Leone Arancio 2023-1

Monthly Investor Report

After Portfolio Checks

06 August 2026

Description

Issue Date	12-09-2023
Final Maturity Date	06-10-2083
Next Payment Date	06-10-2026

Notes	ISIN	Ratings		Current Principal Balance	Initial Principal Balance	Rate of Interest
		Fitch	DBRS			
Class A1	IT0005559478	AA+-sf/Stable	AAA(sf)	389,400,000	389,400,000	3-M EURIBOR + 0.80%
Class A2	IT0005559486	AA+-sf/Stable	AAA(sf)	5,354,200,000	5,354,200,000	3-M EURIBOR + 0.90%
Class J	IT0005559494	NR-sf/Stable	n/r(sf)	746,400,000	746,400,000	No Interest
100% retained by ING Bank N.V., Milan Branch				**6,490,000,000**	**6,490,000,000**	

1. Summary

All amounts in EURO	Current	At Issue
Reporting Date	06-08-2026	12-09-2023
Portfolio Cut off Date	30-06-2026	30-04-2023
Initial Principal Balance	6,490,000,000.00	6,490,000,000.00
Of which Provision to Main Expense Account	50,000.00	50,000.00
Of which Cash available for Replenishment	88,843,279.05	1,874,493.55
Of which Realised Loss	0.00	0.00
Of which Active Outstanding Notional Amount	6,401,106,720.95	6,488,075,506.45
Number of Loans	69,640	68,598
Number of Borrowers	69,640	68,598
Principal in Arrears	7,942,421.85	0.00
Average Principal Balance (Loanparts)	91,917.10	94,581.12
Average Principal Balance (Borrowers)	91,917.10	94,581.12
Coupon: Weighted Average	3.95%	3.97%
Minimum	0.00%	0.00%
Maximum	7.73%	7.75%
Weighted Average Original Loan to Market Value	68.42%	66.93%
Weighted Average Loan to Market Value	51.53%	53.29%
Seasoning (months): Weighted Average	71.85	71.83
Remaining Tenor (months): Weighted Average	247.97	243.44
Weighted Average Interest Rate on Fixed Interest Rate Loans	4.05%	3.16%
Weighted Average LGD	43.56%	21.95%
Weighted Average Spread on Floating Rate Loans	3.63%	4.81%
Total Set-off Risk	727,332,278.76	878,205,420.61

Stop Replenishment Criteria	Current	Initial
1.The long-term rating of ING Bank does not fall below, respectively, A by Fitch and BBB (high) by DBRS	PASS	PASS
2.Balance of the principal deficiency Ledger is not equal to zero	PASS	PASS
3.The Cumulative Gross Default Ratio exceed 2.00%	PASS	PASS
4.The Quarterly Delinquency Ratio exceed 1.25%	PASS	PASS
5.The balance of main transaction account is higher than the Amoritsation Amount Limit (10%)	PASS	PASS

Repurchase Rights	Current	Initial
1. The total amount of Receivables repurchased during each calendar year does not exceed 5% of the aggregate Outstanding principal Due of all the Mortgage loans included in the Master Portfolio	PASS	PASS

2. Product Type

Product Type	Aggregate Outstanding Not. Amount	% of Total	Nr of Loans	% of Total	Aggregate Outstanding Not. Amount	% of Total	Nr of Loans	% of Total
Adjustable Rate	3,350,512,584	52.34%	31,253	44.88%	1,979,644,662	30.51%	18,967	27.65%
Fixed	1,577,821,139	24.65%	19,674	28.25%	1,326,578,978	20.45%	16,190	23.60%
Floating (BCE)	43,905,873	0.69%	733	1.05%	107,640,790	1.66%	1,418	2.07%
Floating (EURIBOR)	1,428,867,125	22.32%	17,980	25.82%	3,074,211,076	47.38%	32,023	46.68%
Total	6,401,106,721	100.00%	69,640	100.00%	6,488,075,506	100.00%	68,598	100.00%

