

To: Guarantor, Representative of the Covered Bondholders, Servicers, Corporate Servicer, Administrative Servicer,  
Calculation Agent  
\* pursuant to Clause 6 (i) of the Cash Management and Agency Agreement

## BP COVERED BOND S.r.l.

*Guarantor of:*  
***Banco BPM Società per Azioni***

*€10,000,000,000 Covered Bond Programme*

### Investor Report

Calculation Period	01/06/2019	31/08/2019
Guarantor Payment Date	30/09/2019	
CB Payment Date	30/09/2019	
Investor Report Date	07/10/2019	

---

*Contents:*

- 1. Details of the issuer*
- 2. Details of the Transaction Parties*
- 3. Details of the Pool*
- 4. ACT Test*
- 5. Mandatary Tests*
- 6. Covered Bonds*

## ***Disclaimer***

This Investor Report is based on the following information:

- Test Performance Report provided by the Calculation Agent
- Payments Report by the Cash Manager
- Calculations in relation to the interest accrued and payable on the Covered Bonds by the Principal Paying Agent
- Other information according to the Transaction Documents.
- All assets and liabilities reported on the Investor Report are in Euro

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

---

## 1. Details of the issuer

Bank	Rating Agency	Short Term Ratings	Long Term Ratings (outlook/trend)	Other
Banco BPM Società per Azioni	Moody's Investors Service	P-3	Ba2 (Negative)	LT Bank Deposits: Baa3; CRR Baa3; BCA: ba3
	DBRS Ratings	R-2 (mid)	BBB(low) (Stable)	COR: BBB(high)/R1(low); LT Senior Debt: BBB(low) LT Deposit: BBB

Banco BPM (whose registered office is Piazza F. Meda, 20121 Milan, Italy) commences on 1 January 2017 following the merger of two major cooperative banks, Banco Popolare and Banca Popolare di Milano. Upon the Merger, Banco BPM, by operation of law, assumed all the obligations of Banco Popolare under the Banco Popolare Covered Bonds, as issuer.

## 2. Details of the Transaction Parties

Role	Party
Seller, Servicer, Subordinated Loan Provider	Banco BPM
Calculation Agent	Banco BPM
Asset Monitor	BDO S.p.A.
Italian Account Bank	Banco BPM
English Account Bank	BNP Paribas Securities Servicer, London branch
Cash Manager	Banco BPM
Principal Paying Agent	Banco BPM
Representative of the Covered Bondholders	BNP Paribas Securities Servicer, Milan branch

### 3. Details of the Pool

#### Pool Asset Analysis

Pool Summary	
Total Cover Pool	5.725.880.553,35
Aggregate current Principal Outstanding Balance	4.774.150.681,60
Account Balance (Cash)	951.729.871,75
Average current Principal Outstanding Balance	75.791
Total number of loans	62.991
Weighted Average Seasoning (Years)	8,11
Weighted Average Remaining (Years)	15,83
Weighted Average Life Residential Pool (Years)	8,42
% of Floating Rate Assets (By Out. Bal.)	72,93%
% of Fixed Rate Assets (By Out. Bal.)	27,07%
WA Interest Rate of Fixed Rate Assets	3,18%
WA Spread of Floating Rate Assets	1,60%
WA Current LTV	51,28%

Current Loan to Value	Number of Loans	%	Current Balance	%
<= 10%	5.913	9,39%	89.531.077,77	1,88%
> 10% - <= 20%	7.851	12,46%	292.601.582,84	6,13%
> 20% - <= 30%	8.262	13,12%	453.667.349,77	9,50%
> 30% - <= 40%	8.171	12,97%	577.320.245,36	12,09%
> 40% - <= 50%	8.101	12,86%	697.418.416,63	14,61%
> 50% - <= 60%	8.379	13,30%	811.194.803,39	16,99%
> 60% - <= 70%	9.021	14,32%	977.372.954,90	20,47%
> 70% - <= 80%	5.499	8,73%	647.319.545,15	13,56%
> 80% - <= 90%	1.299	2,06%	162.371.991,53	3,40%
> 90%	495	0,79%	65.352.714,26	1,37%
Total	62.991	100,00%	4.774.150.681,60	100,00%

