ISP CB Ipotecario S.r.l.

Interim financial statements as at 30 June 2022

Review report on the interim financial statements
(Translation from the original Italian text)

EY S.p.A.
Via Meravigli, 12
20123 Milano

Tel: +39 02 722121
Fax: +39 02 722122037
ey.com

Review report on the interim financial statements
(Translation from the original Italian text)

To the Board of Directors of
ISP CB Ipotecario S.r.l.

Introduction

We have reviewed the interim financial statements, comprising the statement of financial position, the statement of income, the statement of comprehensive income, the statement of changes in equity, the statement of cash flows and the related explanatory notes of ISP CB Ipotecario S.r.l. as at 30 June 2022 and for the six-month period then ended. The Directors of ISP CB Ipotecario S.r.l. are responsible for the preparation of the interim financial statements in conformity with the International Financial Reporting Standard applicable to interim financial reporting (IAS 34) as adopted by the European Union. Our responsibility is to express a conclusion on these interim financial statements based on our review.

Scope of Review

We conducted our review in accordance with International Standard on Review Engagements 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity". A review of interim financial statements consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing (ISA Italia) and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion on the interim financial statements.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the interim financial statements of ISP CB Ipotecario S.r.l. as at 30 June 2022 and for the six-month period then ended are not prepared, in all material respects, in conformity with the International Financial Reporting Standard applicable to interim financial reporting (IAS 34) as adopted by the European Union.

Emphasis of matter

We draw attention to "Part A – Accounting policies" of the explanatory notes to the interim financial statements where the Directors state that the Company has the sole purpose of acquiring loans and securities funded in accordance with Law n. 130 of 30 April 1999, in connection with covered bonds transactions. As described by the Directors, the Company has recorded the acquired receivables and the other transactions connected with the covered bonds in the explanatory notes consistently with the provisions of Law n. 130 of 30 April 1999 according to which the receivables and securities involved in each covered bond transaction are, to all effects, separated from the net assets of the Company and from those related to other transactions. Our conclusion is not qualified in respect of this matter.

Milan, 26 July 2022

EY S.p.A.
Signed by: Giovanni Pesce, Auditor

This report has been translated into the English language solely for the convenience of international readers

ISP CB Ipotecario S.r.l.

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

Half-Yearly Report
as at 30 June 2022

ISP CB Ipotecario S.r.l.

ISP CB Ipotecario S.r.l.
Registered Office: Via Monte di Pietà 8, 20121 Milan. Company incorporated pursuant to Law no. 130 of 30 April 1999. Quota capital €120,000. Tax code and Registration number in the Milan Monza Brianza Lodi Company Register 05936180966. Member of the Intesa Sanpaolo VAT Group no. 11991500015 (IT11991500015). ABI Code 16830 and Electronic Code 335067. Company subject to management and coordination by Intesa Sanpaolo S.p.A., and member of the Intesa Sanpaolo Banking Group, included in the register of banking groups.

Contents

Company bodies

Board of Directors

Chair	Mario Masini
Director	Vanessa Gemmo
Director	Andrea Calamanti

Board of Statutory Auditors

Chair	Nicola Bruni
Standing Statutory Auditor	Elena Fornara
Standing Statutory Auditor	Giuseppe Dalla Costa

Independent Auditors

EY S.p.A.

Half-yearly report on operations

General information

ISP CB Ipotecario S.r.l. was incorporated on 14 November 2007 and its sole business object is the acquisition for consideration from banks of loans and securities (also issued through securitisations) within one or more covered bond issues in accordance with article 7-bis of Law no. 130 of 30 April 1999 and related implementing measures.
On 29 July 2010, the vehicle signed a “master sale agreement” covering the sale of an initial portfolio of loans and subsequent portfolios as part of a single covered bond Programme for which it is the guarantor.
Its registered office is in Via Monte di Pietà 8, Milan and it does not have any branches and/or subsidiaries.

The vehicle does not have any employees and outsources all the functions necessary for the management of its operations, including the internal control systems, to specifically appointed third parties. Specifically, the vehicle has assigned the management of the loan portfolio acquired to the Servicer Intesa Sanpaolo S.p.A. in accordance with the provisions of Law 130/1999. Likewise, it has assigned the management of administrative, accounting, tax and corporate obligations to Intesa Sanpaolo S.p.A. (Administrative Services Provider).

Significant Events and Performance

On 11 April 2022, the Quotaholders’ Meeting acknowledged that the term of office of the entire Board of Directors had ended due to the expiry of its mandate. As a consequence, the following were appointed as Directors for the years 2022, 2023 and 2024, and therefore up to the Quotaholders’ Meeting to be called for the approval of the financial statements at 31 December 2024:

- Mario Masini, also appointed as Chair of the Board of Directors;
- Vanessa Gemmo;
- Andrea Calamanti.

With regard to the macroeconomic scenario, after two years of the COVID-19 pandemic, the first half of 2022 was particularly uncertain due to the effects of a new external shock due to the direct and indirect economic and financial implications of the international geopolitical crisis caused by the conflict between Russia and Ukraine and its repercussions on Russia-EU relations, specifically in the energy area. Global economic activity showed signs of slowdown, while inflation rose almost everywhere, continuing to reflect the hikes in energy prices. The Governing Council of the European Central Bank assessed that the conflict will have significant repercussions on economic activity and inflation and, in order to mitigate the effects of inflation and guarantee financial stability, announced that it will raise interest rates for the first time in ten years and will end its main government securities purchase programme, which has been in force for over eight years, on 1 July 2022.

The Programme ran according to plan in the first half of 2022. There were two Payment Dates: the first (12 January 2022) related to cash flows from loan collections from 1 September 2021 to 30 November 2021 and the second (12 April 2022) related to cash flows from loan collections from 1 December 2021 to 28 February 2022.

On 20 January 2022, the seventeenth series of covered bonds issued on 23 January 2015, amounting to €1 billion, with a fixed rate of 0.625%, was fully redeemed.

On 3 February 2022, the twenty-eighth series of covered bonds was issued, in the amount of €1 billion, maturing on 12 April 2029, at a floating three-month Euribor plus 0.10%.

The maximum total amount of the Programme authorised by the Board of Directors on 20 March 2019 is €25 billion.

The table below summarises the main features of the covered bonds issued by Intesa Sanpaolo S.p.A. since the start of the Programme that had not yet matured and/or been cancelled and redeemed as at 30 June 2022.

Issues (Programme maximum amount: €25 billion)						
Series	Date of issue	Legal maturity date	Issue Amount	Rate	Listing exchange	Type
3	17/02/2011	17/02/2031	300,000,000	5.375%	unlisted	registered
4	17/02/2011	17/02/2026	100,000,000	5.25%	unlisted	registered
5	16/09/2011	16/09/2027	210,000,000	5.25%	unlisted	registered
13	03/12/2012	05/12/2022	1,250,000,000	3.625%	Luxembourg	market
14	24/01/2013	24/01/2025	1,000,000,000	3.375%	Luxembourg	market
16	10/02/2014	10/02/2026	1,250,000,000	3.250%	Luxembourg	market
18	18/12/2015	18/12/2025	1,250,000,000	1.375%	Luxembourg	market
19	23/03/2016	23/03/2023	1,250,000,000	0.625%	Luxembourg	market
21	25/11/2016	12/10/2024	2,200,000,000	3-month Euribor +0.20%	Luxembourg	retained
22	16/06/2017	16/06/2027	1,000,000,000	0.01125	Luxembourg	market
23	16/02/2018	12/04/2030	2,000,000,000	3-month Euribor +0.29%	Luxembourg	retained
24	13/07/2018	14/07/2025	1,000,000,000	0.01125	Luxembourg	market
25	05/03/2019	05/03/2024	1,000,000,000	0.500%	Luxembourg	market
27	27/01/2020	12/10/2031	750,000,000	3-month Euribor +0.27%	Luxembourg	retained
28	03/02/2022	12/04/2029	1,000,000,000	3-month Euribor +0.10%	Luxembourg	retained
			15,560,000,000			

On 26 January 2022, Intesa Sanpaolo S.p.A. exercised a repurchase option, accepted by the special purpose vehicle, with financial effect from 24 January 2022 and legal effect from 26 January 2022, in relation to several loans identified as a block pursuant to article 58 of the Consolidated Law on Banking.
The loans, consisting of mortgage loans in "bad loan" or "unlikely-to-pay" status, were returned by the vehicle to the originator Intesa Sanpaolo S.p.A. for a consideration of €115,558,374.29.
The sales notice was published in the Italian Official Journal, Part 2, no. 16 of 10 February 2022.
On 31 May 2022, as a result of a material error committed by Intesa Sanpaolo S.p.A. in calculating the repurchase consideration, that consideration was adjusted and the difference, amounting to €611.34, was paid by the Vehicle to Intesa Sanpaolo S.p.A. by charging the Investment Account.

A fourteenth sale of loans was made to the vehicle on 18 May 2022, effective from 16 May 2022.
The portfolio of mostly residential mortgage loans, granted to consumer households and family businesses resident in Italy, was sold without recourse for €2,693,266,855.41 by Intesa Sanpaolo S.p.A.
The sales notice was published in the Italian Official Journal, Part 2, no. 64 of 4 June 2022.
The consideration paid for the assets was determined using the carrying amounts in the originator's financial statements as required by sector regulations, adjusted appropriately to reflect quantitative and objective changes made up until the sale's effective date.
On 6 June 2022, Intesa Sanpaolo S.p.A. granted the vehicle a subordinated loan of the same amount to allow it to finance the acquisition of the portfolio.

The following repayments of the subordinated loan were made using the cash and cash equivalents posted during the half-year, deriving from the collection of the principal from the assets of the underlying portfolio:

- €1,000 million on the Guarantor Payment Date of 12 January;
- €1,100 million on the Guarantor Payment Date of 12 April;

See paragraph H of Part D – Other information in the Explanatory notes, for more information on the vehicle's operations.

There were no other significant events in the period.

Transactions with Group Companies

As required by article 2497 and following of the Italian Civil Code, it is noted that the vehicle has current accounts with Intesa Sanpaolo S.p.A., which currently bear agreed interest rates.
In accordance with the contractual documentation signed for the completion of the Transaction and valid until its termination, during the period the vehicle has recognised the following amounts, in its segregated assets, as fees for the services provided by Intesa Sanpaolo through the Administration & Tax Department, the Corporate Bodies and Corporate Affairs Department, and the Banca dei Territori Division:

- €6,200,314 for servicing and monitoring fees;
- €25,000 for administrative services fees
- €5,000 for cash management fees
- €10,000 for account bank fees
- €6,012 for securities depositary fees
- €250 for fees for the performance of services required by the EMIR.

The contractual documentation includes, inter alia, the Servicing Agreement, the Cash Allocation Management and Payment Agreement, the Administrative Services Agreement, and the Mandate Agreement (and any amendments and/or additions thereto subsequent to the finalisation of the Transaction).
The Explanatory notes provide more information about the vehicle's cash transactions and commitments with the other group companies.

Related-party transactions

With regard to the disclosure of related-party transactions, significant and non-recurring events and transactions, and positions or transactions deriving from atypical and/or unusual transactions, the following is noted:

Related-party transactions
See Part D - Other information, Section 6 - Related-party transactions, of the Explanatory notes for details of the related-party transactions.

Significant and non-recurring transactions
No significant and non-recurring transactions were carried out in the first half of 2022.

Atypical and/or unusual transactions
No atypical and/or unusual transactions were carried out in the first half of 2022.

Treasury quotas and/or shares in the parent company

The vehicle does not hold, nor has it ever held in its portfolio, treasury quotas and/or shares of the parent company.

Research and development

The vehicle does not carry out research and development.

Composition of the Quota Capital

The Quota Capital, subscribed and paid in for a total of €120,000, is divided into quotas and is held as follows:
- Intesa Sanpaolo S.p.A. holds a nominal amount of €72,000, equal to 60% of the Quota Capital;
- Stichting Viridis 2, with registered office in Amsterdam (the Netherlands), holds a nominal amount of €48,000, equal to 40% of the Quota Capital.

Management and coordination activities

In accordance with the provisions of article 2497 bis of the Italian Civil Code, we specify that the vehicle is subject to management and coordination by the parent company Intesa Sanpaolo S.p.A..

Subsequent events

On 12 July 2022, payments were made for loan collections from 1 March 2022 to 31 May 2022.

The Interest Available Funds distributable by the vehicle amounted to €280.8 million, of which:
- €69.9 million as collections on the mortgage portfolio
- €66.4 million from swap contracts
- €144.5 million as the reserve fund required amount.

The following payments were made with these funds:
- €2.9 million as remuneration to the third parties that provided services to the vehicle
- €69.2 million as the asset swap on the cover pool
- €13.7 million as the liability swap on the issued notional amount
- €144.5 million as the accrual of the reserve fund required amount
- €23.8 million as the payment to Intesa Sanpaolo S.p.A. of the interest for the subordinated loan
- €26.7 million as the additional interest amount to Intesa Sanpaolo S.p.A.

In addition, the vehicle partially repaid the subordinated loan to Intesa Sanpaolo S.p.A. (€1,500 million) using the principal available funds (totalling €2,470 million).