3. Loan Coupon

Coupon Loan Part (%)	Aggregate Outstanding Not. Amount	% of Total	Nr of Loans	% of Total	Aggregate Outstanding Not. Amount	% of Total	Nr of Loans	% of Total
< 0.01%	120,687	0.00%	1	0.00%	205,920	0.00%	1	0.00%
0.01% - 0.51%	113,966	0.00%	1	0.00%	130,717	0.00%	1	0.00%
0.51% - 1.01%	3,036,982	0.05%	23	0.03%	3,892,879	0.06%	26	0.04%
1.01% - 1.51%	39,874,135	0.62%	442	0.63%	74,417,664	1.15%	752	1.10%
1.51% - 2.01%	146,031,259	2.28%	1,688	2.42%	371,945,303	5.73%	3,628	5.29%
2.01% - 2.51%	309,371,280	4.83%	3,957	5.68%	679,092,710	10.47%	7,302	10.64%
2.51% - 3.01%	604,660,317	9.45%	8,348	11.99%	682,080,381	10.51%	7,879	11.49%
3.01% - 3.26%	409,085,377	6.39%	4,429	6.36%	216,906,261	3.34%	2,547	3.71%
3.26% - 3.51%	432,059,058	6.75%	5,500	7.90%	172,494,576	2.66%	1,814	2.64%
3.51% - 3.76%	422,981,693	6.61%	4,112	5.90%	279,674,616	4.31%	2,398	3.50%
3.76% - 4.01%	673,343,569	10.52%	6,095	8.75%	433,056,503	6.67%	5,640	8.22%
4.01% - 4.26%	703,686,932	10.99%	6,918	9.93%	511,430,134	7.88%	4,779	6.97%
4.26% - 4.51%	782,128,113	12.22%	7,493	10.76%	617,337,084	9.51%	6,951	10.13%
4.51% - 4.76%	667,329,492	10.43%	6,877	9.88%	402,276,225	6.20%	3,876	5.65%
4.76% - 5.01%	491,135,925	7.67%	5,191	7.45%	495,927,894	7.64%	4,647	6.77%
5.01% - 5.26%	297,465,661	4.65%	3,288	4.72%	562,749,370	8.67%	5,654	8.24%
5.26% - 5.51%	181,138,268	2.83%	2,158	3.10%	414,577,141	6.39%	4,246	6.19%
5.51% - 5.76%	96,106,255	1.50%	1,224	1.76%	275,939,220	4.25%	2,897	4.22%
5.76% - 6.01%	74,688,853	1.17%	1,048	1.50%	142,560,497	2.20%	1,617	2.36%
6.01% - 6.26%	35,030,663	0.55%	425	0.61%	40,150,026	0.62%	494	0.72%
6.26% - 6.51%	16,774,598	0.26%	196	0.28%	29,129,914	0.45%	286	0.42%
6.51% - 6.76%	9,205,002	0.14%	123	0.18%	40,962,363	0.63%	500	0.73%
6.76% - 7.01%	3,676,315	0.06%	59	0.08%	23,817,166	0.37%	381	0.56%
7.01% - 7.26%	1,469,121	0.02%	28	0.04%	12,942,219	0.20%	207	0.30%
7.26% - 7.51%	353,963	0.01%	11	0.02%	3,297,277	0.05%	52	0.08%
> 7.51%	239,240	0.00%	5	0.01%	1,081,445	0.02%	23	0.03%
Total	6,401,106,721	100.00%	69,640	100.00%	6,488,075,506	100.00%	68,598	100.00%

Average	3.91%

4. Origination Year

Origination Year	Aggregate Outstanding Not. Amount	% of Total	Nr of Loans	% of Total	Aggregate Outstanding Not. Amount	% of Total	Nr of Loans	% of Total
2004 - 2005	3,893,708	0.06%	109	0.16%	8,284,694	0.13%	263	0.38%
2005 - 2006	17,816,247	0.28%	373	0.54%	42,703,844	0.66%	1,119	1.63%
2006 - 2007	56,689,867	0.89%	1,243	1.78%	114,666,348	1.77%	1,973	2.88%
2007 - 2008	109,082,434	1.70%	1,945	2.79%	193,309,966	2.98%	2,574	3.75%
2008 - 2009	91,612,160	1.43%	1,639	2.35%	163,457,740	2.52%	2,414	3.52%
2009 - 2010	64,901,254	1.01%	1,156	1.66%	135,050,422	2.08%	2,002	2.92%
2010 - 2011	96,455,323	1.51%	1,499	2.15%	204,679,912	3.15%	2,574	3.75%
2011 - 2012	244,930,354	3.83%	3,492	5.01%	494,427,607	7.62%	5,519	8.05%
2012 - 2013	104,627,309	1.63%	1,536	2.21%	203,362,435	3.13%	2,336	3.41%
2013 - 2014	77,699,245	1.21%	1,142	1.64%	161,782,239	2.49%	1,896	2.76%
2014 - 2015	79,707,298	1.25%	1,245	1.79%	167,081,280	2.58%	2,089	3.05%
2015 - 2016	115,564,260	1.81%	1,839	2.64%	239,429,382	3.69%	3,093	4.51%
2016 - 2017	305,632,536	4.77%	4,678	6.72%	522,255,902	8.05%	6,380	9.30%
2017 - 2018	299,806,271	4.68%	4,186	6.01%	488,974,400	7.54%	5,510	8.03%
2018 - 2019	333,375,990	5.21%	4,199	6.03%	616,412,122	9.50%	6,274	9.15%
2019 - 2020	227,479,960	3.55%	2,738	3.93%	422,895,636	6.52%	4,099	5.98%
2020 - 2021	56,741,569	0.89%	643	0.92%	95,731,236	1.48%	885	1.29%
2021 - 2022	422,745,347	6.60%	3,983	5.72%	568,175,979	8.76%	4,683	6.83%
2022 - 2023	691,056,653	10.80%	6,363	9.14%	1,025,221,104	15.80%	8,113	11.83%
2023 - 2024	1,291,334,736	20.17%	11,485	16.49%	620,173,260	9.56%	4,802	7.00%
2024 - 2025	1,067,497,893	16.68%	9,124	13.10%				0.00%
2025 - 2026	642,456,305	10.04%	5,023	7.21%				0.00%
Total	6,401,106,721	100.00%	69,640	100.00%	6,488,075,506	100.00%	68,598	100.00%

