond Guarantee                                                                                                                                     |   |
| (v) pro rata and pari passu:                                                                                                                                                          |   |
| (a) any principal payments due to the Swap Counterparties                                                                                                                             |   |
| (b) principal due under the Covered Bond Guarantee                                                                                                                                    |   |
| (vi) amount to credit to the pertaining Accounts with the remaining available funds up to an amount equal to the Required Redemption Amount                                           |   |
| (vii) after full repayment of Covered Bonds, any Excluded Swap Termination amount                                                                                                     |   |
| (viii) any other amount due and payable under the Transaction Documents                                                                                                               |   |
| (ix) amounts to repay in full the amounts outstanding and to pay any Base Interest under the Subordinated Loan Agreement                                                              |   |
| (x) Premium Interests on the Subordinated Loan                                                                                                                                        |   |
| Final balance                                                                                                                                                                         |   |

## 9. Priority of Payments

*- Following a Guarantor Event of Default -*

| Guarantor Available Funds                                                                                                                                                             | 0 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| (i) pro rata and pari passu: Expenses and Taxes to preserve its corporate existence                                                                                                   |   |
| (ii) Any amount due and payable to:                                                                                                                                                   |   |
| (a) the Representative of the Bondholders                                                                                                                                             |   |
| (b) pari passu e pro rata: Cash Manager, Calculation Agent, Corporate Servicer, Asset Monitor, Account Bank, Paying Agent, Interest Determination Agent, Investment Manager, Servicer |   |
| (iii) Amount to credit into the Expense Account to replenish the Expense Account up to the Retention Amount                                                                           |   |
| (iv) pro rata and pari passu:                                                                                                                                                         |   |
| (a) principal and interests due to the Swap Counterparties                                                                                                                            |   |
| (b) principal and interests due under the Covered Bond Guarantee                                                                                                                      |   |
| (v) after full repayment of Covered Bonds, any Excluded Swap Termination amount                                                                                                       |   |
| (vi) any other amount due and payable under the Transaction Documents                                                                                                                 |   |
| (vii) amounts to repay in full the amounts outstanding and to pay any Base Interest under the Subordinated Loan Agreement                                                             |   |
| (viii) Premium Interests on the Subordinated Loan                                                                                                                                     |   |
| Final balance                                                                                                                                                                         |   |

## 10. Portfolio Composition

### SUMMARY

|                                   |                  |
|-----------------------------------|------------------|
| Total current balance outstanding | 8.603.192.601,70 |
| Average outstanding balance       | 104.724,14       |
| No. of loans                      | 82.151           |
| WA Seasoning                      | 71,55            |
| WA Remaining Term                 | 237,84           |
| No. of borrowers                  | 81.695           |
| WA OLV                            | 65,5%            |
| WA CLTV                           | 50,7%            |
| % Fixed rate loans                | 70,8%            |
| WA Margin (%) Variable loans      | 1,65             |

### PORTFOLIO COMPOSITION

| Loan Type             | Number of Loans | %           | Outstanding value       | %           |
|-----------------------|-----------------|-------------|-------------------------|-------------|
| Residential mortgages | 82.151          | 100,00%     | 8.603.192.601,70        | 100,00%     |
| Commercial mortgages  | 0               | 0,00%       | 0,00                    | 0,00%       |
| <b>TOTALE</b>         | <b>82.151</b>   | <b>100%</b> | <b>8.603.192.601,70</b> | <b>100%</b> |

### CURRENCY

| CURRENCY      | Number of Loans | %           | Outstanding value       | %           |
|---------------|-----------------|-------------|-------------------------|-------------|
| EUR           | 82.151          | 100,00%     | 8.603.192.601,70        | 100,00%     |
| Other         | 0               | 0,00%       | 0,00                    | 0,00%       |
| <b>TOTALE</b> | <b>82.151</b>   | <b>100%</b> | <b>8.603.192.601,70</b> | <b>100%</b> |