No other events after the reporting date are noted.

Outlook

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

Going concern

In preparing the interim financial statements as at 30 June 2022, the Board of Directors made an assessment of the existence of the conditions relating to the vehicle's ability to operate as a going concern over a period of at least twelve months form the reporting date. In making this assessment, all available information was taken into account, as well as the specific activity conducted by the vehicle, whose exclusive purpose, in accordance with Law No. 130 of 30 April 1999, is to carry out one or more transactions involving the issuance of covered bonds.
Therefore, the Board of Directors, even in the current situation marked by the evolution of the pandemic and the military conflict between Russia and Ukraine, and their repercussions on the economy, has a reasonable expectation that the vehicle's operations will continue in a stable manner, also considering that its viability is guaranteed by the chargeback of costs to the segregated assets.
Accordingly, the interim financial statements as at 30 June 2022 have been prepared on a going concern basis as there are no events or conditions that could cast doubt on the vehicle's ability to continue as a going concern.
Also as regards segregated assets, which do not include any exposures to counterparties resident in the countries involved in the conflict, currently no elements have arisen that could significantly impact the management of the Programme, which will be carefully monitored over the rest of the year.

Net income/(loss) for the period

The vehicle ended the first half of 2022 at break-even because the operating costs were charged back to segregated assets in accordance with the contractual agreements.

Milan, 26 July 2022

on behalf of the BOARD OF DIRECTORS
Chair
Mario Masini

Interim Financial Statements as at 30 June 2022

Financial statements

Statement of financial position

(amounts in Euros)

	Assets	30/06/2022	31/12/2021
10.	Cash and cash equivalents	241,941	202,142
100.	Tax assets:	9,368	9,529
	a) current	155	191
	b) deferred	9,213	9,338
120.	Other assets	5,569	39,168
	TOTAL ASSETS	**256,878**	**250,839**

on behalf of the BOARD OF DIRECTORS
Chair
Mario Masini

Statement of financial position

(amounts in Euros)

	Liabilities and equity	30/06/2022	31/12/2021
80.	Other liabilities	85,642	79,603
110.	Quota capital	120,000	120,000
150.	Reserves	51,236	51,236
170.	Net income (loss) (+/-)	-	-
	TOTAL LIABILITIES AND EQUITY	**256,878**	**250,839**

on behalf of the BOARD OF DIRECTORS
Chair
Mario Masini

Statement of income

(amounts in Euros)

	Statement of Income items	1ST HALF 2022	1ST HALF 2021
30.	**INTEREST MARGIN**	**-**	**-**
50.	Fee and commission expense	-160	-160
60.	**NET FEE AND COMMISSION INCOME**	**-160**	**-160**
120.	**NET INTEREST AND OTHER BANKING INCOME**	**-160**	**-160**
150.	**NET PROFIT (LOSS) FROM FINANCIAL OPERATIONS**	**-160**	**-160**
160.	Administrative expenses:	-91,815	-88,214
	a) personnel expenses	-19,851	-20,623
	b) other administrative expenses	-71,964	-67,591
200.	Other operating expenses/income	92,374	88,586
210.	**OPERATING EXPENSES**	**559**	**372**
260.	**INCOME (LOSS) BEFORE TAX FROM CONTINUING OPERATIONS**	**399**	**212**
270.	Taxes on income from continuing operations	-399	-212
280.	**INCOME (LOSS) AFTER TAX FROM CONTINUING OPERATIONS**	**-**	**-**
300.	**NET INCOME (LOSS)**	**-**	**-**

on behalf of the BOARD OF DIRECTORS
Chair
Mario Masini

Statement of comprehensive income

(amounts in Euros)

		1ST HALF 2022	1ST HALF 2021
10.	**Net income (loss)**	-	-
	Other comprehensive income, net of tax, that will not be reclassified to the statement of income		
20.	Equity instruments at FVOCI	-	-
30.	Financial liabilities at FVTPL (change in credit rating)	-	-
40.	Hedges of equity instruments at FVOCI	-	-
50.	Property and equipment	-	-
60.	Intangible assets	-	-
70.	Defined benefit plans	-	-
80.	Non-current assets held for sale and discontinued operations	-	-
90.	Share of valuation reserves connected with investments carried at equity	-	-
	Other comprehensive income, net of tax, that will be reclassified to the statement of income		
100.	Hedges of foreign investments	-	-
110.	Foreign exchange differences	-	-
120.	Cash flow hedges	-	-
130.	Hedging instruments (elements not designated)	-	-
140.	Financial assets (other than equity instruments) at FVOCI	-	-
150.	Non-current assets held for sale and discontinued operations	-	-
160.	Share of valuation reserves connected with investments carried at equity	-	-
170.	**Total other comprehensive income**	-	-
180.	**Comprehensive income (captions 10+170)**	**-**	**-**

on behalf of the BOARD OF DIRECTORS
Chair
Mario Masini

Statement of changes in equity

30 June 2022

(amounts in Euros)

	Quota capital		Quota premium	Reserves		Valuation reserves	Equity instruments	Treasury quotas	Net income (loss)	Equity
	ordinary quotas	savings quotas		income-related	other					
AMOUNTS AT 01.01.2022	120,000	-	-	51,236	-	-	-	-	-	171,236
ALLOCATION OF NET INCOME OF THE PREVIOUS YEAR										- -
Reserves	-	-	-	-	-	-	-	-	-	-
Dividends and other distributions	-	-	-	-	-	-	-	-	-	-
CHANGES IN THE PERIOD										-
Changes in reserves	-	-	-	-	-	-	-	-	-	-
Equity transactions										-
Issue of new quotas	-	-	-	-	-	-	-	-	-	-
Other changes	-	-	-	-	-	-	-	-	-	-
Comprehensive income for the period	-	-	-	-	-	-	-	-	-	-
EQUITY AT 30.06.2022	**120,000**	**-**	**-**	**51,236**	**-**	**-**	**-**	**-**	**-**	**171,236**

30 June 2021

(amounts in Euros)

	Quota capital		Quota premium	Reserves		Valuation reserves	Equity instruments	Treasury quotas	Net income (loss)	Equity
	ordinary quotas	savings quotas		income-related	other					
AMOUNTS AT 01.01.2021	120,000	-	-	51,236	-	-	-	-	-	171,236
ALLOCATION OF NET INCOME OF THE PREVIOUS YEAR										
Reserves	-	-	-	-	-	-	-	-	-	-
Dividends and other distributions	-	-	-	-	-	-	-	-	-	-
CHANGES IN THE PERIOD										
Changes in reserves	-	-	-	-	-	-	-	-	-	-
Equity transactions										
Issue of new quotas	-	-	-	-	-	-	-	-	-	-
Other changes	-	-	-	-	-	-	-	-	-	-
Comprehensive income for the period	-	-	-	-	-	-	-	-	-	-
EQUITY AT 30.06.2021	**120,000**	**-**	**-**	**51,236**	**-**	**-**	**-**	**-**	**-**	**171,236**

on behalf of the BOARD OF DIRECTORS
Chair
Mario Masini

Statement of cash flows

(amounts in Euros)

	1ST HALF 2022	1ST HALF 2021
A. OPERATING ACTIVITIES		
1. Operations	**39,799**	**64,674**
- interest income collected (+)	-	-
- interest expense paid (-)	-	-
- dividends and similar income (+)	-	-
- net fee and commission income (expense) (+)	-	-
- personnel expenses (-)	-15,602	-10,969
- other expenses (-)	-74,362	-115,196
- other revenue (+)	130,000	190,839
- taxes and duties (-)	-237	-
- expenses/revenue related to discontinued operations net of the tax effect (+/-)	-	-
2. Cash flows generated by/used for financial assets	**-**	**-**
- financial assets held for trading	-	-
- financial assets at fair value	-	-
- financial assets mandatorily measured at fair value	-	-
- financial assets at FVOCI	-	-
	-	-
- financial assets at amortised cost	-	-
- other assets	-	-
3. Cash flows generated by/used for financial liabilities	**-**	**-**
- financial liabilities at amortised cost	-	-
- financial liabilities held for trading	-	-
- financial liabilities at fair value	-	-
- other liabilities	-	-
Net cash flows generated by/used in operating activities	**39,799**	**64,674**
B. INVESTING ACTIVITIES		
1. Cash flows generated by:	-	-
- sales of equity investments	-	-
- dividends from equity investments	-	-
- sales of property and equipment	-	-
- sales of intangible assets	-	-
- sales of business units	-	-
2. Cash flows used to acquire:	-	-
- equity investments	-	-
- property and equipment	-	-
- intangible assets	-	-
- business units	-	-
Net cash flows generated by/used in investing activities	**-**	**-**
C. FINANCING ACTIVITIES		
- issue/repurchase of treasury quotas	-	-
- issue/purchase of equity instruments	-	-
- dividends and other distributions	-	-
Net cash flows generated by/used in financing activities	**-**	**-**
NET CASH FLOWS FOR THE PERIOD	**39,799**	**64,674**
RECONCILIATION		
Opening cash and cash equivalents	202,142	152,550
Net cash flows for the period	39,799	64,674
Closing cash and cash equivalents	**241,941**	**217,224**

on behalf of the BOARD OF DIRECTORS
Chair
Mario Masini

Explanatory notes

PART A - ACCOUNTING POLICIES

A.1 – GENERAL PART

SECTION 1 - Statement of compliance with the IAS/IFRS

The vehicle (or Company) has prepared its interim financial statements as at 30 June 2022 in accordance with the International Accounting Standards (IAS) and the International Financial Reporting Standards (IFRS) issued by the International Accounting Standards Board (IASB) and the related interpretations of the International Financial Reporting Interpretations Committee (IFRIC), endorsed by the European Commission and in force at the reporting date.
Specifically, the interim financial statements have been prepared in accordance with IAS 34 (Interim financial reporting).

SECTION 2 - Basis of preparation

The Company has the sole purpose of acquiring loans and securities funded in accordance with Law n. 130 of 30 April 1999, in connection with covered bonds transactions.
The Company has recorded the acquired receivables and the other transactions connected with the covered bonds in the explanatory notes consistently with the provisions of Law n. 130 of 30 April 1999 according to which the receivables and securities involved in each covered bond transaction are, to all effects, separated from the net assets of the Company and from those related to other transactions.

For purpose of full disclosure, we note that the IAS/IFRS accounting treatment to be applied to financial assets and/or groups of financial assets and financial liabilities arising from "covered bank bond issues" is still subject to further examination by the bodies responsible for interpreting the accounting standards.

The interim financial statements, drawn up in condensed format, as permitted by IAS 34, comprise a statement of financial position, a statement of income, a statement of comprehensive income, statements of changes in equity, a statement of cash flows, and these notes. They are accompanied by a half-yearly report on operations.
As required by the current regulations, the vehicle has prepared the interim financial statements using the Euro as its functional currency.
The amounts in the financial statements, these notes and the half-yearly report on operations are presented in Euros.

The interim financial statements are prepared with the application of the general principles set out by IAS 1 and the specific financial reporting standards endorsed by the European Commission, as well as in compliance with the general assumptions set forth by the Conceptual Framework for the preparation and presentation of Financial Statements issued by the IASB.
No departures from the IAS/IFRS have been made.
Pursuant to the provisions of Legislative Decree no. 38 of 28 February 2005, the vehicle has opted to prepare its interim financial statements in accordance with the IAS/IFRS, as it is included in the consolidation scope of Intesa Sanpaolo S.p.A.
To give priority to substance over form, and in view of the fact that IAS 1 does not establish rigid formats, the financial statement layouts that apply to financial intermediaries have been used in these interim financial statements, in accordance with the guidance provided in the update of the document "The financial statements of IFRS intermediaries other than banking intermediaries" issued by the Bank of Italy on 29 October 2021.
The interim financial statements are prepared with the intention of presenting a true and fair view of the assets and liabilities, financial position, results of operations for the period and cash flows, according to the following basis of presentation:

- Going concern (IAS 1 paragraphs 25 and 26): in preparing the interim financial statements as at 30 June 2022, the Board of Directors made an assessment of the existence of the conditions relating to the vehicle's ability to operate as a going concern over a period of at least twelve months form the reporting date. In making this assessment, all available information was taken into account, as well as the specific activity conducted by the vehicle, whose exclusive purpose, in accordance with Law No. 130 of 30 April 1999, is to carry out one or more transactions involving the issuance of covered bonds. Therefore, the Board of Directors, even in the current situation marked by the evolution of the pandemic and the military conflict between Russia and Ukraine, and their repercussions on the

economy, has a reasonable expectation that the vehicle's operations will continue in a stable manner, also considering that its viability is guaranteed by the chargeback of costs to the segregated assets. Accordingly, the interim financial statements as at 30 June 2022 have been prepared on a going concern basis as there are no events or conditions that could cast doubt on the vehicle's ability to continue as a going concern.
Also as regards segregated assets, which do not include any exposures to counterparties resident in the countries involved in the conflict, currently no elements have arisen that could significantly impact the management of the Programme, which will be carefully monitored over the rest of the year;
- Accrual basis of accounting (IAS 1 paragraphs 27 and 28): except for the cash flow reporting, the interim financial statements are prepared on the basis of accrual of costs and revenues, irrespective of the time of their monetary settlement and according to the matching principle;
- Consistency of presentation (IAS 1 paragraph 29): the criteria for the presentation and classification of captions in the interim financial statements are retained from one period to the next in order to ensure the comparability of information, unless otherwise required by an international accounting standard or an interpretation, or the need arises, in terms of significance, for a more appropriate presentation of the information. Where feasible, the change is adopted retrospectively and the nature, reason and amount of the items affected by the change is disclosed;
- Aggregation and materiality (IAS 1 paragraph 29): all significant aggregations of items with a similar nature or function are presented separately. Items of a dissimilar nature or function, if material, are presented separately;
- Offsetting (IAS 1 paragraph 32): assets and liabilities and costs and revenues cannot be offset against each other, unless specifically required or permitted by the international accounting standards or by an interpretation of those standards or by the instructions issued by the Bank of Italy;
- Comparative information: except when otherwise permitted or required by an international accounting standard or interpretation, comparative information is presented in respect of the preceding period for all the amounts recorded in these interim financial statements.