5. Maturity Year

Maturity Year	Aggregate Outstanding Not. Amount	% of Total	Nr of Loans	% of Total	Aggregate Outstanding Not. Amount	% of Total	Nr of Loans	% of Total
2023 - 2024	0	0.00%	0	0.00%	1,568,506	0.02%	386	0.56%
2024 - 2025	0	0.00%	0	0.00%	5,693,570	0.09%	636	0.93%
2025 - 2026	0	0.00%	0	0.00%	18,696,764	0.29%	1,026	1.50%
2026 - 2027	2,224,026	0.03%	870	1.25%	52,289,097	0.81%	2,090	3.05%
2027 - 2028	10,007,819	0.16%	1,211	1.74%	53,366,236	0.82%	1,687	2.46%
2028 - 2029	18,196,194	0.28%	1,112	1.60%	61,234,434	0.94%	1,529	2.23%
2029 - 2030	19,666,512	0.31%	874	1.26%	56,705,186	0.87%	1,264	1.84%
2030 - 2031	30,123,477	0.47%	1,021	1.47%	72,847,413	1.12%	1,444	2.11%
2031 - 2032	71,563,796	1.12%	1,978	2.84%	154,330,875	2.38%	2,702	3.94%
2032 - 2033	68,832,765	1.08%	1,661	2.39%	131,003,598	2.02%	2,137	3.12%
2033 - 2034	74,489,077	1.16%	1,522	2.19%	124,649,420	1.92%	1,830	2.67%
2034 - 2035	76,737,075	1.20%	1,401	2.01%	110,738,145	1.71%	1,544	2.25%
2035 - 2036	76,438,005	1.19%	1,269	1.82%	124,336,745	1.92%	1,588	2.31%
2036 - 2037	180,969,797	2.83%	2,872	4.12%	308,421,646	4.75%	3,765	5.49%
2037 - 2038	192,958,658	3.01%	2,763	3.97%	304,869,425	4.70%	3,468	5.06%
2038 - 2039	167,425,118	2.62%	2,374	3.41%	221,590,464	3.42%	2,556	3.73%
2039 - 2040	168,052,872	2.63%	2,197	3.15%	176,134,508	2.71%	1,908	2.78%
2040 - 2041	126,582,205	1.98%	1,541	2.21%	176,647,869	2.72%	1,759	2.56%
2041 - 2042	211,507,834	3.30%	2,398	3.44%	357,991,306	5.52%	3,272	4.77%
2042 - 2043	218,028,184	3.41%	2,492	3.58%	343,325,867	5.29%	3,280	4.78%
2043 - 2044	253,628,737	3.96%	2,788	4.00%	294,814,368	4.54%	2,722	3.97%
2044 - 2045	255,518,183	3.99%	2,622	3.77%	196,587,098	3.03%	1,780	2.59%
2045 - 2046	154,100,210	2.41%	1,527	2.19%	153,594,758	2.37%	1,359	1.98%
2046 - 2047	244,901,214	3.83%	2,384	3.42%	378,220,619	5.83%	3,175	4.63%
2047 - 2048	328,645,151	5.13%	3,143	4.51%	485,345,392	7.48%	4,029	5.87%
2048 - 2049	400,912,440	6.26%	3,757	5.39%	443,266,096	6.83%	3,652	5.32%
2049 - 2050	402,153,490	6.28%	3,714	5.33%	315,352,322	4.86%	2,541	3.70%
2050 - 2051	182,807,361	2.86%	1,524	2.19%	79,556,603	1.23%	566	0.83%
2051 - 2052	245,290,591	3.83%	1,916	2.75%	329,637,555	5.08%	2,314	3.37%
2052 - 2053	386,205,029	6.03%	2,966	4.26%	549,138,590	8.46%	3,789	5.52%
2053 - 2054	732,842,329	11.45%	5,712	8.20%	405,989,136	6.26%	2,799	4.08%
2054 - 2055	705,889,518	11.03%	5,324	7.65%	131,894	0.00%	1	0.00%
2055 - 2056	393,899,749	6.15%	2,701	3.88%				0.00%
2056 - 2057	481,060	0.01%	4	0.01%				0.00%
2061 >=	28,245	0.00%	2	0.00%				0.00%
Total	6,401,106,721	100.00%	69,640	100.00%	6,488,075,506	100.00%	68,598	100.00%

6. Seasoning

Seasoning (years)	Aggregate Outstanding Not. Amount	% of Total	Nr of Loans	% of Total	Aggregate Outstanding Not. Amount	% of Total	Nr of Loans	% of Total
< 0.50	0	0.00%	0	0.00%	898,005,324	13.84%	6,926	10.10%
0.50 - 1.00	68,627,897	1.07%	560	0.80%	446,971,436	6.89%	3,589	5.23%
1.00 - 2.00	932,570,997	14.57%	7,516	10.79%	753,931,175	11.62%	6,113	8.91%
2.00 - 3.00	1,262,856,316	19.73%	11,021	15.83%	182,534,207	2.81%	1,579	2.30%
3.00 - 4.00	1,086,323,436	16.97%	9,771	14.03%	200,124,862	3.08%	1,934	2.82%
4.00 - 5.00	611,158,580	9.55%	5,661	8.13%	702,415,450	10.83%	6,985	10.18%
5.00 - 6.00	187,145,009	2.92%	1,811	2.60%	497,540,612	7.67%	5,418	7.90%
6.00 - 7.00	70,021,427	1.09%	859	1.23%	565,840,967	8.72%	6,802	9.92%
7.00 - 8.00	360,553,416	5.63%	4,375	6.28%	279,800,131	4.31%	3,568	5.20%
8.00 - 9.00	293,256,548	4.58%	3,907	5.61%	199,230,256	3.07%	2,499	3.64%
9.00 - 10.00	357,766,300	5.59%	5,320	7.64%	139,524,580	2.15%	1,706	2.49%
10 - more	1,170,826,795	18.29%	18,839	27.05%	1,622,156,508	25.00%	21,479	31.31%
Total	6,401,106,721	100.00%	69,640	100.00%	6,488,075,506	100.00%	68,598	100.00%