Outstanding Loan Amount	Number of Loans	%	Current Balance	%
<=20.000	7.630	12,11%	85.110.114,85	1,78%
> 20.000 - <= 40.000	11.123	17,66%	337.094.066,84	7,06%
> 40.000 - <= 60.000	10.575	16,79%	526.609.044,17	11,03%
> 60.000 - <= 80.000	9.623	15,28%	671.940.833,59	14,07%
> 80.000 - <= 100.000	8.022	12,74%	717.768.258,33	15,03%
> 100.000 - <= 200.000	13.933	22,12%	1.841.020.713,16	38,56%
> 200.000 - <= 300.000	1.569	2,49%	370.688.694,67	7,76%
> 300.000 - <= 400.000	315	0,50%	107.497.928,60	2,25%
> 400.000 - <= 500.000	99	0,16%	43.591.982,81	0,91%
> 500.000 - <= 600.000	32	0,05%	17.612.845,52	0,37%
> 600.000 - <= 700.000	23	0,04%	14.946.072,09	0,31%
> 700.000 - <= 800.000	23	0,04%	17.116.841,13	0,36%
> 800.000	24	0,04%	23.153.285,84	0,48%
Total	62.991	100,00%	4.774.150.681,60	100,00%

Asset Type	Number of Loans	%	Current Balance	%
Residential	62.991	100,00%	4.774.150.681,60	100,00%
Commercial	-	0,00%	-	0,00%
Total	62.991	100,00%	4.774.150.681,60	100,00%

Remaining Term (in years)	Number of Loans	%	Current Balance	%
<=5	10.547	16,74%	222.140.351,85	4,65%
>5-<=10	13.194	20,95%	683.399.907,51	14,31%
>10-<=15	13.461	21,37%	1.046.273.297,41	21,92%
>15-<=20	15.045	23,88%	1.506.205.662,93	31,55%
>20-<=25	7.898	12,54%	944.909.450,30	19,79%
>25-<=30	2.845	4,52%	371.173.787,13	7,77%
>30	1	0,00%	48.224,47	0,00%
Total	62.991	100,00%	4.774.150.681,60	100,00%

Seasoning (in years)	Number of Loans	%	Current Balance	%
<= 1	2	0,00%	95.914,91	0,00%
> 1 - <= 2	5	0,01%	612.574,78	0,01%
> 2 - <= 4	6.367	10,11%	581.827.906,19	12,19%
> 4 - <= 6	10.208	16,21%	897.225.922,71	18,79%
> 6 - <= 7	3.059	4,86%	241.616.096,10	5,06%
> 7 - <= 8	5.824	9,25%	505.847.985,93	10,60%
> 8 - <= 9	7.682	12,20%	664.898.302,55	13,93%
> 9 - <= 10	7.022	11,15%	505.158.743,62	10,58%
> 10	22.822	36,23%	1.376.867.234,81	28,84%
Total	62.991	100,00%	4.774.150.681,60	100,00%

### 3. Details of the Pool

Interest Rate - % - (Fixed loans)	Number of Loans	%	Current Balance	%
<=2.0	2.115	11,73%	175.268.660,38	13,56%
> 2.0 - <= 2.5	3.553	19,70%	319.957.363,71	24,76%
> 2.5 - <= 3.0	3.327	18,45%	274.941.246,44	21,28%
> 3.0 - <= 3.5	1.740	9,65%	127.827.811,12	9,89%
> 3.5 - <= 4.0	1.930	10,70%	135.629.066,03	10,50%
> 4.0 - <= 4.5	535	2,97%	28.324.770,98	2,19%
> 4.5 - <= 5.0	1.551	8,60%	78.892.599,51	6,10%
> 5.0 - <= 5.5	1.552	8,60%	73.898.353,82	5,72%
> 5.5 - <= 6.0	1.147	6,36%	51.108.197,60	3,95%
> 6.0 - <= 6.5	441	2,44%	20.578.217,25	1,59%
> 6.5 - <= 7.0	142	0,79%	5.747.888,68	0,44%
> 7.0	4	0,02%	102.059,59	0,01%
<b>Total</b>	<b>18.037</b>	<b>100,00%</b>	<b>1.292.276.235,11</b>	<b>100,00%</b>