The accounting policies applied to prepare these interim financial statements as at 30 June 2022 did not change from those used for the annual financial statements as at 31 December 2021.

The interim financial statements and the Explanatory notes include the corresponding figures as at 31 December 2021 for the statement of financial position, while for the statement of income and statement of comprehensive income, comparison is made with the six months ended 30 June 2021.

SECTION 3 - Subsequent events

On 12 July 2022, payments were made for loan collections from 1 March 2022 to 31 May 2022.

The Interest Available Funds distributable by the vehicle amounted to €280.8 million, of which:
• €69.9 million as collections on the mortgage portfolio
• €66.4 million from swap contracts
• €144.5 million as the reserve fund required amount.
The following payments were made with these funds:
• €2.9 million as remuneration to the third parties that provided services to the vehicle
• €69.2 million as the asset swap on the cover pool
• €13.7 million as the liability swap on the issued notional amount
• €144.5 million as the accrual of the reserve fund required amount
• €23.8 million as the payment to Intesa Sanpaolo S.p.A. of the interest for the subordinated loan
• €26.7 million as the additional interest amount to Intesa Sanpaolo S.p.A.

In addition, the vehicle partially repaid the subordinated loan to Intesa Sanpaolo S.p.A. (€1,500 million) using the principal available funds (totalling €2,470 million).

No other events after the reporting date are noted.

SECTION 4 - Other aspects

The ISP CB Ipotecario S.r.l.'s interim financial statements is subject to limited review by EY S.p.A..

In accordance with the provisions of article 2497 bis of the Italian Civil Code, we specify that the vehicle is subject to management and coordination by the parent company Intesa Sanpaolo S.p.A..

No atypical and/or unusual transactions or significant, non-recurring transactions were carried out in the first half of 2022.

As duly approved by the Board of Directors on 24 September 2018, the vehicle subscribed to the Intesa Sanpaolo VAT Group on 24 October 2018, by selecting the declaration option provided in the specific website set up by the Italian Revenue Agency. As a result, with effect from 1 January 2019, the vehicle suspended its VAT number and adopted the VAT number 11991500015 of the Intesa Sanpaolo VAT Group, accepting the “Group VAT Rules”.

Risks, uncertainties and impacts of the COVID-19 epidemic

With regard to the vehicle's operation, the continuing adverse effects of the economic and financial crisis resulting from the COVID-19 pandemic and the continued macroeconomic uncertainty has not had any impact on the management of the vehicle, also considering that its viability is guaranteed by the chargeback of costs to the segregated assets.
Also with regard to the segregated assets, there are currently no elements to report that could significantly impact the management of the Programme.

A.2 – DISCLOSURE ON MAIN CAPTIONS

This section sets out the accounting policies adopted in preparing the interim financial statements as at 30 June 2022, solely for the statement of financial position and statement of income captions presented in the financial statements. The recognition, classification, measurement and income recognition and derecognition criteria are given for each asset and liability caption. These criteria have not changed from the previous year.

Cash and cash equivalents

This caption includes on-demand receivables from banks represented by current accounts held with the Parent Company Intesa Sanpaolo S.p.A..

Other assets

This caption comprises assets not attributable to other asset captions of the statement of financial position. In particular, the caption includes the receivables due to the company from the segregated assets for the chargeback of vehicle management expenses. Those captions are stated at nominal value, which corresponds to their estimated realisable value.

Other liabilities

This caption comprises all liabilities not attributable to other liability captions in the statement of financial position, and mainly includes operational liabilities and other short-term liabilities. Other liabilities are recognised at fair value, increased by any transaction costs/income. They are subsequently measured at amortised cost using the effective interest method. Current liabilities and other liabilities are an exception when the time value of money is negligible. They are maintained at their original amount and any related costs are taken to profit or loss on a straight-line basis over the contractual term of the liability. Financial and other liabilities are derecognised when they are settled.

Tax assets and liabilities

Current and deferred taxes are recognised using ruling rates.
Income taxes are recognised in profit or loss.
They are calculated using a prudent estimate of the current tax expense, deferred tax assets and liabilities. Specifically, deferred tax assets and liabilities are determined on temporary differences (without time limits) between the carrying amounts of assets and liabilities and their tax bases.
Deferred tax assets are only recognised when their recovery is certain, depending on the vehicle’s ability to continuously generate taxable profit.
Deferred tax liabilities are recognised.
Deferred tax assets and liabilities are recognised in the statement of financial position without offsetting as Tax assets and Tax liabilities, respectively.
There were no deferred tax liabilities at the reporting date.

Recognition of costs and revenue

Costs are recognised in the statement of income when there is a decrease in future economic benefits resulting in a decrease in assets or an increase in liabilities for which the amount can be reliably measured. Costs are recognised in the statement of income based on cost and revenue matching.
Revenues are recognised in the statement of income when an increase in future economic benefits occurs resulting in an increase in assets or a decrease in liabilities that can be reliably measured.
Costs and revenue are recognised on an accrual basis.
In view of the exclusive nature of the operations carried out by the vehicle, the operating costs are charged to the segregated assets, up to the amount necessary to ensure the vehicle’s financial stability, as also provided for by the Intercreditor Agreement and reported in the Prospectus for each securitisation carried out. This amount is classified under “Other operating expenses/income” and is the main revenue caption in the vehicle’s financial statements.

Other information

The vehicle does not hold and has never held treasury quotas.
The vehicle does not hold and has never held quotas or shares of its parents.

A.3 – DISCLOSURE ON TRANSFERS BETWEEN FINANCIAL ASSET PORTFOLIOS

In accordance with the disclosure required by IFRS 7, we note that no financial assets were reclassified between the various portfolios during the half year.

A.4 – DISCLOSURE ON FAIR VALUE

Following the reclassification of on-demand receivables from banks from caption 40 “Financial assets measured at amortised cost” to caption 10 “Cash and cash equivalents”, as required by the update of the accounting rules for the IFRS financial statements of intermediaries other than banking intermediaries, table A.4.5.4 “Assets and liabilities not measured at fair value or measured at fair value on a non-recurring basis: breakdown by fair value level” is no longer presented.

A.5 – INFORMATION ON DAY ONE PROFIT/LOSS

There is no information to be provided on the day one profit/loss, because the vehicle did not use any financial instruments during the first half of 2022 in its ordinary operations.

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

Part B - EXPLANATORY NOTES TO THE STATEMENT OF FINANCIAL POSITION

ASSETS

Section 1 – Cash and cash equivalents – Caption 10

	30/06/2022	31/12/2021
Current accounts and on-demand deposits with banks	241,941	202,142
Total	**241,941**	**202,142**

On-demand receivables from banks are represented by current accounts held with the Parent Company Intesa Sanpaolo S.p.A..

Section 10 - Tax assets and liabilities - Asset caption 100 and liability caption 60

10.1 Breakdown of Caption 100 “Tax assets: current and deferred”

Current tax assets: breakdown	30/06/2022	31/12/2021
IRES payments on account and assets	70	70
IRAP payments on account and assets	85	121
Total	**155**	**191**

Deferred tax assets: breakdown	30/06/2022	31/12/2021
Receivables for IRES deferred tax assets	9,213	9,338
Total	**9,213**	**9,338**

10.3 Changes in deferred tax assets (recognised in profit or loss)

	30/06/2022	31/12/2021
1. Opening balance	**9,338**	**9,494**
2. Increases	**-**	**-**
2.1 Deferred tax assets recognised in the year	-	-
(a) related to previous years	-	-
(c) due to changes in accounting policies	-	-
(c) reversals of impairment losses	-	-
(d) other	-	-
2.2 New taxes or increases in tax rates	-	-
2.3 Other increases	-	-
3. Decreases	**-126**	**-156**
3.1 Deferred tax assets derecognised in the year	-126	-156
(a) reversals	-126	-156
(b) impairment losses due to non-recoverability	-	-
(c) due to changes in accounting policies	-	-
(d) other	-	-
3.2 Decrease in tax rates	-	-
3.3 Other decreases	-	-
(a) conversion into tax assets, including as per Law no. 214/2011	-	-
(b) other	-	-
4. Closing balance	**9,213**	**9,338**

Deferred tax assets arising on carryforward tax losses without time limits amount to €7,761.

Section 12 - Other assets - Caption 120

12.1 Breakdown of Caption 120 “Other assets”

	30/06/2022	31/12/2021
Receivables from the securitised assets	1,540	39,168
Prepayments	4,029	-
Total	**5,569**	**39,168**

“Receivables from the securitised assets” decreased on 31 December 2021 due to the trends during the period.

LIABILITIES

Section 8 - Other liabilities - Caption 80

8.1 Breakdown of Caption 80 “Other liabilities”

		30/06/2022	31/12/2021
Payable for Directors’ fees		9,900	-
Due to statutory auditors for fees		8,129	11,800
Due to suppliers and beneficiaries		67,570	65,848
IRPEF tax payable for self-employed workers		-	1,906
Due to INAIL (national insurance institute for accidents at work)		43	49
	Total	**85,642**	**79,603**

Section 11 - Equity - Captions 110 and 150

11.1 Breakdown of Caption 110 “Quota capital”

		30/06/2022	31/12/2021
1. Quota capital			
1.1 Ordinary quotas		-	-
1.2 Quotas		120,000	120,000
	Total	**120,000**	**120,000**

The Quota Capital, subscribed and paid in for a total of €120,000, is divided into quotas and is held as follows:

- Intesa Sanpaolo S.p.A. holds a nominal amount of €72,000, equal to 60% of the Quota Capital;
- Stichting Viridis 2, with registered office in Amsterdam (the Netherlands), holds a nominal amount of €48,000, equal to 40% of the Quota Capital.

11.5 Other information - Breakdown of and changes in caption 150 “Reserves”

	Legal reserve	Losses carried forward	Other extraordinary	Total
A. Opening balance 01.01.2022	**2,561**	**-**	**48,675**	**51,236**
B. Increases				
B.1 Allocation of profits		-		-
B.2 Other increases	-	-	-	-
C. Decreases				
C.1 Utilisation	-	-	-	-
- to cover losses	-	-	-	-
- for dividend distribution	-	-	-	-
- for conversion into capital	-	-	-	-
C.2 Other decreases	-	-	-	-
D. Closing balance	**2,561**	**-**	**48,675**	**51,236**

Other information

1. Commitments and financial guarantees given

There are no commitments and financial guarantees given.

2. Other commitments and other guarantees given

There are no other commitments and guarantees given.

Part C - EXPLANATORY NOTES TO THE STATEMENT OF INCOME

Section 2 - Fees and commissions - Caption 50

2.2 Caption 50 “Fee and commission expense”

	1ST HALF 2022	1ST HALF 2021
1. Guarantees received	-	-
2. Third-party services	-	-
3. Collection and payment services	-	-
4. Other	160	160
- bank fees and commissions	160	160
- Intesa Sanpaolo S.p.A.	-	-
- Crédit Agricole-CIB S.p.A.	160	160
Total	**160**	**160**

Section 10 - Administrative expenses - Caption 160

10.1 Breakdown of Caption 160.a “Personnel expenses”

	1ST HALF 2022	1ST HALF 2021
1. Employees	-	-
a) wages and salaries	-	-
b) social security charges	-	-
c) termination indemnities	-	-
d) social security expenses	-	-
e) accrual for post-employment benefits	-	-
f) provision for post-employment benefits:		
- defined contribution plans	-	-
- defined benefit plans	-	-
g) payments to external supplementary pension funds:		
- defined contribution plans	-	-
- defined benefit plans	-	-
h) other benefits	-	-
2. Other personnel	-	-
3. Directors and statutory auditors	19,851	20,623
4. Retired personnel	-	-
5. Cost recoveries for personnel seconded to other companies	-	-
6. Cost reimbursements for personnel seconded to the vehicle	-	-
Total	**19,851**	**20,623**

10.2 Average number of employees by category

The vehicle does not have any employees.