Weighted Average	5.99

7. Remaining Tenor

Remaining Tenor (years)	Aggregate Outstanding Not. Amount	% of Total	Nr of Loans	% of Total	Aggregate Outstanding Not. Amount	% of Total	Nr of Loans	% of Total
< 1.00	6,045,544	0.09%	1,498	2.15%	3,888,898	0.06%	713	1.04%
1.00 - 2.00	14,123,756	0.22%	1,127	1.62%	6,290,865	0.10%	496	0.72%
2.00 - 3.00	21,300,672	0.33%	1,098	1.58%	27,561,897	0.42%	1,369	2.00%
3.00 - 4.00	19,960,324	0.31%	758	1.09%	57,560,905	0.89%	2,172	3.17%
4.00 - 5.00	44,313,488	0.69%	1,345	1.93%	54,720,503	0.84%	1,557	2.27%
5.00 - 6.00	80,737,138	1.26%	2,102	3.02%	66,342,094	1.02%	1,593	2.32%
6.00 - 7.00	70,377,380	1.10%	1,549	2.22%	50,737,232	0.78%	1,091	1.59%
7.00 - 8.00	79,736,969	1.25%	1,556	2.23%	88,686,115	1.37%	1,689	2.46%
8.00 - 9.00	71,468,793	1.12%	1,227	1.76%	165,662,053	2.55%	2,846	4.15%
9.00 - 10.00	103,252,693	1.61%	1,663	2.39%	131,810,893	2.03%	2,039	2.97%
10.00 - 11.00	218,325,650	3.41%	3,333	4.79%	123,007,539	1.90%	1,787	2.61%
11.00 - 12.00	175,816,577	2.75%	2,514	3.61%	101,243,788	1.56%	1,376	2.01%
12.00 - 13.00	183,387,403	2.86%	2,468	3.54%	151,821,937	2.34%	1,883	2.74%
13.00 - 14.00	136,522,838	2.13%	1,711	2.46%	356,743,163	5.50%	4,292	6.26%
14.00 - 15.00	136,613,524	2.13%	1,640	2.35%	280,303,695	4.32%	3,203	4.67%
15.00 - 16.00	245,568,769	3.84%	2,752	3.95%	208,505,268	3.21%	2,338	3.41%
16.00 - 17.00	229,677,766	3.59%	2,608	3.74%	154,711,251	2.38%	1,653	2.41%
17.00 - 18.00	279,712,078	4.37%	2,940	4.22%	202,979,161	3.13%	1,976	2.88%
18.00 - 19.00	209,340,791	3.27%	2,085	2.99%	399,006,097	6.15%	3,641	5.31%
19.00 - 20.00	127,668,724	1.99%	1,272	1.83%	357,350,763	5.51%	3,407	4.97%
20.00 - 21.00	346,838,489	5.42%	3,326	4.78%	239,978,999	3.70%	2,181	3.18%
21.00 - 22.00	351,264,274	5.49%	3,351	4.81%	170,934,111	2.63%	1,527	2.23%
22.00 - 23.00	450,770,479	7.04%	4,202	6.03%	177,842,557	2.74%	1,562	2.28%
23.00 - 24.00	293,673,362	4.59%	2,557	3.67%	471,744,699	7.27%	3,911	5.70%
24.00 - 25.00	139,445,375	2.18%	1,147	1.65%	522,550,601	8.05%	4,344	6.33%
25.00 - 26.00	345,169,224	5.39%	2,597	3.73%	395,745,363	6.10%	3,246	4.73%
26.00 - 27.00	587,454,478	9.18%	4,546	6.53%	182,417,834	2.81%	1,423	2.07%
27.00 - 28.00	743,432,510	11.61%	5,763	8.28%	129,403,392	1.99%	961	1.40%
28.00 - 29.00	646,173,659	10.09%	4,591	6.59%	429,994,820	6.63%	2,909	4.24%
29.00 - 30.00	42,905,750	0.67%	312	0.45%	777,238,895	11.98%	5,405	7.88%
30 - more	28,245	0.00%	2	0.00%	1,290,116	0.02%	8	0.01%
Total	6,401,106,721	100.00%	69,640	100.00%	6,488,075,506	100.00%	68,598	100.00%

Weighted Average	20.66

8. Interest Type

	Aggregate Outstanding Not. Amount	% of Total	Nr of Loans	% of Total	Aggregate Outstanding Not. Amount	% of Total	Nr of Loans	% of Total
Fixed Rate	4,810,652,131	75.15%	49,842	71.57%	3,250,665,893	50.10%	34,639	50.50%
Floating Rate BCE	43,905,873	0.69%	733	1.05%	107,640,790	1.66%	1,418	2.07%
Floating Rate EURIBOR 1M	544,150,508	8.50%	8,051	11.56%	1,127,430,577	17.38%	13,918	20.29%
Floating Rate EURIBOR 3M	1,002,398,210	15.66%	11,014	15.82%	2,002,338,246	30.86%	18,623	27.15%
Total	6,401,106,721	100.00%	69,640	100.00%	6,488,075,506	100.00%	68,598	100.00%

9. Geography Region

	Aggregate Outstanding Not. Amount	% of Total	Nr of Loans	% of Total	Aggregate Outstanding Not. Amount	% of Total	Nr of Loans	% of Total
Central Italy	1,533,855,912	23.96%	16,027	23.01%	1,713,475,557	26.41%	16,946	24.70%
Northern Italy	2,811,251,794	43.92%	30,138	43.28%	2,982,250,770	45.97%	31,718	46.24%
Southern Italy	2,055,999,015	32.12%	23,475	33.71%	1,792,349,180	27.63%	19,934	29.06%
Total	6,401,106,721	100.00%	69,640	100.00%	6,488,075,506	100.00%	68,598	100.00%