### 11. Portfolio Stratifications (1/3)

| CURRENT LOAN BALANCE (€)       |                 |             |                         |             |
|--------------------------------|-----------------|-------------|-------------------------|-------------|
| Range                          | Number of Loans | %           | Outstanding value       | %           |
| 01. up to 50.000               | 19.102          | 23,25%      | 584.764.985             | 6,80%       |
| 02. over 50.000 up to 100.000  | 29.358          | 35,74%      | 2.180.136.405           | 25,34%      |
| 03. over 100.000 up to 150.000 | 17.776          | 21,64%      | 2.163.143.628           | 25,14%      |
| 04. over 150.000 up to 200.000 | 7.817           | 9,52%       | 1.346.612.089           | 15,65%      |
| 05. over 200.000 up to 250.000 | 3.991           | 4,86%       | 890.178.333             | 10,35%      |
| 06. over 250.000 up to 300.000 | 1.927           | 2,35%       | 524.164.596             | 6,09%       |
| 07. over 300.000 up to 350.000 | 857             | 1,04%       | 276.999.069             | 3,22%       |
| 08. over 350.000 up to 400.000 | 472             | 0,57%       | 176.194.865             | 2,05%       |
| 09. over 400.000 up to 450.000 | 271             | 0,33%       | 114.346.740             | 1,33%       |
| 10. over 450.000 up to 500.000 | 178             | 0,22%       | 84.312.710              | 0,98%       |
| over 500.000                   | 402             | 0,49%       | 262.339.181             | 3,05%       |
| <b>TOTALE</b>                  | <b>82.151</b>   | <b>100%</b> | <b>8.603.192.601,70</b> | <b>100%</b> |

| ORIGINAL LOAN BALANCE (€)      |                 |             |                         |             |
|--------------------------------|-----------------|-------------|-------------------------|-------------|
| Range                          | Number of Loans | %           | Outstanding value       | %           |
| 01. up to 50.000               | 152             | 0,19%       | 1.872.477,00            | 0,02%       |
| 02. over 50.000 up to 100.000  | 27.167          | 33,07%      | 1.276.656.004,25        | 14,84%      |
| 03. over 100.000 up to 150.000 | 26.363          | 32,09%      | 2.258.886.321,83        | 26,26%      |
| 04. over 150.000 up to 200.000 | 14.239          | 17,33%      | 1.819.652.669,72        | 21,15%      |
| 05. over 200.000 up to 250.000 | 6.509           | 7,92%       | 1.106.129.428,63        | 12,86%      |
| 06. over 250.000 up to 300.000 | 3.603           | 4,39%       | 776.239.603,00          | 9,02%       |
| 07. over 300.000 up to 350.000 | 1.657           | 2,02%       | 418.867.543,66          | 4,87%       |
| 08. over 350.000 up to 400.000 | 857             | 1,04%       | 250.843.000,77          | 2,92%       |
| 09. over 400.000 up to 450.000 | 529             | 0,64%       | 175.045.345,69          | 2,03%       |
| 10. over 450.000 up to 500.000 | 291             | 0,35%       | 109.628.798,90          | 1,27%       |
| over 500.000                   | 784             | 0,95%       | 409.371.408,25          | 4,76%       |
| <b>TOTALE</b>                  | <b>82.151</b>   | <b>100%</b> | <b>8.603.192.601,70</b> | <b>100%</b> |

| INTEREST TYPE     |                 |             |                         |             |
|-------------------|-----------------|-------------|-------------------------|-------------|
| Range             | Number of Loans | %           | Outstanding value       | %           |
| Fixed             | 58.199          | 70,84%      | 6.293.116.607,80        | 73,15%      |
| Floating          | 23.191          | 28,23%      | 2.264.333.305,96        | 26,32%      |
| Floating with CAP | 761             | 0,93%       | 45.742.687,94           | 0,53%       |
| Other             |                 | 0,00%       |                         | 0,00%       |
| <b>TOTALE</b>     | <b>82.151</b>   | <b>100%</b> | <b>8.603.192.601,70</b> | <b>100%</b> |

| PAYMENT FREQUENCY |                 |             |                         |             |
|-------------------|-----------------|-------------|-------------------------|-------------|
| Range             | Number of Loans | %           | Outstanding value       | %           |
| Mensile           | 82.151          | 100%        | 8.603.192.601,70        | 100,00%     |
| Trimestrale       |                 | 0%          |                         | 0%          |
| Semestrale        |                 | 0%          |                         | 0%          |
| <b>TOTALE</b>     | <b>82.151</b>   | <b>100%</b> | <b>8.603.192.601,70</b> | <b>100%</b> |