10.3 Breakdown of Caption 160.b "Other administrative expenses"

	1ST HALF 2022	1ST HALF 2021
Consultancy	4,047	3,438
Audit fees	65,102	62,264
Notary fees	2,182	1,478
Other taxes and duties	409	220
Sundry fees	224	191
Total	**71,964**	**67,591**

Section 14 - Other operating expenses/income - Caption 200

14.2 Breakdown of Caption 200 "Other operating income"

	1ST HALF 2022	1ST HALF 2021
Contractually provided-for income	92,374	88,586
Total	**92,374**	**88,586**

The income reported above relates entirely to the chargeback to the segregated assets of all the operating expenses incurred, which are charged to the segregated assets, up to the amount necessary to ensure the vehicle's financial stability, as also provided for by the Intercreditor Agreement and reported in the Prospectus of the securitisation carried out.

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

19.1 Breakdown of Caption 270 “Taxes on income from continuing operations”

	1ST HALF 2022	1ST HALF 2021
1. Current taxes (-)	273	161
2. Change in current taxes from previous years (+/-)	-	-
3. Decrease in current taxes for the period (+)	-	-
3.bis Decrease in current taxes for the period due to tax assets as per Law no. 214/2(	-	-
4. Change in deferred tax assets (+/-)	126	51
5. Change in deferred tax liabilities (+/-)	-	-
6. Tax expense for the period (-) (-1+/-2+3+ 3 bis+/-4+/-5)	**399**	**212**

Current taxes for the period consisted entirely of IRAP (business tax), while the deferred tax assets related entirely to IRES (income tax).

19.2 Reconciliation between the theoretical and effective tax expense

	1ST HALF 2022	1ST HALF 2021
Income before tax from continuing operations	399	212
Theoretical taxable profit	**399**	**212**

	Income taxes	Income taxes
Income taxes - theoretical IRES tax expense	**96**	**51**
Increases	**30**	**-**
Non-deductible expenses (contingent liabilities, etc.)	30	-
Decreases	**-**	**-**
Total	**126**	**51**
IRAP	**273**	**161**
Effective tax expense (IRES + IRAP)	**399**	**212**

Part D - OTHER DISCLOSURES

Section 1 - Operations

D. GUARANTEES AND COMMITMENTS

As at 30 June 2022, the vehicle has not given guarantees to third parties nor does it have commitments other than those specifically provided for and regulated by the contracts for the covered bond transactions and the segregated assets.

Transactions	30/06/2022	31/12/2021
1. First demand financial guarantees issued		
a) Banks	-	-
b) Financial institutions	-	-
c) Customers	-	-
2. Other financial guarantees issued		
a) Banks	-	-
b) Financial institutions	-	-
c) Customers	-	-
3. Commercial guarantees issued		
a) Banks	-	-
b) Financial institutions	-	-
c) Customers	-	-
4. Irrevocable loan commitments		
a) Banks		
i) certain use	-	-
ii) uncertain use	-	-
b) Financial institutions		
i) certain use	-	-
ii) uncertain use	-	-
c) Customers		
i) certain use	-	-
ii) uncertain use	-	-
5. Commitments underlying credit derivatives: protection sales	-	-
6. Assets pledged as collateral for third-party commitments	-	-
7. Other irrevocable commitments	-	-
a) to issue guarantees	-	-
b) other	22,602,348,717	21,008,669,626
Total	**22,602,348,717**	**21,008,669,626**

The table shows all the securitised assets related to the segregated assets which all guarantee the Covered Bond Programme of Intesa Sanpaolo S.p.A..

H. COVERED BONDS

Basis of preparation and accounting policies used to prepare the Summary of the securitised assets

The principles followed in the preparation of the Prospectus are those set out in the Bank of Italy's provisions relating to vehicles for assets underlying covered bank bonds in its Order "The financial statements of IFRS intermediaries other than banking intermediaries" of 29 October 2021.
The entries relating to the securitised loans match the figures in the accounting records and IT system of the servicer Intesa Sanpaolo S.p.A..

The accounting policies for the most significant captions are set out below.

Securitised assets - Loans and receivables

Loans and receivables are recognised at their residual value at the securitisation date, net of collections received up to the reporting date and any adjustments calculated to determine the estimated realisable value, according to the valuation method used by the servicer Intesa Sanpaolo S.p.A.

Utilisation of cash deriving from the management of securitised assets – Liquidity

Liquidity is represented by the loans from banks posted at nominal value, which equals the estimated realisable value, including any accruals of interest.

Loans received

The loans received are recognised at their nominal value including interest accrued as at the reporting date.

Other assets - Other liabilities - Prepayments and accrued income, deferred income and accrued expenses

Other assets are stated at nominal value corresponding to their estimated realisable value. Other liabilities are stated at nominal value. Prepayments and accrued income, and deferred income and accrued expenses are recognised on an accrual basis in line with the revenue and expense for the period.

Derivatives

Two swaps were agreed between the vehicle and Intesa Sanpaolo S.p.A.: an asset swap for the cover pool and a liability swap for the covered bond issues. As they are similar to the related hedged assets and liabilities, the swaps are measured at cost and, accordingly, only the accrued interest income/expense is recognised.

Interest, fees and commissions, income and expense

Costs and revenue related to the securitised assets and loans received, interest, fees and commissions, income, other expense and revenue are all recognised on an accrual basis. All vehicle operating expenses are charged to the Covered Bond Programme.

Tax treatment of the segregated assets

Circular 8/E of 6 February 2003 issued by the Italian Revenue Agency defined the tax treatment of the segregated assets of securitisation vehicles ("vehicles") and reiterated that the earnings deriving from the management of the segregated assets, during the implementation of the transactions concerned, are not available to the vehicle. In fact, it considers that the allocation of "segregated" assets excludes the vehicle from having a relevant income for tax purposes. It is only at the end of each securitisation that any residual earnings from the management of the securitised portfolio – which remain after all creditors of the segregated assets have been satisfied and of which the vehicle is the beneficiary – will be subject to taxation, because they will become legally available to the vehicle and will therefore contribute to generating its taxable income.
Lastly, in accordance with Resolution no. 77/E of 4 August 2010 of the Italian Revenue Agency, where the segregated assets include receivables for withholding tax applied on interest income accrued on current accounts, that withholding tax may be deducted by the vehicle in the year in which the securitisation is completed.

Additional Interest Amount

The representation of the performance of the securitisation requires the recognition, in the event of a positive result, of an Additional Interest Amount to be paid to the Issuer of the Subordinated Loan/Originator (as an offsetting entry to a debt). In the event of a negative result, an adjustment is first made to the Additional Interest Amount, as an offsetting entry to a reduction of the debt, up to the amount of the debt, followed by the recognition of a receivable from the Issuer of the subordinated loan/Originator, up to the amount of the subordinated loan received, and, residually, the recognition of the negative result with "open" balances, showing any general negative performance of the securitisation at the bottom of the "Summary of the securitised assets".

Summary of the securitised assets

(amounts in Euros)

		30/06/2022			31/12/2021	
A. Securitised assets			**17,602,808,207**			**16,010,719,375**
A1) Loans and receivables		17,579,708,648			15,988,077,178	
A3) Other		23,099,559			22,642,197	
- Accrued income	23,099,559			22,642,197		
B. Utilisation of cash deriving from the management of loans and receivables			**4,999,540,510**			**4,997,950,251**
B3) Other		4,999,540,510			4,997,950,251	
- Cash and cash equivalents	4,712,678,928			4,744,614,121		
- Other receivables	286,861,582			253,336,130		
D. Loans received			**20,512,184,869**			**19,920,592,549**
E. Other liabilities			**2,090,163,848**			**1,088,077,077**
- Liabilities for services		432,615			450,645	
- Due to customers		154,725			24,509,260	
- Amounts due to originators		1,962,412,153			927,597,390	
- Due to securitisation vehicles		1,540			39,168	
- Other accrued interest expense - accrued interest expense on IRS		127,161,719			135,479,792	
- Due to others		1,096			822	

		1ST HALF 2022			1ST HALF 2021	
G. Fees and commissions borne by the transaction			**6,302,333**			**8,247,671**
G1) For servicing		6,200,314			8,093,341	
G2) For other services		102,019			154,330	
H. Other expense			**336,838,904**			**355,936,946**
- Interest expense on subordinated loan		47,373,710			47,598,189	
- Losses on loans		668			120,311	
- Expected losses on loans		-			464,138	
- Additional Interest Amount		128,138,927			146,603,035	
- Negative differentials on hedges		159,048,225			160,936,741	
- Other expense		2,277,374			214,532	
I. Interest generated by the securitised assets			**134,425,264**			**145,449,487**
L. Other revenue			**208,715,973**			**218,735,130**
- Interest income on IRS		186,079,528			206,990,362	
- Revenues from early termination penalties		1,529,040			1,245,963	
- Reversals of impairment losses on loans		21,080,131			9,022,567	
- Miscellaneous revenues		27,274			1,476,238	

Some of the statement of income figures for the first half of 2021 have been reclassified for the purpose of comparability with the figures for the first half of 2022.

on behalf of the BOARD OF DIRECTORS
Chair
Mario Masini

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

A1) Loans and receivables	30/06/2022	31/12/2021
Loans and receivables	17,506,531,699	15,942,183,638
Unpaid instalments - principal	2,957,165	9,535,520
Unpaid instalments - interest	683,513	3,394,854
Expenses on loans	100,280	112,806
Interest from instalment suspension	43,682,251	47,559,859
Amortised cost	48,975,965	45,349,014
Default interest	6	674
Impairment losses on non-performing loa	-4,451,380	-33,820,473
Impairment losses on performing loans	-18,770,845	-26,238,040
Value adjustments on default interest	-6	-674
	17,579,708,648	**15,988,077,178**

B3) Cash and cash equivalents	30/06/2022	31/12/2021
Receivables Collection Account	3,591,103	90,036
Investment Account	2,887,905,566	3,959,399,768
Expenses Account	83,480	25,787
Collateral Account	1,821,098,530	785,098,530
Conto Incassi Cacib	83	-
Conto Swap Collateral Cacib	83	-
Conto Investment Cacib	83	-
	4,712,678,928	**4,744,614,121**

B3) Other receivables	30/06/2022	31/12/2021
Receivables for additional interest amour	150,548,234	93,254,489
Accrued interest income on IRS	135,893,158	159,671,122
Prepayments	25,394	-
Miscellaneous items	41,371	41,541
Amounts to be received	352,670	368,223
Other tax credits	755	755
	286,861,582	**253,336,130**

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

	30/06/2022				31/12/2021			
	Gross amount	Impairment losses	Carrying amount	% coverage	Gross amount	Impairment losses	Carrying amount	% coverage
Performing exposures	**17,511,593,443**	**18,770,845**	**17,492,822,598**	**0.11%**	**15,838,197,028**	**26,238,040**	**15,811,958,988**	**0.17%**
Non-performing past due expos	19,562,037	1,806,966	17,755,071	9.24%	26,873,692	2,494,330	24,379,362	9.28%
Unlikely-to-pay	22,425,354	2,508,099	19,917,255	11.18%	124,201,574	24,684,483	99,517,091	19.87%
Bad loans	374,080	136,321	237,759	36.44%	13,515,057	6,642,334	6,872,723	49.15%
Non-performing exposures	**42,361,471**	**4,451,386**	**37,910,085**	**10.51%**	**164,590,323**	**33,821,147**	**130,769,176**	**20.55%**
Amortised cost	48,975,965	-	48,975,965		45,349,014	-	45,349,014	
Total loans	**17,602,930,879**	**23,222,231**	**17,579,708,648**		**16,048,136,365**	**60,059,187**	**15,988,077,178**	
% Non-performing exposures on total loans	**0.24%**		**0.22%**		**1.03%**		**0.82%**	

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

In the first half of 2022, a total of €21,080,131 of reversals of impairment losses on loans were recorded (of which €12,580,264 on non-performing loans and €8,499,867 on performing loans) compared with reversals of impairment losses recorded in the first half of 2021 of €8,499,867 (of which impairment losses of €464,138 on non-performing loans and reversals of impairment losses of €9,022,567 on performing loans).
However, due to the new sale and repurchase of non-performing loans during 2022, the comparison with the previous half year is not fully on a like-for-like basis.

COVID-19 support measures

The table below shows the breakdown as at 30 June 2022 (remaining principal and past due payments) of the loans subject to moratoria and showing the Covid-related moratoria.

	30/06/2022				31/12/2021			
	Gross amount	%	No. of loans	%	Gross amount	%	No. of loans	%
Remaining principal of performing loans	17,470,416,321		226,218		15,792,296,856		213,758	
of which: loans subject to moratoria	**85,335,942**	**0.49%**	**866**	**0.38%**	**136,365,242**	**0.86%**	**1,317**	**0.62%**
Breakdown by type of moratorium								
Performing loans subject to moratoria	**85,335,942**	**100.00%**			**136,365,242**	**100.00%**		
- of which Covid related	**17,239,109**	**20.20%**			**63,358,850**	**46.46%**		
- of which principal and interest	13,189,903	15.46%			52,689,325	38.64%		
- of which principal only	4,049,206	4.75%			10,669,525	7.82%		
- of which other	**68,096,833**	**79.80%**			**73,006,392**	**53.54%**		

QUALITATIVE INFORMATION

Description of the Issue Programme and its performance

On 29 July 2010, the vehicle signed a "master sale agreement" covering the sale of an initial portfolio of loans and subsequent portfolios as part of a single covered bond Programme for which it is the guarantor.