10. Borrower Nationality

Borrower Nationality	Aggregate Outstanding Not. Amount	% of Total	Nr of Loans	% of Total	Aggregate Outstanding Not. Amount	% of Total	Nr of Loans	% of Total
Italians	6,033,779,488	94.26%	66,107	94.93%	6,274,404,196	96.71%	66,483	96.92%
Others	367,327,233	5.74%	3,533	5.07%	213,671,311	3.29%	2,115	3.08%
Total	6,401,106,721	100.00%	69,640	100.00%	6,488,075,506	100.00%	68,598	100.00%

11A. Current Loan to Market Value

Current Loan to Market Value	Aggregate Outstanding Not. Amount	% of Total	Nr of Loans	% of Total	Aggregate Outstanding Not. Amount	% of Total	Nr of Loans	% of Total
<= 30.00%	843,053,998	13.17%	19,162	27.52%	807,759,736	12.45%	18,005	26.25%
30.00% - 40.00%	715,510,274	11.18%	8,543	12.27%	683,380,170	10.53%	8,239	12.01%
40.00% - 50.00%	997,488,718	15.58%	10,137	14.56%	923,932,808	14.24%	9,398	13.70%
50.00% - 60.00%	1,331,648,971	20.80%	12,024	17.27%	1,325,017,952	20.42%	11,933	17.40%
60.00% - 70.00%	1,850,540,799	28.91%	15,017	21.56%	1,514,709,833	23.35%	12,129	17.68%
70.00% - 80.00%	662,538,257	10.35%	4,756	6.83%	1,233,275,007	19.01%	8,894	12.97%
80.00% - 90.00%	325,704	0.01%	1	0.00%				0.00%
Total	6,401,106,721	100.00%	69,640	100.00%	6,488,075,506	100.00%	68,598	100.00%

Weighted Average	51.53%

11B. Original Loan to Market Value

Original Loan to Market Value	Aggregate Outstanding Not. Amount	% of Total	Nr of Loans	% of Total	Aggregate Outstanding Not. Amount	% of Total	Nr of Loans	% of Total
<= 30.00%	127,431,231	1.99%	2,985	4.29%	168,281,421	2.59%	3,696	5.39%
30.00% - 40.00%	231,221,017	3.61%	4,220	6.06%	285,955,574	4.41%	4,928	7.18%
40.00% - 50.00%	417,513,492	6.52%	6,426	9.23%	517,422,414	7.97%	7,398	10.78%
50.00% - 60.00%	629,205,672	9.83%	7,986	11.47%	722,707,751	11.14%	8,642	12.60%
60.00% - 70.00%	1,088,763,251	17.01%	12,343	17.72%	1,181,161,166	18.21%	12,587	18.35%
70.00% - 80.00%	3,905,858,638	61.02%	35,676	51.23%	3,612,547,181	55.68%	31,347	45.70%
80.00% - 90.00%	911,702	0.01%	3	0.00%				0.00%
90.00% - 100.00%	201,717	0.00%	1	0.00%				0.00%
Total	6,401,106,721	100.00%	69,640	100.00%	6,488,075,506	100.00%	68,598	100.00%

Weighted Average	68.42%

12. Original Notional Amount

Aggregate Outstanding Notional	Aggregate Outstanding Not. Amount	% of Total	Nr of Loans	% of Total	Aggregate Outstanding Not. Amount	% of Total	Nr of Loans	% of Total
0 - 50,000	61,460,633	0.96%	2,233	3.21%	70,580,907	1.09%	2,405	3.51%
50,000 - 75,000	437,931,031	6.84%	9,641	13.84%	380,195,347	5.86%	8,376	12.21%
75,000 - 100,000	1,016,450,019	15.88%	15,797	22.68%	929,045,736	14.32%	14,707	21.44%
100,000 - 125,000	1,130,641,367	17.66%	13,466	19.34%	1,103,422,797	17.01%	13,236	19.30%
125,000 - 150,000	1,181,579,960	18.46%	11,465	16.46%	1,164,822,979	17.95%	11,364	16.57%
150,000 - 175,000	756,528,333	11.82%	6,097	8.76%	768,069,187	11.84%	6,176	9.00%
175,000 - 200,000	624,846,862	9.76%	4,625	6.64%	682,139,365	10.51%	5,060	7.38%
200,000 - 225,000	312,092,463	4.88%	2,010	2.89%	344,420,820	5.31%	2,235	3.26%
225,000 - 250,000	279,902,750	4.37%	1,707	2.45%	325,682,505	5.02%	1,966	2.87%
250,000 - 275,000	134,411,924	2.10%	710	1.02%	151,240,537	2.33%	796	1.16%
275,000 - 300,000	140,623,581	2.20%	735	1.06%	169,296,594	2.61%	872	1.27%
300,000 - 325,000	55,741,008	0.87%	252	0.36%	70,233,461	1.08%	322	0.47%
325,000 - 350,000	53,698,593	0.84%	238	0.34%	69,205,564	1.07%	300	0.44%
350,000 - 375,000	30,387,960	0.47%	118	0.17%	37,267,425	0.57%	141	0.21%
375,000 - 400,000	40,579,853	0.63%	155	0.22%	45,788,495	0.71%	177	0.26%
400,000 - 425,000	13,891,008	0.22%	53	0.08%	17,947,370	0.28%	64	0.09%
425,000 - 450,000	17,606,709	0.28%	61	0.09%	20,174,075	0.31%	71	0.10%
450,000 - 475,000	12,312,137	0.19%	37	0.05%	11,640,780	0.18%	37	0.05%
475,000 - 500,000	23,663,784	0.37%	74	0.11%	29,838,095	0.46%	90	0.13%
500,000 - 1,000,000	59,109,054	0.92%	146	0.21%	76,569,079	1.18%	182	0.27%
1,000,000 >	17,647,690	0.28%	20	0.03%	20,494,390	0.32%	21	0.03%
Total	6,401,106,721	100.00%	69,640	100.00%	6,488,075,506	100.00%	68,598	100.00%