## 11. Portfolio Stratifications (2/3)

| CURRENT LTV*  |                 |             |                         |             |
|---------------|-----------------|-------------|-------------------------|-------------|
| Range         | Number of Loans | %           | Outstanding value       | %           |
| 0.00 - 9.99   | 4.506           | 5,49%       | 77.405.472,62           | 0,90%       |
| 10.00 - 19.99 | 7.412           | 9,02%       | 308.378.104,97          | 3,58%       |
| 20.00 - 29.99 | 8.866           | 10,79%      | 608.508.089,76          | 7,07%       |
| 30.00 - 39.99 | 11.831          | 14,40%      | 1.117.834.128,54        | 12,99%      |
| 40.00 - 49.99 | 14.298          | 17,40%      | 1.622.793.770,06        | 18,86%      |
| 50.00 - 59.99 | 17.053          | 20,76%      | 2.140.424.315,34        | 24,88%      |
| 60.00 - 69.99 | 13.603          | 16,56%      | 1.894.724.231,12        | 22,02%      |
| 70.00 - 79.99 | 4.582           | 5,58%       | 833.124.489,29          | 9,68%       |
| 80.00 - 89.99 | 0               | 0,00%       | 0,00                    | 0,00%       |
| 90.00 - 99.99 | 0               | 0,00%       | 0,00                    | 0,00%       |
| >100          | 0               | 0,00%       | 0,00                    | 0,00%       |
| <b>TOTALE</b> | <b>82.151</b>   | <b>100%</b> | <b>8.603.192.601,70</b> | <b>100%</b> |

\*Originator's current Loan to Value ratio

| ORIGINAL LTV** |                 |             |                         |             |
|----------------|-----------------|-------------|-------------------------|-------------|
| Range          | Number of Loans | %           | Outstanding value       | %           |
| 0.00 - 9.99    | 84              | 0,10%       | 2.593.271,74            | 0,03%       |
| 10.00 - 19.99  | 1.157           | 1,41%       | 49.665.123,95           | 0,58%       |
| 20.00 - 29.99  | 3.507           | 4,27%       | 192.697.578,60          | 2,24%       |
| 30.00 - 39.99  | 6.656           | 8,10%       | 468.272.220,36          | 5,44%       |
| 40.00 - 49.99  | 10.279          | 12,51%      | 929.827.179,56          | 10,81%      |
| 50.00 - 59.99  | 11.946          | 14,54%      | 1.287.766.939,47        | 14,97%      |
| 60.00 - 69.99  | 16.595          | 20,20%      | 1.910.180.857,70        | 22,20%      |
| 70.00 - 79.99  | 27.208          | 33,12%      | 3.146.332.883,10        | 36,57%      |
| 80.00 - 89.99  | 1.872           | 2,28%       | 230.143.326,61          | 2,68%       |
| 90.00 - 99.99  | 1.231           | 1,50%       | 171.158.789,03          | 1,99%       |
| >100           | 1.616           | 1,97%       | 214.554.431,58          | 2,49%       |
| <b>TOTALE</b>  | <b>82.151</b>   | <b>100%</b> | <b>8.603.192.601,70</b> | <b>100%</b> |

\*\*Originator's original underwritten Loan To Value ratio

| REMAINING TERM (months) |                 |             |                         |             |
|-------------------------|-----------------|-------------|-------------------------|-------------|
| Range                   | Number of Loans | %           | Outstanding value       | %           |
| < 12.00                 | 884             | 1,08%       | 4.167.772,94            | 0,05%       |
| 12.00 - 23.99           | 1.273           | 1,55%       | 14.988.081,47           | 0,17%       |
| 24.00 - 35.99           | 1.664           | 2,03%       | 31.439.870,87           | 0,37%       |
| 36.00 - 47.99           | 2.304           | 2,80%       | 66.097.545,65           | 0,77%       |
| 48.00 - 59.99           | 1.552           | 1,89%       | 54.170.503,23           | 0,63%       |
| 60.00 - 119.99          | 10.508          | 12,79%      | 553.662.604,83          | 6,44%       |
| 120.00 - 159.99         | 10.148          | 12,35%      | 749.439.722,97          | 8,71%       |
| 160.00 - 199.99         | 13.457          | 16,38%      | 1.275.347.608,41        | 14,82%      |
| 200.00 - 239.99         | 10.620          | 12,93%      | 1.209.044.808,13        | 14,05%      |
| 240.00 - 279.99         | 10.856          | 13,21%      | 1.429.590.764,44        | 16,62%      |
| 280.00 - 319.99         | 13.348          | 16,25%      | 2.104.347.485,94        | 24,46%      |
| 320.00 - 359.99         | 5.371           | 6,54%       | 1.084.017.969,45        | 12,60%      |
| 360.00 - 399.99         | 140             | 0,17%       | 22.250.282,59           | 0,26%       |
| 400.00 - 439.99         | 18              | 0,02%       | 3.428.795,49            | 0,04%       |
| 440.00 - 479.99         | 5               | 0,01%       | 485.159,63              | 0,01%       |
| > 480                   | 3               | 0,00%       | 713.625,66              | 0,01%       |
| <b>TOTALE</b>           | <b>82.151</b>   | <b>100%</b> | <b>8.603.192.601,70</b> | <b>100%</b> |