The initial sale of the class A Adriano Finance securities took place on 2 August 2010 and the vehicle paid €5,820,696,137.80 to the originator, including interest of €47,584,297.03 and principal of €5,773,111,840.77.
The sales notice was published in Italian Official Journal no. 92 of 5 August 2010.
The consideration for the acquired assets (class A securities issued as part of the Adriano Finance series 1 securitisation) was equal to the securities' nominal amount, including the interest accrued at the sales date.
As required by the sector regulations, the vehicle obtained a special attestation from the independent auditors Reconta Ernst & Young S.p.A. (now EY S.p.A.) on the compliance of the measurement criteria of the assets underlying the securities sold with the measurement criteria applied by Intesa Sanpaolo S.p.A. to prepare its most recent financial statements.
Against the sale of these assets, Intesa Sanpaolo S.p.A. granted the vehicle a subordinated loan to allow it to finance the acquisition of the relevant securities. This loan, which bears interest at 0.50%, allows the originator to collect any additional interest amount left after paying the transaction's total cost (payment of costs and expenses of the vehicle and all the parties involved in the transaction). The vehicle will repay the subordinated loan after the covered bonds are redeemed (or at their extended redemption date), respecting the applicable priority order and funds available, although it is obliged to repay the loans early if the conditions set out in the related agreements materialise.
On 2 April 2012, the vehicle sold the Adriano Finance Class A securities to Intesa Sanpaolo S.p.A. for €4,313,073,929.39.

The Board of Directors authorised an increase in the Programme's maximum amount to €25 billion on 20 March 2019.

A portfolio of performing mortgage loans (secured by mortgages on residential buildings granted to consumer households and family businesses resident in Italy) was sold to the vehicle on 30 June 2011, effective from 27 June 2011, for a total amount of €2,318,996,535.31.
The sales notice was published in Italian Official Journal no. 78 of 9 July 2011.
The consideration paid for the assets was determined using the carrying amounts in the originator's financial statements as required by sector regulations, adjusted appropriately to reflect quantitative and objective changes made up until the sale's effective date.
On 11 July 2011, Intesa Sanpaolo S.p.A. provided the vehicle with a subordinated loan to finance its acquisition of the portfolio at the same conditions as those for the previous loan.

A second portfolio of performing mortgage loans (secured by mortgages on residential buildings granted to consumer households and family businesses resident in Italy) was sold to the vehicle on 31 August 2011, effective from 29 August 2011, for a total amount of €4,966,586,761.98.
The sales notice was published in Italian Official Journal no. 104 of 8 September 2011.
The consideration paid for the assets was determined using the carrying amounts in the originator's financial statements as required by sector regulations, adjusted appropriately to reflect quantitative and objective changes made up until the sale's effective date.
On 9 September 2011, Intesa Sanpaolo S.p.A. provided the vehicle with a subordinated loan to finance its acquisition of the portfolio at the same conditions as those for the previous loans.

A third portfolio of performing mortgage loans (secured by mortgages on residential buildings granted to consumer households and family businesses resident in Italy) was sold to the vehicle on 30 November 2011, effective from 28 November 2011, for a total amount of €2,197,403,128.48.
The sales notice was published in Italian Official Journal no. 142 of 10 December 2011.
The consideration paid for the assets was determined using the carrying amounts in the originator's financial statements as required by sector regulations, adjusted appropriately to reflect quantitative and objective changes made up until the sale's effective date.
On 12 December 2011, Intesa Sanpaolo S.p.A. provided the vehicle with a subordinated loan to finance its acquisition of the portfolio at the same conditions as those for the previous loans.

On 23 May 2012, using the liquidity generated by the transaction, the vehicle also purchased one ordinary treasury bill (BOT) with a nominal amount of €912,000,000.00 and a maturity date of 14 January 2013 for which it paid €900,235,200.00. It paid for the BOT on the guarantor payment date of 12 July 2012.

A fourth portfolio of performing mostly residential mortgage loans (secured by mortgages on buildings) was sold to the vehicle on 31 October 2012, effective from 29 October 2012, for a total amount of €3,222,964,397.22.
The sales notice was published in Italian Official Journal no. 130 of 6 November 2012.
The consideration paid for the assets was determined using the carrying amounts in the originator's financial statements as required by sector regulations, adjusted appropriately to reflect quantitative and objective changes made up until the sale's effective date.
On 13 November 2012, Intesa Sanpaolo S.p.A. provided the vehicle with a subordinated loan to finance its acquisition of the portfolio at the same conditions as those for the previous loans.

On 31 January 2013, as part of the tests performed on the loans sold, the originator became aware of the existence of excluded loans; these loans were returned by the vehicle to the originator for a consideration of €39,320,270.96 paid by Intesa Sanpaolo S.p.A.

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

A fifth portfolio of performing mostly residential mortgage loans (secured by mortgages on buildings) was sold to the vehicle on 30 April 2013, effective from 22 April 2013, for a total amount of €4,093,511,498.10.
The sales notice was published in Italian Official Journal no. 53 of 7 May 2013.
The consideration paid for the assets was determined using the carrying amounts in the originator's financial statements as required by sector regulations, adjusted appropriately to reflect quantitative and objective changes made up until the sale's effective date.
Against the sale of these assets, on 16 May 2013, Intesa Sanpaolo S.p.A. granted the vehicle a subordinated loan of €2,593,511,498.10 at the same conditions as those of the previous loans to allow it to finance the acquisition of the relevant loans. The vehicle paid the outstanding €1,500,000,000 (for the revolving sale) to Intesa Sanpaolo S.p.A. at the payment date of 12 July 2013.

On 18 July 2013, as part of the tests performed on the loans sold, the originator became aware of the existence of excluded loans; these loans were returned to the originator for €740,495,629.74 paid by Intesa Sanpaolo S.p.A. On the same date, €2,691,297.23 was repaid for the previous sale of October 2012.

On 17 April 2014, the vehicle purchased a zero-coupon treasury bond (CTZ) with a nominal amount of €1,000,000,000.00 and a maturity date of 31 December 2014 for which it paid €996,127,400.00. It paid for the bond on the guarantor payment date of 14 July 2014 using cash in its accounts.

A sixth portfolio of performing mostly residential mortgage loans (secured by mortgages on buildings and originated by Intesa Sanpaolo S.p.A.) was sold to the vehicle on 30 May 2014, effective from 26 May 2014, for a total amount of €2,463,077,830.96.
The sales notice was published in Italian Official Journal no. 67 of 7 June 2014.
The consideration paid for the assets was determined using the carrying amounts in the originator's financial statements as required by sector regulations, adjusted appropriately to reflect quantitative and objective changes made up until the sale's effective date.
On 10 June 2014, Intesa Sanpaolo S.p.A. provided the vehicle with a subordinated loan to finance its acquisition of the portfolio at the same conditions as those for the previous loans.

On 28 October 2014, as part of the tests performed on the loans sold, the originator became aware of the existence of excluded loans as per the transaction regulation; these loans were returned to the originator for €1,808,962.57 paid by Intesa Sanpaolo S.p.A.

A seventh portfolio of performing mostly residential mortgage loans (secured by mortgages on buildings and originated by Intesa Sanpaolo S.p.A.) was sold to the vehicle on 30 April 2015, effective from 27 April 2015, for a total amount of €1,646,898,447.48.
The sales notice was published in Italian Official Journal no. 53 of 9 May 2015.
The consideration paid for the assets was determined using the carrying amounts in the originator's financial statements as required by sector regulations, adjusted appropriately to reflect quantitative and objective changes made up until the sale's effective date.
Against the sale of these assets, on 12 May 2015, Intesa Sanpaolo S.p.A. granted the vehicle a subordinated

loan at the same conditions as those of the previous loans to allow it to finance the acquisition of the relevant loans.

An eighth portfolio of performing mostly residential mortgage loans (secured by mortgages on buildings and originated by Intesa Sanpaolo S.p.A.) was sold to the vehicle on 30 October 2015, effective from 26 October 2015, for a total amount of €1,337,026,661.93.
The sales notice was published in the Italian Official Journal, Part 2, no. 129 of 7 November 2015.
The consideration paid for the assets was determined using the carrying amounts in the originator's financial statements as required by sector regulations, adjusted appropriately to reflect quantitative and objective changes made up until the sale's effective date.
On 10 November 2015, Intesa Sanpaolo S.p.A. provided the vehicle with a subordinated loan to finance its acquisition of the portfolio at the same conditions as those for the previous loans.

On 18 December 2015, as part of the tests performed on the loans sold, the originator became aware of the existence of excluded loans as per the transaction regulation; these loans were returned to the originator for €2,704,583.29 paid by Intesa Sanpaolo S.p.A., including €340,223.53 for the transaction of 30 April 2015 and €2,364,359.76 for the sale of 30 October 2015.

A ninth portfolio of performing residential mortgage loans (secured by mortgages on buildings and originated by Intesa Sanpaolo S.p.A.) was sold to the vehicle on 31 May 2016, effective from 23 May 2016, for a total amount of €3,722,308,897.12.
The sales notice was published in the Italian Official Journal, Part 2, no. 68 of 9 June 2016.
The consideration paid for the assets was determined using the carrying amounts in the originator's financial statements as required by sector regulations, adjusted appropriately to reflect quantitative and objective changes made up until the sale's effective date.
On 10 June 2016, Intesa Sanpaolo S.p.A. provided the vehicle with a subordinated loan to finance its acquisition of the portfolio at the same conditions as those for the previous loans.

On 27 October 2016, as part of the tests performed on the loans sold on 31 May 2016, the originator became aware of the existence of excluded loans as per the transaction regulation; these loans were returned to the originator for €1,273,651.14, paid by Intesa Sanpaolo S.p.A.

On 7 March 2017, as part of the tests performed on the loans sold on 30 June 2011 and 30 October 2015, the originator became aware of the existence of excluded loans as per the transaction regulation; these loans were returned to the originator for €279,186.74, paid by Intesa Sanpaolo S.p.A.

A tenth portfolio of performing residential mortgage loans (secured by mortgages on buildings and originated by Intesa Sanpaolo S.p.A.) was sold to the vehicle on 31 May 2017, effective from 29 May 2017, for a total amount of €5,258,966,710.15.
The portfolio was temporarily without hedging derivatives. Restructuring of all the existing swaps after the guarantor payment date of 12 July 2017 included the new portfolio acquired in May.
The sales notice was published in the Italian Official Journal, Part 2, no. 67 of 8 June 2017.
The consideration paid for the assets was determined using the carrying amounts in the originator's financial statements as required by sector regulations, adjusted appropriately to reflect quantitative and objective changes made up until the sale's effective date.
On 9 June 2017, Intesa Sanpaolo S.p.A. granted the vehicle a subordinated loan of €4,186,276,094.75 at the same conditions as those of the previous loans to allow it to finance the acquisition of the portfolio. The vehicle paid the remaining €1,072,690,615.40 on the guarantor payment date of 12 July 2017 using its available funds.

On 16 November 2017, as part of the tests performed on the loans sold on 31 May 2017, the originator became aware of the existence of excluded loans as per the transaction regulation; these loans were returned to the originator for €2,222,123.67, paid by Intesa Sanpaolo S.p.A.

An eleventh portfolio of performing residential mortgage loans (secured by mortgages on buildings and originated by Intesa Sanpaolo S.p.A.) was sold to the vehicle on 31 May 2018, effective from 28 May 2018, for a total amount of €2,490,991,997.82.
The portfolio was temporarily without hedging derivatives. Restructuring of all the existing fixed and floating-rate swaps after the guarantor payment date of 12 July 2018 included the new portfolio acquired in May.
The sales notice was published in the Italian Official Journal, Part 2, no. 66 of 9 June 2018.
The consideration paid for the assets was determined using the carrying amounts in the originator's financial statements as required by sector regulations, adjusted appropriately to reflect quantitative and objective

changes made up until the sale's effective date.
On 11 June 2018, Intesa Sanpaolo S.p.A. granted the vehicle a subordinated loan of €850,000,000.00 at the same conditions as those of the previous loans to allow it to finance the acquisition of the portfolio. The vehicle paid the remaining €1,640,991,997.82 on the guarantor payment date of 12 July 2018 using its available funds.

On 16 October 2018, as part of the tests performed on the loans sold on 31 May 2018, the originator became aware of the existence of excluded loans as per the transaction regulation; these loans were returned to the originator for €3,521,315.10, paid by Intesa Sanpaolo S.p.A.

The twelfth portfolio of performing residential mortgage loans (secured by mortgages on buildings and originated by Intesa Sanpaolo S.p.A.) was sold to the vehicle on 22 March 2019, effective from 18 March 2019, for a total amount of €1,673,312,848.85.
The sales notice was published in the Italian Official Journal, Part 2, no. 38 of 30 March 2019.
The consideration paid for the assets was determined using the carrying amounts in the originator's financial statements as required by sector regulations, adjusted appropriately to reflect quantitative and objective changes made up until the sale's effective date.
On 2 April 2019, Intesa Sanpaolo S.p.A. provided the vehicle with a subordinated loan to finance its acquisition of the portfolio at the same conditions as those for the previous loans and for the same amount.
After the guarantor payment date of 12 July 2019, the fixed-rate and floating-rate swaps on the underlying cover pool were restructured through two new derivatives, which include the new portfolio sold last March.