13. Outstanding Notional Amount

Aggregate Outstanding Notional	Aggregate Outstanding Not. Amount	% of Total	Nr of Loans	% of Total	Aggregate Outstanding Not. Amount	% of Total	Nr of Loans	% of Total
<= 1,000	133,422	0.00%	224	0.32%				0.00%
1,000 - 8,000	7,592,041	0.12%	1,778	2.55%	5,139,496	0.08%	1,079	1.57%
8,000 - 20,000	36,203,802	0.57%	2,536	3.64%	38,664,034	0.60%	2,633	3.84%
20,000 - 50,000	403,932,220	6.31%	10,942	15.71%	410,970,832	6.33%	11,233	16.38%
50,000 - 75,000	874,831,220	13.67%	13,929	20.00%	822,572,336	12.68%	13,106	19.11%
75,000 - 100,000	1,222,663,997	19.10%	14,011	20.12%	1,175,702,056	18.12%	13,450	19.61%
100,000 - 125,000	1,214,794,832	18.98%	10,863	15.60%	1,221,357,903	18.82%	10,900	15.89%
125,000 - 150,000	953,481,261	14.90%	6,993	10.04%	968,684,527	14.93%	7,089	10.33%
150,000 - 175,000	578,236,395	9.03%	3,588	5.15%	623,679,825	9.61%	3,868	5.64%
175,000 - 200,000	368,070,863	5.75%	1,973	2.83%	413,227,060	6.37%	2,216	3.23%
200,000 - 225,000	229,849,685	3.59%	1,088	1.56%	239,055,603	3.68%	1,128	1.64%
225,000 - 250,000	153,696,734	2.40%	651	0.93%	170,979,957	2.64%	720	1.05%
250,000 - 275,000	91,891,232	1.44%	351	0.50%	96,728,625	1.49%	369	0.54%
275,000 - 300,000	64,649,594	1.01%	225	0.32%	73,691,428	1.14%	257	0.37%
300,000 - 325,000	39,327,527	0.61%	126	0.18%	44,546,458	0.69%	143	0.21%
325,000 - 350,000	25,183,440	0.39%	75	0.11%	37,865,755	0.58%	112	0.16%
350,000 - 375,000	22,781,432	0.36%	63	0.09%	22,325,280	0.34%	62	0.09%
375,000 - 400,000	19,315,448	0.30%	50	0.07%	21,273,270	0.33%	55	0.08%
400,000 - 425,000	13,141,584	0.21%	32	0.05%	13,205,867	0.20%	32	0.05%
425,000 - 450,000	9,608,612	0.15%	22	0.03%	11,783,463	0.18%	27	0.04%
450,000 - 475,000	11,969,916	0.19%	26	0.04%	9,205,470	0.14%	20	0.03%
475,000 - 500,000	9,658,838	0.15%	20	0.03%	12,738,486	0.20%	26	0.04%
500,000 - 1,000,000	39,523,897	0.62%	65	0.09%	44,405,387	0.68%	66	0.10%
1,000,000 >	10,568,727	0.17%	9	0.01%	10,272,389	0.16%	7	0.01%
Total	6,401,106,721	100.00%	69,640	100.00%	6,488,075,506	100.00%	68,598	100.00%

14. Loan Purpose

Loan Purpose	Aggregate Outstanding Not. Amount	% of Total	Nr of Loans	% of Total	Aggregate Outstanding Not. Amount	% of Total	Nr of Loans	% of Total
First Home Purchase	4,599,478,554	71.85%	46,441	66.69%	4,208,952,255	64.87%	41,974	61.19%
First Home Refinancing with Capital	797,903,377	12.47%	8,737	12.55%	1,037,287,996	15.99%	10,341	15.07%
First Home Refinancing without Capital	137,679,555	2.15%	2,302	3.31%	259,622,336	4.00%	3,514	5.12%
Liquidity	354,603,108	5.54%	5,395	7.75%	364,522,073	5.62%	5,093	7.42%
Home Improvements	87,757,972	1.37%	1,303	1.87%	54,904,871	0.85%	914	1.33%
Second Home / Holiday Home Purchase	133,625,508	2.09%	1,741	2.50%	151,485,676	2.33%	1,972	2.87%
Second Home Refinancing with Capital	6,816,956	0.11%	60	0.09%	4,422,995	0.07%	42	0.06%
Second Home Refinancing without Capital	631,138	0.01%	7	0.01%	565,544	0.01%	7	0.01%
Subrogation of mortgages - 1st house purchase	281,040,870	4.39%	3,637	5.22%	405,338,501	6.25%	4,731	6.90%
Subrogation of mortgages - 2nd house purchase	1,569,683	0.02%	17	0.02%	973,260	0.02%	10	0.01%
Total	6,401,106,721	100.00%	69,640	100.00%	6,488,075,506	100.00%	68,598	100.00%