| ORIGINAL TERM (months) |                 |             |                         |             |
|------------------------|-----------------|-------------|-------------------------|-------------|
| Range                  | Number of Loans | %           | Outstanding value       | %           |
| < 12.00                | 0               | 0,00%       | 0,00                    | 0,00%       |
| 12.00 - 23.99          | 0               | 0,00%       | 0,00                    | 0,00%       |
| 24.00 - 35.99          | 0               | 0,00%       | 0,00                    | 0,00%       |
| 36.00 - 47.99          | 0               | 0,00%       | 0,00                    | 0,00%       |
| 48.00 - 59.99          | 0               | 0,00%       | 0,00                    | 0,00%       |
| 60.00 - 119.99         | 39              | 0,05%       | 684.450,30              | 0,01%       |
| 120.00 - 159.99        | 5.988           | 7,29%       | 237.575.704,05          | 2,76%       |
| 160.00 - 199.99        | 8.546           | 10,40%      | 501.901.208,42          | 5,83%       |
| 200.00 - 239.99        | 3.308           | 4,03%       | 270.273.602,25          | 3,14%       |
| 240.00 - 279.99        | 16.345          | 19,90%      | 1.411.863.798,49        | 16,41%      |
| 280.00 - 319.99        | 17.758          | 21,62%      | 1.909.236.178,67        | 22,19%      |
| 320.00 - 359.99        | 2.715           | 3,30%       | 390.028.578,51          | 4,53%       |
| 360.00 - 399.99        | 26.941          | 32,79%      | 3.841.411.935,92        | 44,65%      |
| 400.00 - 439.99        | 227             | 0,28%       | 17.568.167,10           | 0,20%       |
| 440.00 - 479.99        | 62              | 0,08%       | 5.169.643,99            | 0,06%       |
| > 480                  | 222             | 0,27%       | 17.479.334,00           | 0,20%       |
| <b>TOTALE</b>          | <b>82.151</b>   | <b>100%</b> | <b>8.603.192.601,70</b> | <b>100%</b> |

## 11. Portfolio Stratifications (3/3)

| SEASONING (months) |                 |             |                         |             |
|--------------------|-----------------|-------------|-------------------------|-------------|
| Range              | Number of Loans | %           | Outstanding value       | %           |
| < 30               | 6.096           | 7,42%       | 1.065.338.238,62        | 12,38%      |
| 30.00 - 39.99      | 3.043           | 3,70%       | 540.539.788,46          | 6,28%       |
| 40.00 - 49.99      | 9.595           | 11,68%      | 1.319.648.798,77        | 15,34%      |
| 50.00 - 59.99      | 8.899           | 10,83%      | 1.074.188.002,99        | 12,49%      |
| 60.00 - 69.99      | 8.695           | 10,58%      | 980.588.445,69          | 11,40%      |
| 70.00 - 79.99      | 9.994           | 12,17%      | 1.016.095.603,99        | 11,81%      |
| 80.00 - 89.99      | 5.971           | 7,27%       | 561.049.624,05          | 6,52%       |
| 90.00 - 99.99      | 5.710           | 6,95%       | 494.801.672,77          | 5,75%       |
| 100.00 - 109.99    | 4.554           | 5,54%       | 336.754.207,28          | 3,91%       |
| 110.00 - 119.99    | 3.100           | 3,77%       | 219.023.857,99          | 2,55%       |
| > 120              | 16.494          | 20,08%      | 995.164.361,09          | 11,57%      |
| <b>TOTALE</b>      | <b>82.151</b>   | <b>100%</b> | <b>8.603.192.601,70</b> | <b>100%</b> |