On 29 October 2019, Intesa Sanpaolo S.p.A. exercised a repurchase option, accepted by the special purpose vehicle, with financial effect from 28 October 2019 and legal effect from 30 October 2019, in relation to several loans identified as a block pursuant to article 58 of the Consolidated Law on Banking.
The loans, consisting of mortgage loans in "bad loan" or "unlikely-to-pay" status, were returned by the vehicle to the originator Intesa Sanpaolo S.p.A. for a consideration of €335,202,924.55.
The sales notice was published in the Italian Official Journal, Part 2, no. 130 of 5 November 2019.

On 27 January 2021, Intesa Sanpaolo S.p.A. exercised a repurchase option, accepted by the special purpose vehicle, with financial effect from 25 January 2021 and legal effect from 28 January 2021, in relation to several loans identified as a block pursuant to article 58 of the Consolidated Law on Banking.
The loans were returned by the vehicle to the originator Intesa Sanpaolo S.p.A. for a consideration of €265,101,255.41.
The sales notice was published in the Italian Official Journal, Part 2, no. 14 of 2 February 2021.

A thirteenth sale of loans was made to the vehicle on 17 June 2021, effective from 14 June 2021.
The portfolio of mostly residential mortgage loans, granted to consumer households and family businesses resident in Italy, was sold without recourse for €2,174,894,217.17 by Intesa Sanpaolo S.p.A.
The sales notice was published in the Italian Official Journal, Part 2, no. 77 of 1 July 2021.
The consideration paid for the assets was determined using the carrying amounts in the originator's financial statements as required by sector regulations, adjusted appropriately to reflect quantitative and objective changes made up until the sale's effective date.
On 1 July 2021, Intesa Sanpaolo S.p.A. granted the vehicle a subordinated loan of the same amount to allow it to finance the acquisition of the portfolio.

On 26 January 2022, Intesa Sanpaolo S.p.A. exercised a repurchase option, accepted by the special purpose vehicle, with financial effect from 24 January 2022 and legal effect from 26 January 2022, in relation to several loans identified as a block pursuant to article 58 of the Consolidated Law on Banking.
The loans, consisting of mortgage loans in "bad loan" or "unlikely-to-pay" status, were returned by the vehicle to the originator Intesa Sanpaolo S.p.A. for a consideration of €115,558,374.29.
The sales notice was published in the Italian Official Journal, Part 2, no. 16 of 10 February 2022.
On 31 May 2022, as a result of a material error committed by Intesa Sanpaolo S.p.A. in calculating the repurchase consideration, that consideration was adjusted and the difference, amounting to €611.34, was paid by the Vehicle to Intesa Sanpaolo S.p.A. by charging the Investment Account.

A fourteenth sale of loans was made to the vehicle on 18 May 2022, effective from 16 May 2022.
The portfolio of mostly residential mortgage loans, granted to consumer households and family businesses resident in Italy, was sold without recourse for €2,693,266,855.41 by Intesa Sanpaolo S.p.A.
The sales notice was published in the Italian Official Journal, Part 2, no. 64 of 4 June 2022.

The consideration paid for the assets was determined using the carrying amounts in the originator's financial statements as required by sector regulations, adjusted appropriately to reflect quantitative and objective

changes made up until the sale's effective date.
On 6 June 2022, Intesa Sanpaolo S.p.A. granted the vehicle a subordinated loan of the same amount to allow it to finance the acquisition of the portfolio.

After the guarantor payment date of 12 October 2021, the fixed-rate swap on the underlying cover pool was restructured through a new derivative, which includes the new portfolio sold last June.

Pursuant to article 7-bis.1 of Law no. 130 and article 4 of the Ministry for the Economy and Finance decree, the vehicle granted an irrevocable and unconditional guarantee to the bondholders with limited recourse (the covered bonds guarantee). In accordance with the covered bonds guarantee, if the issuer defaults (i.e., Intesa Sanpaolo S.p.A.'s insolvency, non-payment by the Issuer of interest and/or principal on the covered bonds) and following receipt of a notice to pay from the bondholders' representative, to be sent as per the Intercreditor Agreement, the vehicle will meet the issuer's obligations with the bondholders in line with the originally agreed terms and conditions up to the amount of the segregated assets. The guarantee agreement was also signed by Intesa Sanpaolo S.p.A. as acknowledgement of its issue by the vehicle to the bondholders and of the related terms and conditions.
Italian law requires that the validity of the guarantee be checked over the bonds' term. Accordingly, the calculation agent performs tests of the portfolio to check whether the nominal amount, present value and interest flows (considering the hedging swaps) of the portfolio allow the vehicle, where necessary, to pay the interest and principal of the issued bonds. Deloitte & Touche S.p.A. checks the tests' accuracy as the asset monitor, which has to be an audit company as per the supervisory instructions. Management of the portfolio over the transaction term is regulated by a portfolio administration agreement signed, inter alia, by the vehicle and Intesa Sanpaolo S.p.A.
The transaction's financial structure provides for the three-monthly payment of the transaction costs, i.e., at the payment dates of 12 January, 12 April, 12 July and 12 October of each year.

Information about the cash flows and payments of the first half of 2022 is set out below.

Forty-fifth Payment Date (12 January 2022)

On 12 January 2022, payments were made for loan collections from 1 September 2021 to 30 November 2021.
The Interest Available Funds distributable by the vehicle amounted to €322 million, of which:
- €75 million as collections on the mortgage portfolio
- €106 million from swap contracts
- €141 million as the reserve fund required amount.

The following payments were made with these funds:
- €3.3 million as remuneration to the third parties that provided services to the vehicle
- €124 thousand as the reimbursement of corporate costs and advances to organise the transaction
- €74.1 million as the asset swap on the cover pool
- €10.7 million as the liability swap on the issued notional amount
- €141 million as the accrual of the reserve fund required amount
- €25.4 million as the payment to Intesa Sanpaolo S.p.A. of the interest for the subordinated loan
- €67.3 million as the additional interest amount to Intesa Sanpaolo S.p.A.

In addition, the vehicle partially repaid the subordinated loan to Intesa Sanpaolo S.p.A. (€1,000 million) using the principal available funds (totalling €3,454 million).

Forty-sixth Payment Date (12 April 2022)

On 12 April 2022, payments were made for loan collections from 1 December 2021 to 28 February 2022.
The Interest Available Funds distributable by the vehicle amounted to €369 million, of which:
- €72.9 million as collections on the mortgage portfolio
- €155.1 million from swap contracts
- €141 million as the reserve fund required amount.

The following payments were made with these funds:
- €3.6 million as remuneration to the third parties that provided services to the vehicle
- €80 thousand as the reimbursement of corporate costs and advances to organise the transaction
- €71.9 million as the asset swap on the cover pool
- €10.6 million as the liability swap on the issued notional amount
- €137.4 million as the accrual of the reserve fund required amount
- €3.6 million returned to Intesa Sanpaolo S.p.A. as the difference compared to the reserve fund required amount accrued at the previous payment date
- €23.6 million as the payment to Intesa Sanpaolo S.p.A. of the interest for the subordinated loan
- €118.1 million as the additional interest amount to Intesa Sanpaolo S.p.A.

In addition, the vehicle partially repaid the subordinated loan to Intesa Sanpaolo S.p.A. (€1,100 million) using the principal available funds (totalling €3,072 million).

Parties involved

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

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

Intesa Sanpaolo S.p.A. collects and manages the securitised securities on behalf of the vehicle. It acts as receivables account bank and servicer of the securitisation, as per Law no. 130/99 and may sub-delegate activities to third parties. Intesa Sanpaolo S.p.A. provides IT infrastructure and performs the back-office activities for collections on the cover pool, as per the Group's regulations. As servicer, Intesa Sanpaolo S.p.A. is also responsible for ensuring that the transaction activities comply with the law and the Prospectus, as per article 2.6 of Law no. 130/99.

Intesa Sanpaolo S.p.A. and the vehicle have signed an administrative services agreement under which the former provides the vehicle administrative, accounting and corporate services (including book keeping, tax returns and corporate activities).

The amounts collected by the Servicer Intesa Sanpaolo S.p.A. are paid into accounts opened with it.
Intesa Sanpaolo S.p.A. also acts as Account Bank, Cash Manager and Paying Agent for the transaction and manages the liquidity between the collection and payment dates established by the relevant agreements.

Intesa Sanpaolo S.p.A. receives a fee in line with market conditions for these services.

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

The vehicle performed a weekly margining on the collateral account, necessary since Intesa Sanpaolo S.p.A.'s downgrading to P-2 A3 on 15 May 2012.
In September 2012, after some contractual amendments, Intesa Sanpaolo S.p.A. qualified again as an eligible counterparty for the above roles and the vehicle transferred its funds back to its original accounts from Crédit Agricole-CIB Milano. The margining on the swap collateral account is thus now performed on the Intesa

Sanpaolo S.p.A. accounts while the vehicle closed its deposit with Crédit Agricole-CIB Milan securing the collections credited directly to the Intesa Sanpaolo S.p.A. accounts.

As a result of the changes made to the servicing agreement of 29 July 2010, by the amendment agreement of 20 December 2019, at the reporting date, Intesa Sanpaolo S.p.A. (following the merger of Intesa Sanpaolo Group Services S.c.p.A. into the Parent Company on 11 January 2019) acts as the first special servicer, and DoValue S.p.A. (formerly DoBank, following the partial demerger, on 1 January 2019, of the business unit of Italfondiario S.p.A. relating to the management, recovery and collection of loans from the loan portfolio managed by Italfondiario and assigned to Dobank, now known as DoValue) acts as the second special servicer.
On 12 March 2019, Intesa Sanpaolo S.p.A. signed a sub-servicing agreement with Intrum Italy S.p.A., through which it delegated the management of bad loans with effect from 2 December 2018 (except for the management of the Excluded Loans managed directly by Intesa Sanpaolo S.p.A.).

Following the enactment of the EMIR, which imposes specific regulatory obligations on parties to OTC derivative contracts, in December 2013, Intesa Sanpaolo Group Services S.c.p.A. (now Intesa Sanpaolo S.p.A.) and, in February 2014, Intesa Sanpaolo S.p.A. were entrusted with the performance of certain of these mandatory activities as representatives of the vehicle (specifically, Intesa Sanpaolo Group Services S.c.p.A. – now Intesa Sanpaolo S.p.A. – is responsible for reconciling the portfolios and managing disputes while Intesa Sanpaolo S.p.A. is in charge of reporting).

Deutsche Bank is the paying agent for the covered bonds issued. KPMG Fides servizi di Amministrazione S.p.A. is the bondholders' representative.
Since 30 June 2016, EY S.p.A. has been the calculation agent after the non-proportionate demerger of the business unit from Ernst & Young Financial Business Advisors S.p.A. to Reconta Ernst & Young S.p.A. which subsequently changed its name to EY S.p.A.
From 28 April 2020, PricewaterhouseCoopers S.p.A. replaced EY S.p.A. as the calculation agent. The Luxembourg listing agent is Deutsche Bank Luxembourg S.A., while Deloitte Consulting S.p.A. acts as asset monitor.

All the above parties signed the Intercreditor Agreement, acknowledging and accepting that all the vehicle's obligations, as per the transaction documents, are limited recourse obligations, conditioned by and limited to its available funds and that these funds can only be used by the vehicle in accordance with the payment priority order set out in the aforesaid Intercreditor Agreement up until full redemption of the covered bonds and satisfaction of all other creditors' claims.

Banca IMI S.p.A. (now merged into Intesa Sanpaolo S.p.A.) and Barclays Capital assisted Intesa Sanpaolo S.p.A. in the structuring of the transaction as arrangers of the Programme.

Issue characteristics

The main characteristics of the covered bonds issued by Intesa Sanpaolo S.p.A. (the issuer) as part of the Covered Bond Programme, for which ISP CB Ipotecario S.r.l., as guarantor of the bonds, has issued the covered bond guarantee to the bondholders, are set out below.
The first issue of Intesa Sanpaolo S.p.A. covered bonds, placed on the Eurosystem on 4 November 2010, amounted to €1 billion. They paid annual coupons at a fixed rate of 3% on 4 November of each year starting from 4 November 2011. The bonds had a five-year maturity and provided for a bullet payment at the legal due date of 4 November 2015, and could be extended by one year to 4 November 2016. The bonds were listed on the Luxembourg stock exchange and were rated AAA by Moody's. They were redeemed on 4 November 2015.
The second series of covered bonds was issued on 16 February 2011 for €2.5 billion, with maturity date on 16 August 2016. They paid annual coupons at a fixed rate of 4.375% on 16 August of each year starting from 16 August 2012. The bonds were listed on the Luxembourg stock exchange and were rated AAA by Moody's, and they have been redeemed.