15. Occupancy Status

	Aggregate Outstanding Not. Amount	% of Total	Nr of Loans	% of Total	Aggregate Outstanding Not. Amount	% of Total	Nr of Loans	% of Total
Prima Casa	6,244,794,446	97.56%	67,676	97.18%	6,330,628,032	97.57%	66,567	97.04%
Seconda Casa	156,312,275	2.44%	1,964	2.82%	157,447,474	2.43%	2,031	2.96%
Total	6,401,106,721	100.00%	69,640	100.00%	6,488,075,506	100.00%	68,598	100.00%

16. Interest Payment Frequency

Interest Payment Frequency	Aggregate Outstanding Not. Amount	% of Total	Nr of Loans	% of Total	Aggregate Outstanding Not. Amount	% of Total	Nr of Loans	% of Total
Monthly	6,401,106,721	100.00%	69,640	100.00%	6,488,075,506	100.00%	68,598	100.00%
Total	6,401,106,721	100.00%	69,640	100.00%	6,488,075,506	100.00%	68,598	100.00%

17. ING Staff at Date of Origination

ING Staff at Date of Origination	Aggregate Outstanding Not. Amount	% of Total	Nr of Loans	% of Total	Aggregate Outstanding Not. Amount	% of Total	Nr of Loans	% of Total
Non ING	6,401,106,721	100.00%	69,640	100.00%	6,488,075,506	100.00%	68,598	100.00%
Total	6,401,106,721	100.00%	69,640	100.00%	6,488,075,506	100.00%	68,598	100.00%

18. Number of Loans Per Borrower

Number of Loans Per Borrower	Aggregate Outstanding Not. Amount	% of Total	Nr of Loans	% of Total	Aggregate Outstanding Not. Amount	% of Total	Nr of Loans	% of Total
1	6,398,852,294	99.96%	69,619	99.97%	6,488,075,506	100.00%	68,598	100.00%
More than 1	2,254,427	0.04%	21	0.03%				0.00%
Total	6,401,106,721	100.00%	69,640	100.00%	6,488,075,506	100.00%	68,598	100.00%

19. Special Scheme

	Aggregate Outstanding Not. Amount	% of Total	Nr of Loans	% of Total	Aggregate Outstanding Not. Amount	% of Total	Nr of Loans	% of Total
No Special Scheme	6,387,079,897	99.78%	69,513	99.82%	6,488,075,506	100.00%	68,598	100.00%
Alluvione Liguria toscana								
Alluvione Veneto								
Fondo Gasparrini - COVID19								
Fondo Gasparrini - COVID19 forbearance	5,504,235	0.09%	49	0.07%				0.00%
Fondo Solidarietà								
Forbearance non oneroso	287,081	0.00%	2	0.00%				0.00%
Forbearance oneroso	5,533,880	0.09%	46	0.07%				0.00%
Moratoria ABI								
Non onerosa non Forbearance	118,277	0.00%	1	0.00%				0.00%
Sospensione per Decesso	2,269,045	0.04%	27	0.04%				0.00%
Terremoto Emilia Romagna	314,307	0.00%	2	0.00%				0.00%
Unknown								
Total	6,401,106,721	100.00%	69,640	100.00%	6,488,075,506	100.00%	68,598	100.00%

20. Employment Type

Employment Type	Aggregate Outstanding Not. Amount	% of Total	Nr of Loans	% of Total	Aggregate Outstanding Not. Amount	% of Total	Nr of Loans	% of Total
Freelancer	175,196,609	2.74%	1,953	2.80%	327,941,388	5.05%	3,017	4.40%
Not Employed	81,711,433	1.28%	1,209	1.74%	134,076,728	2.07%	1,638	2.39%
Other Work Agreement	97,664,966	1.53%	1,052	1.51%	18,915,637	0.29%	220	0.32%
Pensioner	124,149,711	1.94%	2,775	3.98%	239,175,986	3.69%	4,039	5.89%
Salaried	5,493,919,919	85.83%	58,832	84.48%	5,462,985,011	84.20%	56,640	82.57%
Self Employed	420,781,917	6.57%	3,725	5.35%	294,977,007	4.55%	2,933	4.28%
Student	7,682,167	0.12%	94	0.13%	10,003,748	0.15%	111	0.16%
Total	6,401,106,721	100.00%	69,640	100.00%	6,488,075,506	100.00%	68,598	100.00%

21. Underwriting Source

Underwriting Source	Aggregate Outstanding Not. Amount	% of Total	Nr of Loans	% of Total	Aggregate Outstanding Not. Amount	% of Total	Nr of Loans	% of Total
ING Direct Italy Call Centre	290,491,009	4.54%	4,642	6.67%	558,604,382	8.61%	7,335	10.69%
ING Direct Italy Web	685,212,921	10.70%	10,039	14.42%	1,202,783,984	18.54%	14,948	21.79%
Broker	3,505,592,300	54.77%	35,153	50.48%	2,810,789,790	43.32%	27,676	40.35%
Branch	1,919,810,491	29.99%	19,806	28.44%	1,915,897,350	29.53%	18,639	27.17%
Total	6,401,106,721	100.00%	69,640	100.00%	6,488,075,506	100.00%	68,598	100.00%

22. Arrears

	Nr of Loans	Principal in arrears	Interest in arrears	Total amount in arrears	Aggregate Outstanding Not. Amount	% Nr of Loans	% of Agg. Outs. Not. Amt.
No Arrears	68,475	0	0	0	6,280,981,191	98.33%	98.12%
30 - 59 Days	371	96,841	119,379	216,220	37,758,707	0.53%	0.59%
60 - 89 Days	161	79,887	105,342	185,229	15,819,450	0.23%	0.25%
90 - 179 Days	190	192,568	245,676	438,244	19,716,685	0.27%	0.31%
180 - 365 Days	154	574,467	593,671	1,168,138	15,226,669	0.22%	0.24%
Defaulted (>12M)	162	6,925,878	5,794,711	12,720,588	17,577,194	0.23%	0.27%
Payment Holiday	127	72,781	62,083	134,864	14,026,824	0.18%	0.22%
Total	69,640	7,942,422	6,920,861	14,863,283	6,401,106,721	100.00%	100.00%