|                            |        |
|----------------------------|--------|
| WA Seasoning (months)      | 71,55  |
| WA Remaining Term (months) | 237,84 |

| PROPERTY REGION              |                 |             |                         |             |
|------------------------------|-----------------|-------------|-------------------------|-------------|
| Range                        | Number of Loans | %           | Outstanding value       | %           |
| ABRUZZO                      | 783             | 0,95%       | 60.593.032,90           | 0,70%       |
| BASILICATA                   | 238             | 0,29%       | 16.578.131,19           | 0,19%       |
| TRENTINO-ALTO ADIGE          | 210             | 0,26%       | 31.056.816,36           | 0,36%       |
| CALABRIA                     | 1.215           | 1,48%       | 81.129.779,57           | 0,94%       |
| CAMPANIA                     | 12.034          | 14,65%      | 1.101.062.796,57        | 12,80%      |
| EMILIA-ROMAGNA               | 2.117           | 2,58%       | 233.403.107,84          | 2,71%       |
| FRIULI-VENEZIA GIULIA        | 295             | 0,36%       | 25.357.821,07           | 0,29%       |
| LAZIO                        | 17.924          | 21,82%      | 2.052.068.388,54        | 23,85%      |
| LIGURIA                      | 2.316           | 2,82%       | 234.728.794,87          | 2,73%       |
| LOMBARDIA                    | 18.529          | 22,55%      | 2.369.448.975,76        | 27,54%      |
| MARCHE                       | 639             | 0,78%       | 48.964.627,90           | 0,57%       |
| MOLISE                       | 177             | 0,22%       | 11.855.979,63           | 0,14%       |
| PIEMONTE                     | 5.120           | 6,23%       | 492.241.092,24          | 5,72%       |
| PUGLIA                       | 5.249           | 6,39%       | 433.857.587,95          | 5,04%       |
| SARDEGNA                     | 3.447           | 4,20%       | 290.906.445,67          | 3,38%       |
| SICILIA                      | 5.943           | 7,23%       | 486.633.297,67          | 5,66%       |
| TOSCANA                      | 3.005           | 3,66%       | 345.922.826,85          | 4,02%       |
| UMBRIA                       | 339             | 0,41%       | 28.968.215,46           | 0,34%       |
| VALLE D'AOSTA/VALLÉE D'AOSTE | 74              | 0,09%       | 11.299.642,10           | 0,13%       |
| VENETO                       | 2.497           | 3,04%       | 247.115.241,56          | 2,87%       |
| <b>TOTALE</b>                | <b>82.151</b>   | <b>100%</b> | <b>8.603.192.601,70</b> | <b>100%</b> |

## 12. Portfolio Performance

### ARREARS

| N° of Months in Arrear | N° of Mortgage Loans | Outstanding Balance     |
|------------------------|----------------------|-------------------------|
| >= 0 and <= 1 month    | 82.105               | 8.601.162.595,71        |
| > 1 and <= 2 months    | 13                   | 787.476,00              |
| > 2 and <= 3 months    | 9                    | 415.526,79              |
| > 3 and <= 4 months    | 6                    | 227.318,13              |
| > 4 and <= 5 months    | 3                    | 100.851,08              |
| > 5 and <= 6 months    | 0                    | -                       |
| > 6 months             | 15                   | 498.833,99              |
| <b>TOTAL</b>           | <b>82.151</b>        | <b>8.603.192.601,70</b> |

### DEFAULTS

|                                                                                                                                                                             |          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| Percentuale dei prestiti in default ai sensi dell'articolo 178 del regolamento (UE) n. 575/2013 e in ogni caso la percentuale dei prestiti scaduti da più di novanta giorni | 0,10252% |
| Claims managed by the Legal Department as of the end of the Collection Period                                                                                               | -        |