Spread - bps - (Floating loans)	Number of Loans	%	Current Balance	%
<= 50	107	0,24%	3.436.750,54	0,10%
> 50 - <= 75	793	1,76%	40.574.508,46	1,17%
> 75 - <= 100	8.734	19,43%	595.702.861,49	17,11%
> 100 - <= 125	7.973	17,74%	632.442.757,94	18,16%
> 125 - <= 150	9.256	20,59%	735.427.759,10	21,12%
> 150 - <= 175	5.298	11,79%	411.322.630,00	11,81%
> 175 - <= 200	5.739	12,77%	494.902.521,00	14,21%
> 200 - <= 225	783	1,74%	66.840.100,94	1,92%
> 225 - <= 250	2.364	5,26%	193.136.312,92	5,55%
> 250	3.907	8,69%	308.088.244,10	8,85%
<b>Total</b>	<b>44.954</b>	<b>100,00%</b>	<b>3.481.874.446,49</b>	<b>100,00%</b>

Arrears	Number of Loans	%	Current Balance	%
>0 - <30	323	17,40%	20.465.281,09	12,37%
=>30 - <60	567	30,55%	48.417.618,41	29,27%
=>60 - <90	244	13,15%	23.383.893,09	14,14%
=>90	722	38,90%	73.163.732,92	44,23%
<b>Total</b>	<b>1.856</b>	<b>100,00%</b>	<b>165.430.525,51</b>	<b>100,00%</b>

Non-Performing Loans	Number of Loans	%	Current Balance	%
NPL (excluded Defaulted Claims)	783	85,29%	73.303.117,60	81,83%
Defaulted Claims	135	14,71%	16.274.406,79	18,17%
<b>Total</b>	<b>918</b>	<b>100,00%</b>	<b>89.577.524,39</b>	<b>100,00%</b>

Payment Frequency	Number of Loans	%	Current Balance	%
Monthly	61.170	97,11%	4.675.490.501,96	97,93%
Bi - Monthly	-	0,00%	-	0,00%
Quarterly	680	1,08%	43.089.401,66	0,90%
Semi-annual	1.141	1,81%	55.570.777,98	1,16%
Annual	-	0,00%	-	0,00%
<b>Total</b>	<b>62.991</b>	<b>100,00%</b>	<b>4.774.150.681,60</b>	<b>100,00%</b>

Geografical Distribution	Number of Loans	%	Current Balance	%
Abruzzo	-	0,00%	-	0,00%
Basilicata	52	0,08%	3.112.762,36	0,07%
Calabria	89	0,14%	4.306.588,55	0,09%
Campania	1.775	2,82%	132.054.375,73	2,77%
Emilia Romagna	7.100	11,27%	528.888.611,37	11,08%
Friuli Venezia Giulia	441	0,70%	27.534.906,41	0,58%
Lazio	4.393	6,97%	448.470.898,49	9,39%
Liguria	4.428	7,03%	313.888.792,53	6,57%
Lombardia	18.523	29,41%	1.409.400.219,74	29,52%
Marche	106	0,17%	7.947.139,67	0,17%
Molise	243	0,39%	12.975.960,50	0,27%
Piemonte	5.323	8,45%	366.458.663,14	7,68%
Puglia	523	0,83%	34.520.633,36	0,72%
Sardegna	213	0,34%	18.776.503,59	0,39%
Sicilia	2.995	4,75%	206.294.175,57	4,32%
Toscana	7.284	11,56%	552.721.327,30	11,58%
Trentino Alto Adige	364	0,58%	33.265.969,00	0,70%
Umbria	445	0,71%	29.333.099,78	0,61%
Valle D'Aosta	225	0,36%	15.411.106,95	0,32%
Veneto	8.469	13,44%	628.788.947,56	13,17%
<b>Total</b>	<b>62.991</b>	<b>100,00%</b>	<b>4.774.150.681,60</b>	<b>100,00%</b>

## 4. ACT Test

Asset Coverage Test;  $A+B+C+D-Z-Y-W \geq F$

Pass?