Two series of registered covered bonds (private placement) were issued on 17 February 2011 and subscribed by Deutsche Bank Frankfurt.
The two registered series of €100 million at a fixed rate of 5.25% and a 15-year maturity and €300 million at a fixed rate of 5.375% and a 20-year maturity, respectively, pay annual coupons on 17 February of each year starting from 17 February 2012. They are rated AAA by Moody's, but are not listed.

The fifth series of registered covered bonds (private placement) was issued on 16 September 2011 and subscribed by Deutsche Bank Frankfurt.
The registered series of €210 million, at a fixed rate of 5.25% and maturing on 16 September 2027, pays an annual coupon on 16 September of each year starting from 16 September 2012. The bonds are rated AAA by Moody's but are not listed

The sixth series of covered bonds was issued on 19 September 2011 and amounted to €2.3 billion, maturing on 14 October 2013, at a three-month Euribor plus 0.75%. These bonds paid three-monthly coupons on 12 January, 12 April, 12 July and 12 October of each year starting from 12 January 2012. They were listed on the Luxembourg stock exchange and were rated Aaa by Moody's. The bonds were redeemed in part on 13 July 2012 (€1.38 billion), with the remainder of €920 million redeemed on 24 September 2012.

The seventh series of covered bonds was issued on 26 September 2011 and amounted to €2.25 billion, maturing on 14 October 2013, at a three-month Euribor plus 0.75%. These bonds paid three-monthly coupons on 12 January, 12 April, 12 July and 12 October of each year starting from 12 January 2012. They were listed on the Luxembourg stock exchange and were rated Aaa by Moody's. The bonds were fully redeemed on 2 April 2012.

The eighth series of covered bonds was issued on 18 November 2011 and amounted to €1.6 billion, maturing on 12 January 2014, at a three-month Euribor plus 0.75%. These bonds paid three-monthly coupons on 12 January, 12 April, 12 July and 12 October of each year starting from 12 January 2012. They were listed on the Luxembourg stock exchange and were rated Aa1 by Moody's. The bonds were fully redeemed on 2 April 2012.

The ninth series of covered bonds was issued on 23 December 2011 and amounted to €2 billion, maturing on 12 January 2014, at a three-month Euribor plus 0.75%. These bonds paid three-monthly coupons on 12 January, 12 April, 12 July and 12 October of each year starting from 12 January 2012. They were listed on the Luxembourg stock exchange and were rated Aa1 by Moody's. The bonds were fully redeemed on 2 April 2012.

After Moody's downgraded Intesa Sanpaolo S.p.A. again leading to the fears that it could lose the minimum rating necessary to maintain certain roles and that the rating agency could request a higher overcollateralisation level as part of the ISP CB Pubblico Programme, on 5 June 2012, Intesa Sanpaolo S.p.A.'s management board approved an exchange offer[1] for the only two series of covered bonds issued as part of this programme still on the market (series 2 and 3) in order to maintain the rating of the covered bonds issued as part of the ISP CB Pubblico programme (Aa3). It offered two new issues of covered bonds, series 10 and 11 for €1,863,250,000 and €1,353,028,000, respectively, as an exchange, with the same maturity date and coupon.

The covered bonds issued as part of the ISP CB Pubblico Programme to be exchanged (series 2 and 3) are currently nearly entirely held by Intesa Sanpaolo S.p.A. in its banking book, while bonds for €136,750,000 of series 2 and €146,972,000 of series 3 are still on the market.
The tenth series of covered bonds was issued on 16 July 2012 and amounted to €1.8 billion, maturing on 28 April 2017, at a fixed rate of 3.25%. It was offered to the institutional investors in exchange for the bonds issued as part of the ISP CB Pubblico Programme. The bonds paid annual coupons on 28 April. They were listed on the Luxembourg stock exchange and were rated Aa2 by Moody's. They were redeemed on 28 April 2017.

The eleventh series of covered bonds was issued on 16 July 2012 and amounted to €1.3 billion, maturing on 27 January 2021, at a fixed rate of 5%. It was offered to the institutional investors in exchange for the bonds issued as part of the ISP CB Pubblico Programme. The bonds paid annual coupons on 27 January. They were listed on the Luxembourg stock exchange and were rated Aa2 by Moody's. The bonds were fully redeemed on 27 January 2021.

The twelfth series of covered bonds was issued on 25 September 2012 and amounted to €1 billion, maturing on 25 September 2019, at a fixed rate of 3.75%. The bonds paid annual coupons on 25 September. They were listed on the Luxembourg stock exchange and were rated A2 by Moody's. They were redeemed on 25 September 2019.

The thirteenth series of covered bonds was issued on 3 December 2012 and amounted to €1.25 billion, maturing on 5 December 2022, at a fixed rate of 3.625%. The bonds pay annual coupons on 5 December. They are listed on the Luxembourg stock exchange and are rated A2 by Moody's.

[1] Intesa Sanpaolo S.p.A. offered institutional investors, holding ISP CB Pubblico S.r.l.'s covered bonds, the possibility of exchanging the securities with new securities issued by Intesa Sanpaolo S.p.A. guaranteed by ISP CB Ipotecario S.r.l. with the same characteristics (the "Nemo Project").

The fourteenth series of covered bonds was issued on 24 January 2013 and amounted to €1 billion, maturing on 24 January 2025, at a fixed rate of 3.375%. The bonds pay annual coupons on 24 January. They are listed on the Luxembourg stock exchange and are rated A2 by Moody's.

The fifteenth series of covered bonds was issued on 24 September 2013 and amounted to €750 million, maturing on 24 September 2018, at a fixed rate of 2.25%. The bonds paid annual coupons on 24 September. They were listed on the Luxembourg stock exchange and were rated A2 by Moody's. They were redeemed on 24 September 2018.

The sixteenth series of covered bonds was issued on 10 February 2014 and amounted to €1.25 billion, maturing on 10 February 2026, at a fixed rate of 3.25%. The bonds pay annual coupons on 10 February. They are listed on the Luxembourg stock exchange and are rated A2 by Moody's.

The seventeenth series of covered bonds was issued on 23 January 2015 and amounted to €1 billion, maturing on 20 January 2022, at a fixed rate of 0.625%. The bonds paid annual coupons on 20 January. They were listed on the Luxembourg stock exchange and were rated Aa2 by Moody's. They were redeemed on 20 January 2022.

The eighteenth series of covered bonds was issued on 18 December 2015 and amounted to €1.25 billion, maturing on 18 December 2025, at a fixed rate of 1.375%. The bonds pay annual coupons on 18 December. They are listed on the Luxembourg stock exchange and are rated Aa2 by Moody's.

The nineteenth series of covered bonds was issued on 23 March 2016 and amounted to €1.25 billion, maturing on 23 March 2023, at a fixed rate of 0.625%. The bonds pay annual coupons on 23 March. They are listed on the Luxembourg stock exchange and are rated Aa2 by Moody's.

The twentieth series of covered bonds was issued on 16 September 2016 and amounted to €1.25 billion, maturing on 12 October 2020, at a floating three-month Euribor plus 0.20%. The bonds paid three-monthly coupons on 12 October, 12 January, 12 April and 12 July. They were listed on the Luxembourg stock exchange and were rated Aa2 by Moody's. The bonds were partially redeemed on 2 July 2020 in the amount of €700 million. These bonds were then cancelled and redeemed in advance with value date of 27 August 2020.

The twenty-first series of covered bonds was issued on 25 November 2016 and amounted to €2.2 billion, maturing on 12 October 2024, at a floating three-month Euribor plus 0.20%. The bonds pay three-monthly coupons on 12 October, 12 January, 12 April and 12 July. They are listed on the Luxembourg stock exchange and are rated Aa2 by Moody's.

The twenty-second series of covered bonds was issued on 16 June 2017 and amounted to €1 billion, maturing on 16 June 2027, at a fixed rate of 1.125%. The bonds pay annual coupons on 16 June. They are listed on the Luxembourg stock exchange and are rated Aa2 by Moody's.

The twenty-third series of covered bonds was issued on 16 February 2018 and amounted to €2 billion, maturing on 12 April 2030, at a floating three-month Euribor plus 0.29%. The bonds pay three-monthly coupons on 12 October, 12 January, 12 April and 12 July. They are listed on the Luxembourg stock exchange and are rated Aa2 by Moody's.

The twenty-fourth series of covered bonds was issued on 13 July 2018 and amounted to €1 billion, maturing on 14 July 2025, at a fixed rate of 1.125%. The bonds pay annual coupons on 14 July. They are listed on the Luxembourg stock exchange and are rated Aa2 by Moody's.

The twenty-fifth series of covered bonds was issued on 5 March 2019 and amounted to €1 billion, maturing on 5 March 2024, at a fixed rate of 0.50%. The bonds pay annual coupons on 5 March. They are listed on the Luxembourg stock exchange and are rated Aa3 by Moody's.

The twenty-sixth series of covered bonds was issued on 16 April 2019 and amounted to €500 million, maturing on 12 October 2028, at a floating three-month Euribor plus 0.53%. The bonds paid three-monthly coupons on 12 October, 12 January, 12 April and 12 July. They were listed on the Luxembourg stock exchange and were rated Aa3 by Moody's. They were fully early redeemed on 27 November 2020.

The twenty-seventh series of covered bonds was issued on 27 January 2020 and amounted to €750 million, maturing on 12 October 2031, at a floating three-month Euribor plus 0.27%. The bonds pay three-monthly coupons on 12 January, 12 April, 12 July and 12 October. They are listed on the Luxembourg stock exchange and are rated Aa3 by Moody's.

The twenty-eighth series of covered bonds was issued on 3 February 2022 and amounted to €1,000 million, maturing on 12 April 2029, at a floating three-month Euribor plus 0.10%. The bonds pay three-monthly coupons on 12 January, 12 April, 12 July and 12 October. They are listed on the Luxembourg stock exchange and are rated Aa3 by Moody's.

The covered bonds issued as part of the programme were downgraded over time. Specifically, on 6 October 2011, Moody's revised the rating of the bonds issued before that date from AAA to Aa1.
On 23 February 2012, the bonds were downgraded again from Aa1 to Aa2 and then to A2 on 17 July 2012.

On 21 January 2015, Moody's upgraded their rating from A2 to Aa2. On 24 October 2018, Moody's downgraded the rating of the programme from Aa2 to Aa3.

Related financial transactions

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

The asset swaps relate to the loan portfolios sold to the vehicle. The asset swaps allow it to convert the mixed cash flows generated by the cover pool into steady quarterly cash flows (three-month Euribor plus a spread).
The liability swaps are structured for each fixed-rate covered bond series. Intesa Sanpaolo S.p.A. pays the vehicle fixed-rate interest equal to the coupon due on the bonds, while in exchange, the vehicle pays a floating-rate in line with the amount it receives for the above-mentioned swaps on the cover pool.
Following the new restructuring of swaps on 25 October 2021, on the fixed-rate portfolio, the vehicle has four asset swaps on the entire cover pool and 12 liability swaps on the fixed-rate securities, with Intesa Sanpaolo S.p.A.; all the swaps hedge interest rate risk.

On 15 May 2012, Intesa Sanpaolo S.p.A. lost its short-term P-1 rating assigned by Moody's, making it necessary to set up a reserve fund required amount for the quarterly-accrued coupon on the issued bonds. The amount, which had been included in the interest available fund up to the payment date of 12 April 2022, was funded by the Issuer which credited €137.4 million to the vehicle's account as contractually provided for. This reserve is subject to recalculation and possible adjustment at each payment date.

The vehicle's operating powers

The vehicle may invest the available cash collected during each collection period until the next payment date via the cash manager.

Section 3 – Risks and related hedging policies

3.1 Credit risk

1. General aspects

Qualitative disclosure

The vehicle only has on-demand receivables consisting of current accounts held with Intesa Sanpaolo S.p.A., which are not considered to have any credit risk.
Following the update of 29 October 2021 of the rules for IFRS financial statements of intermediaries other than banking intermediaries, these relationships have been reclassified from caption 40 "Financial assets measured at amortised cost" to caption 10 "Cash and cash equivalents".

With regard to the segregated assets, the vehicle is subject to risks arising from the failure to collect amounts due from debtors and the servicer's failure to perform its duties and commitments to collect sufficient funds to meet its payment obligations under the Programme. These risks are mitigated by the issue of covered bonds by Intesa Sanpaolo S.p.A. for a total amount that is lower than the value of the portfolios of Securitised loans.

Impacts resulting from the COVID-19 pandemic

With regard to the vehicle's operation, the continuing adverse effects of the economic and financial crisis resulting from the COVID-19 pandemic and the continued macroeconomic uncertainty has not had any impact on the management of the vehicle, also considering that its viability is guaranteed by the chargeback of costs to the segregated assets.
Also with regard to the segregated assets, there are currently no elements to report that could significantly impact the management of the Programme.

For more details in this regard, see the "Quantitative disclosure" in Part H – Covered Bonds.

Quantitative disclosure

Although on-demand receivables meet the definition of on-balance sheet credit exposures, by convention they are not included in the tables in Section 3.1, except in the specifically identified cases in which they must be considered.