### 13. Additional informations

#### Key transaction parties

|                                    |                                 |
|------------------------------------|---------------------------------|
| Swap providers                     | Mediobanca S.p.A.               |
| Account bank                       | Mediobanca S.p.A.               |
| Seller                             | Mediobanca Premier              |
| Servicer                           | Mediobanca Premier              |
| Paying agent                       | BNP Paribas Securities Services |
| Swap collateral account bank       | Mediobanca spa                  |
| RON                                | KPMG                            |
| Corporate Servicer                 | Studio Rock STP S.r.l.          |
| Asset Monitor                      | BDO                             |
| Cash Manager and Calculation Agent | Mediobanca Premier              |
| Rating Agency                      | Fitch Ratings                   |

#### Swap informations \*

| Swap              | Notional          | Swap counterparty A | Swap counterparty B         | Counterparty A pays | Counterparty B pays          |
|-------------------|-------------------|---------------------|-----------------------------|---------------------|------------------------------|
| Cover pool swap   | Cover pool Amount | Mediobanca spa      | Mediobanca Covered Bond srl | E3m +2,44%          | Aggregate of interest amount |
| Covered Bond Swap | 750.000.000,00    | Mediobanca spa      | Mediobanca Covered Bond srl | 1,250%              | E3m +0,3225%                 |
| Covered Bond Swap | 750.000.000,00    | Mediobanca spa      | Mediobanca Covered Bond srl | 0,500%              | E3m +0,6%                    |
| Covered Bond Swap | 750.000.000,00    | Mediobanca spa      | Mediobanca Covered Bond srl | 0,010%              | E3m +0,2665%                 |
| Covered Bond Swap | 500.000.000,00    | Mediobanca spa      | Mediobanca Covered Bond srl | 2,375%              | E3m +0,445%                  |
| Covered Bond Swap | 150.000.000,00    | Mediobanca spa      | Mediobanca Covered Bond srl | 2,375%              | E3m +1,045%                  |
| Covered Bond Swap | 75.000.000,00     | Mediobanca spa      | Mediobanca Covered Bond srl | 2,375%              | E3m +1,08%                   |
| Covered Bond Swap | 25.000.000,00     | Mediobanca spa      | Mediobanca Covered Bond srl | 2,375%              | E3m +1,11%                   |
| Covered Bond Swap | 750.000.000,00    | Mediobanca spa      | Mediobanca Covered Bond srl | 3,250%              | E3m +0,7325%                 |
| Covered Bond Swap | 50.000.000,00     | Mediobanca spa      | Mediobanca Covered Bond srl | 3,250%              | E3m +0,545%                  |
| Covered Bond Swap | 750.000.000,00    | Mediobanca spa      | Mediobanca Covered Bond srl | 3,000%              | Estr +0,70%                  |
| Covered Bond Swap | 200.000.000,00    | Mediobanca spa      | Mediobanca Covered Bond srl | 3,000%              | Estr +1,125%                 |
| Covered Bond Swap | 750.000.000,00    | Mediobanca spa      | Mediobanca Covered Bond srl | 2,625%              | Estr +0,625%                 |
| Covered Bond Swap | 220.000.000,00    | Mediobanca spa      | Mediobanca Covered Bond srl | 2,625%              | Estr +0,66%                  |
| Covered Bond Swap | 50.000.000,00     | Mediobanca spa      | Mediobanca Covered Bond srl | 2,625%              | Estr +0,63%                  |
| Covered Bond Swap | 50.000.000,00     | Mediobanca spa      | Mediobanca Covered Bond srl | 3,578%              | Estr +0,94%                  |
| Covered Bond Swap | 750.000.000,00    | Mediobanca spa      | Mediobanca Covered Bond srl | 2,875%              | Estr +0,59%                  |
| Covered Bond Swap | 50.000.000,00     | Mediobanca spa      | Mediobanca Covered Bond srl | 3,663%              | Estr +0,87%                  |

#### Information on interest rate mismatches

| Swap        | Before swap      |                     | Post Swap        |                     |
|-------------|------------------|---------------------|------------------|---------------------|
|             | Fixed rate ratio | Floating rate ratio | Fixed rate ratio | Floating rate ratio |
| Assets      | 73,15%           | 26,85%              | 0%               | 100%                |
| Liabilities | 100%             | 0%                  | 0%               | 100%                |

#### Liquidity buffer Information

| Type               | Nominal        | Currency |
|--------------------|----------------|----------|
| Balance Account ** | 532.000.000,00 | EUR      |

\* Refer to section 2\_Tests to net present value details