y

### ASSET COVERAGE TEST

A =	<b>4.213.760.395</b>	The lower of the aggregate of the LTV Adjusted Principal Balance and the aggregate Asset Percentage Adjusted Principal Balance of the Mortgage Loans in the Cover Pool
B =	<b>951.729.872</b>	Aggregate amount of all amounts standing to the credit of Accounts up to the end of the immediately preceding Calculation Period which have not been applied in accordance with the relevant Priority of Payments
C =		Outstanding principal balance of any Integration Assets
D =		Outstanding principal balance of any Public Assets and ABS
Z =	<b>53.732.877</b>	Amount resulting from the multiplication of (i) the weighted average remaining maturity of all Covered Bonds then outstanding expressed in days and divided by 365, (ii) the Euro Equivalent amount of the aggregate Principal Amount Outstanding of the Covered Bond and (iii) 0,50% (the Negative Carry Factor)
Y =	<b>23.117.064</b>	Equal to, nil if the higher of (a) the DBRS Long Term Rating of the Issuer (b) the DBRS CBAP of the Issuer and (c) the DBRS COR of the Issuer is at least equal to the then applicable DBRS Minimum Reference Rating, and the Issuer's short term ratings are at least P-1 by Moody's, otherwise the Potential Set-Off Amounts
W =	<b>23.867.792</b>	
F =	<b>4.750.000.000</b>	Principal Amount Outstanding of all Series of Covered Bonds

## 5. Mandatory Tests

(a) Nominal Value Test; (b) > (a)

Pass? **Y**

### NOMINAL VALUE TEST

(a) COVERED BOND OUTSTANDING	<b>4.750.000.000</b>	Aggregate Principal Amount of all series of Covered Bonds
(b) COVER POOL PRINCIPAL BALANCE	<b>5.388.067.921</b>	Outstanding aggregate principal balance of the Cover Pool

(b) NPV Test; (b) >= (a)

Pass? **Y**

### NPV TEST

(a) NPV COVERED BOND	<b>4.947.159.179</b>	Equal to the product of each relevant Discount Factor and expected principal and interest payments in respect of the outstanding Series of Covered Bonds
(b) NPV COVER POOL	<b>5.465.451.754</b>	Equal to the algebraic sum of the product of each relevant Discount Factor and (a) expected future principal and future interest payments from the Cover Pool, (b) expected payments to be received or to be effected in connection with hedging arrangements, minus the product of each relevant Discount Factor and any amount expected to be paid by the Guarantor in priority to the hedging arrangements in accordance with the relevant Priorities of Payments.

(c) Interest Coverage Test; (b) >= (a)

Pass? **Y**

### INTEREST COVERAGE TEST

(a) INTEREST ON COVERED BOND	<b>120.570.054</b>	Sum of Interest payment scheduled to be due in respect of all outstanding Series of Covered Bond
(b) INTEREST FROM COVER POOL	<b>766.838.866</b>	Equal to the difference between the sum of interest payments from the Cover Pool and any amount to be received by the Guarantor as payments under the hedging arrangements and the payments to be effected in accordance with the relevant Priority of Payments in priority to any amount to be paid on the Covered Bonds, including payments under the hedging arrangements



6. Covered Bonds

	ISIN CODE	Before payments			Payments		After payments		Currency	Maturity Date	Rate of Interest	Value Date	Applicable Interest Rate
		Accrual date	Principal Amount Outstanding	Unpaid interest	Principal	Interest	Principal Amount Outstanding	Unpaid interest					
Reg CB	IT0004681158	31/03/2019	100.000.000,00	-	-	5.250.000,00	100.000.000,00	-	EUR	03/04/2029	FIXED	31/03/2020	5,250
Serie VI	IT0004908544	31/03/2019	150.000.000,00	-	-	6.000.000,00	150.000.000,00	-	EUR	31/03/2023	FIXED	31/03/2020	4,000
Serie VII	IT0004982291	30/06/2019	1.000.000.000,00	-	-	1.676.444,44	1.000.000.000,00	-	EUR	31/03/2023	FLOATING	30/09/2019	0,656
Serie IX	IT0005090516	31/03/2019	1.000.000.000,00	-	-	7.500.000,00	1.000.000.000,00	-	EUR	31/03/2022	FIXED	31/03/2020	0,750
Serie XI	IT0005322711	30/06/2019	1.500.000.000,00	-	-	2.334.500,00	1.500.000.000,00	-	EUR	30/06/2020	FLOATING	30/09/2019	0,609
Serie XII	IT0005329583	30/06/2019	1.000.000.000,00	-	-	-	1.000.000.000,00	-	EUR	30/06/2021	FLOATING	30/09/2019	0,000
Total			4.750.000.000,00	-	-	-	4.750.000.000,00	-					