The table below refers to the vehicle’s operations.

6. Credit exposures to customers, banks and financial companies

6.1 On- and off-balance sheet credit exposures to banks and financial companies: gross and net values

	Gross exposure					Total adjustments and total provisions for credit risk					Net exposure	Total partial write-offs*
		First stage	Second stage	Third stage	Purchased or originated		First stage	Second stage	Third stage	Purchased or originated		
A. ON-BALANCE SHEET CREDIT EXPOSURES												
A.1 On-demand	241,941	-	241,941	-	-	-	-	-	-	-	241,941	-
a) Non-performing	-	X	-	-	-	-	X	-	-	-		-
b) Performing	241,941	-	241,941	X	-	-		-	X	-	241,941	-
A.2 Other	-		-	-	-	-	-	-	-	-	-	-
a) Bad loans	-	X	-	-	-	-	X	-	-	-	-	-
-of which: forborne exposures	-	X	-	-	-	-	X	-	-	-	-	-
b) Unlikely to pay	-	X	-	-	-	-	X	-	-	-	-	-
-of which: forborne exposures	-	X	-	-	-	-	X	-	-	-	-	-
c) Non-performing past due exposures	-	X	-	-	-	-	X	-	-	-	-	-
-of which: forborne exposures	-	X	-	-	-	-	X	-	-	-	-	-
d) Performing past due exposures	-	-	-	X	-	-	-	-	X	-	-	-
-of which: forborne exposures	-	-	-	X	-	-	-	-	X	-	-	-
e) Other performing exposures	-	-	-	X	-	-	-	-	X	-	-	-
-of which: forborne exposures	-	-	-	X	-	-	-	-	X	-	-	-
TOTAL A	**241,941**	**-**	**241,941**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**241,941**	**-**
B. OFF-BALANCE SHEET EXPOSURES												
a) Non-performing	-	X	-	-	-	-	X	-	-	-	-	-
b) Performing	-	-	-	X	-	-	-	-	X	-	-	-
TOTAL B	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
TOTAL (A+B)	**241,941**	**-**	**241,941**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**241,941**	**-**

** Amount to be stated for disclosure purposes*

“On-demand on-balance sheet credit exposures” include on-demand receivables from banks classified in the caption “Cash and cash equivalents” and consisting of current accounts held with Intesa Sanpaolo S.p.A.

3.2 Market risk

3.2.1 Interest rate risk

Qualitative disclosure

1. General aspects

The vehicle is not exposed to interest rate risk because it only has on-demand receivables consisting of current accounts held with Intesa Sanpaolo S.p.A.

With regard to the segregated assets, the interest rate risk mainly consists of the potential loss arising from changes in interest rates between the securitised assets and the covered bonds as a result of a mismatch in the structure of the interest rates (fixed rate, floating rate, indexing or not to Euribor, etc.) and only occurs when the Issuer is no longer able to meet its commitments arising from the covered bond issues. This risk is mitigated by the vehicle by entering into two types of interest rate swap agreements (asset swaps, for the cover pool and liability swaps, for the bond issues) with the counterparty Intesa Sanpaolo S.p.A. For more details, see the “Quantitative disclosure” in Part H – Covered Bonds.

Qualitative disclosure

The vehicle is not exposed to interest rate risk.

1. Breakdown by residual maturity (repricing date) of financial assets and liabilities

	On-demand	Up to 3 months	3 - 6 months	6 months - 1 year	1 - 5 years	5 - 10 years	After 10 years	Unspecified maturity
1. Assets								
1.1 Debt instruments	-	-	-	-	-	-	-	-
1.2 Loans and receivables	-	-	-	-	-	-	-	-
1.3 Other assets	241,941	-	-	-	-	-	-	-
2. Liabilities								
2.1 Financial liabilities	-	-	-	-	-	-	-	-
2.2 Debt instruments	-	-	-	-	-	-	-	-
2.3 Other liabilities	-	-	-	-	-	-	-	-
3. Financial derivatives								
Options								
3.1 Long positions	-	-	-	-	-	-	-	-
3.2 Short positions	-	-	-	-	-	-	-	-
Other derivatives								
3.3 Long positions	-	-	-	-	-	-	-	-
3.4 Short positions	-	-	-	-	-	-	-	-

3.2.2 Price risk

This section has not been completed because there are no risk positions of this kind.

3.2.3 Foreign Exchange risk

This section has not been completed because there are no risk positions of this kind.

3.3 Operational risk

Qualitative disclosure

1. General aspects, management processes and operational risk measurement methods

With regard to operational risk, you are reminded that the vehicle does not have any employees and that the vehicle has delegated the activities necessary for the operational management of the segregated assets to specialist professional providers of financial and regulatory services for these operations.

3.4 Liquidity risk

Qualitative disclosure

1. General aspects, management processes and liquidity risk measurement methods

The Vehicle believes that it has sufficient available cash to meet its commitments, because the contractual provisions establish that, on the payment dates, the Vehicle will be reimbursed from the segregated assets for the operating expenses incurred to maintain it in good standing.

With regard to the liquidity risk of the segregated assets, the structure of the transaction, as governed by the related contracts, requires the vehicle, in accordance with the provisions of Article 1, paragraph 2 of Law no. 130, to only use the collections from the segregated assets on each payment date to "satisfy the rights embedded in the securities issued, by it or by another company, to fund the purchase of those loans and pay transaction costs".
In any event, the structure of the transaction provides that where the collections from the segregated assets are, temporarily, insufficient to meet the obligations assumed, the vehicle can make use of the instruments indicated in the paragraph "Related financial transactions" of the "Quantitative information" in Part H – Covered Bonds.

Quantitative disclosure

The table below refers to the vehicle's operations.

1. Breakdown by contractual residual maturity of financial assets and liabilities

Captions/Residual maturity	On-demand	1 - 7 days	7 - 15 days	15 days - 1 month	1 - 3 months	3 - 6 months	6 months - 1 year	1 - 3 years	3 - 5 years	After 5 years	unspecified maturity
On-balance sheet assets											
A.1 Government bonds	-	-	-	-	-	-	-	-	-	-	-
A.2 Other debt instruments	-	-	-	-	-	-	-	-	-	-	-
A.3 Loans	-	-	-	-	-	-	-	-	-	-	-
A.4 Other assets	241,941	-	-	-	-	-	-	-	-	-	-
On-balance sheet liabilities											
B.1 Due to:	-	-	-	-	-	-	-	-	-	-	-
- Banks	-	-	-	-	-	-	-	-	-	-	-
- Financial companies	-	-	-	-	-	-	-	-	-	-	-
- Customers	-	-	-	-	-	-	-	-	-	-	-
B.2 Debt instruments	-	-	-	-	-	-	-	-	-	-	-
B.3 Other liabilities	-	-	-	-	-	-	-	-	-	-	-
Off-balance sheet transactions											
C.1 Financial derivatives with exchange of principal	-	-	-	-	-	-	-	-	-	-	-
- Long positions	-	-	-	-	-	-	-	-	-	-	-
- Short positions	-	-	-	-	-	-	-	-	-	-	-
C.2 Financial derivatives without exchange of principal	-	-	-	-	-	-	-	-	-	-	-
- Positive difference	-	-	-	-	-	-	-	-	-	-	-
- Negative difference	-	-	-	-	-	-	-	-	-	-	-
C.3 Financing to be received	-	-	-	-	-	-	-	-	-	-	-
- Long positions	-	-	-	-	-	-	-	-	-	-	-
- Short positions	-	-	-	-	-	-	-	-	-	-	-
C.4 Irrevocable loan commitments	-	-	-	-	-	-	-	-	-	-	-
- Long positions	-	-	-	-	-	-	-	-	-	-	-
- Short positions	-	-	-	-	-	-	-	-	-	-	-
C.5 Financial guarantees issued	-	-	-	-	-	-	-	-	-	-	-
C.6 Financial guarantees received	-	-	-	-	-	-	-	-	-	-	-

Disclosure on risks

Pursuant to article 7-bis.1 of Law no. 130 and article 4 of the Ministry for the Economy and Finance decree, the vehicle granted a first-demand autonomous, irrevocable and unconditional guarantee to the bondholders with limited recourse to the cover pool assets (the covered bonds guarantee). In accordance with the covered bonds guarantee, if the issuer defaults (i.e., insolvency of Intesa Sanpaolo S.p.A., non-payment by the Issuer of interest and/or principal on the bonds) and following receipt of a notice to pay from the bondholders' representative, to be sent as per the Intercreditor Agreement, the vehicle will meet the issuer's obligations with the bondholders in line with the originally agreed terms and conditions to the extent of the segregated assets. The risk of partial or total non-collection of the cover pool assets included in the segregated assets has been transferred to the originator Intesa Sanpaolo S.p.A., which granted ISP CB Ipotecario S.r.l. subordinated loans which it used to fully finance the transaction.

Section 4 - Equity

4.1 Equity

4.1.1 Qualitative disclosure

The management of the vehicle's assets consists of the set of policies that determine their size in order to ensure that they are adequate for the vehicle's operations and meet the quantitative and qualitative requirements established by law.
The vehicle was established in accordance with Law no. 130/99, in the form of a limited liability company, and its sole purpose is to carry out loan securitisations.
As provided for by Law no. 130/99, the characteristic of the vehicle's activity is the separation of its assets and liabilities from the segregated assets of the securitisations it owns. As a result of this segregation, the costs incurred to maintain the vehicle's good standing are low and, in any case, recovered through specific contractual provisions that provide for their chargeback to the securitisation.
This ensures that ISP CB Ipotecario S.r.l. maintains adequate levels of capital while executing the Covered Bond Programme.

4.1.2 Quantitative disclosure

4.1.2.1 Equity: breakdown

The vehicle's equity, amounting to €171,236, consists of quota capital of €120,000, split into quotas, the legal reserve (€2,561) and the extraordinary reserve (€48,675).

	30/06/2022	31/12/2021
1. Quota capital	120,000	120,000
2. Quota premium	-	-
3. Reserves	51,236	51,236
- income-related	51,236	51,236
a) legal	2,561	2,561
b) statutory	-	-
c) treasury quotas	-	-
d) other	48,675	48,675
- other	-	-
4. (Treasury quotas)	-	-
5. Valuation reserves	-	-
- Equity instruments at FVOCI	-	-
- Hedges of equity instruments at FVOCI	-	-
- Financial assets (other than equity instruments) at FVOCI	-	-
- Property and equipment	-	-
- Intangible assets	-	-
- Hedges of foreign investments	-	-
- Cash flow hedges	-	-
- Hedging instruments (elements not designated)		
- Exchange rate differences	-	-
- Non-current assets held for sale and discontinued operations	-	-
- Financial liabilities at FVTPL (change in credit rating)	-	-
- Special revaluation laws	-	-
- Actuarial gains/losses on defined benefit plans	-	-
- Portion of valuation reserves of equity-accounted investees	-	-
6. Equity instruments	-	-
7. Net income (loss)	-	-
Total	**171,236**	**171,236**

4.2 Own Funds and Capital Ratios

4.2.1 Own funds

4.2.2 Qualitative disclosure

The vehicle is not subject to the special rules on own funds and capital ratios.

Section 5 - Breakdown of comprehensive income

Given that no other components of comprehensive income were recognised during the half year (and in the previous period), there is no information to be provided in relation to the statement of comprehensive income, which is the same as the net income/(loss) for the period.

Section 6 - Related-party transactions

6.1 Information on remuneration of key management personnel

Figures for the 1st half 2022	Directors and Statutory Auditors
Fees and social security contributions	
- Directors	
- paid to Intesa Sanpaolo S.p.A.	-
- other	11,722
- Statutory auditors	8,129
Total	**19,851**

6.2 Loans and guarantees given to/on behalf of directors and statutory auditors

No loans or guarantees have been given to/on behalf of directors or statutory auditors.

6.3 Related-party transactions

Assets and liabilities at 30/06/2022	Loans and receivables with	Other liabilities
- Directors and statutory auditors	-	18,029
- Parent: Intesa Sanpaolo S.p.A.	241,941	47
Total	**241,941**	**18,076**

Income and expense for the 1st half 2022	Personnel expenses	Other administrative expenses
- Directors and statutory auditors	19,851	-
- Parent: Intesa Sanpaolo S.p.A.	-	147
Total	**19,851**	**147**

Section 8 - Other information

- Equity at 30 June 2022

(amounts in Euros)

	Amount at 30/06/2022	Possible use (*)	Portion of earnings in tax suspension	Summary of use in past three years	
				to cover losses	*for other reasons*
Equity:					
Quota capital	120,000		-	-	-
Legal reserve	2,561	A (1), B, C (1)	-	-	-
Extraordinary reserve (Other reserves)	48,675	A, B, C	-	-	-
Total quota capital and reserves	**171,236**				
Non-distributable portion	**2,561**				

(*) A = for capital increase; B = to cover losses; C = for distribution to quotaholders

(1) available for capital increase (A) and for distribution to quotaholders (C) in the amount exceeding one fifth of the quota capital

- Parent that prepares consolidated financial statements

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

Milan, 26 July 2022

on behalf of the BOARD OF DIRECTORS
Chair
Mario Masini