23. Discounted Instalments

	Aggregate Outstanding Not. Amount	% of Total	Nr of Loans	% of Total	Aggregate Outstanding Not. Amount	% of Total	Nr of Loans	% of Total
No Discounted Installments	6,387,079,897	99.78%	69,513	99.82%	6,488,075,506	100.00%	68,598	100.00%
Discounted Installments	14,026,824	0.22%	127	0.18%				0.00%
Total	6,401,106,721	100.00%	69,640	100.00%	6,488,075,506	100.00%	68,598	100.00%

24. PD Bucket

Probability of Default	Aggregate Outstanding Not. Amount	% of Total	Nr of Loans	% of Total	Aggregate Outstanding Not. Amount	% of Total	Nr of Loans	% of Total
[0.00% - 0.10%]	805,305,169	12.58%	9,671	13.89%	2,125,262,116	32.76%	28,717	41.86%
[0.10% - 0.25%]	3,160,013,531	49.37%	32,510	46.68%	1,119,739,613	17.26%	10,907	15.90%
[0.25% - 1.00%]	1,756,493,543	27.44%	20,465	29.39%	2,246,067,132	34.62%	21,447	31.26%
[1.00% - 7.50%]	481,983,471	7.53%	5,002	7.18%	997,006,645	15.37%	7,527	10.97%
[7.50% - 20.00%]	58,495,556	0.91%	605	0.87%				0.00%
[20.00% - 100.00%]	138,815,451	2.17%	1,387	1.99%				0.00%
Total	6,401,106,721	100.00%	69,640	100.00%	6,488,075,506	100.00%	68,598	100.00%

Weighted Average	2.05%

25. Performance

	Aggregate Outstanding Not. Amount	% of Total	Nr of Loans	% of Total	Aggregate Outstanding Not. Amount	% of Total	Nr of Loans	% of Total
Default CRR (Italy)	54,465,993	0.85%	568	0.82%				0.00%
> 12 months in arrears	17,607,072	0.28%	164	0.24%				0.00%
Sofferenza (Italy)	212,137	0.00%	1	0.00%				0.00%
Reperforming (Italy)	1,194,068	0.02%	16	0.02%				0.00%
Performing	6,327,627,451	98.85%	68,891	98.92%	6,488,075,506	100.00%	68,598	100.00%
Total	6,401,106,721	100.00%	69,640	100.00%	6,488,075,506	100.00%	68,598	100.00%

26. IFRS Stage

	Aggregate Outstanding Not. Amount	% of Total	Nr of Loans	% of Total	Aggregate Outstanding Not. Amount	% of Total	Nr of Loans	% of Total
Stage 1	6,087,116,853	95.09%	65,831	94.53%	6,488,075,506	100.00%	68,598	100.00%
Stage 2	240,675,141	3.76%	3,065	4.40%				0.00%
Stage 3	73,314,727	1.15%	744	1.07%				0.00%
Total	6,401,106,721	100.00%	69,640	100.00%	6,488,075,506	100.00%	68,598	100.00%

27. Loan Status

	Aggregate Outstanding Not. Amount	% of Total	Nr of Loans	% of Total	Principal in arrears	Interest in arrears
Effective	6,340,345,325	99.05%	69,055	99.16%	464,841.72	581,028.57
Modification Initial Probation	30,969,235	0.48%	292	0.42%	345,868.86	200,561.63
Denounced Without Loss	10,577,470	0.17%	107	0.15%	343,659.39	438,387.58
Infected	12,458,328	0.19%	110	0.16%	6,777,330.32	5,680,997.47
Denounced	1,630,340	0.03%	17	0.02%	747.93	2,879.33
Modification Changed Probation	5,126,023	0.08%	59	0.08%	9,973.63	17,006.80
Total	6,401,106,721	100.00%	69,640	100.00%	7,942,421.85	6,920,861.38

26. Renegotiations

Kind of Renegotiations	Nr of Loans	Aggregate Outstanding Not. Amount	% Nr of Loans	% of Aggregate Outstanding Not. Amt	Overall renegotiation limit
floating to fix	3,612	428,202,547.27	5.14%	6.68%	
	3,612	428,202,547.27	5.14%	6.68%	30.00%

27. Transaction Parties

ISSUER
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20145 Milano (MI)
Italia

SOLE ARRANGER
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Bijlmerdreef 106
1102 CT Amsterdam
The Netherlands

REPRESENTATIVE OF THE NOTEHOLDERS
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One Angel Court, 13th Floor
London, EC2R 7HJ
United Kingdom

CASH MANAGER, CALCULATION AGENT
ING Bank N.V.
Avenue Marnix 24
1000 Brussels
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DUTCH ACCOUNT BANK, PRINCIPAL PAYING AGENT
ING Bank N.V.
Bijlmerdreef 106
1102 CT Amsterdam
The Netherlands

CORPORATE SERVICES PROVIDER
TMF Management Italy S.r.l.
Corso Vercelli 40
20145 Milan
Italy

ORIGINATOR, SERVICER, LIQUIDITY FACILITY PROVIDER, SWAP COUNTERPARTY
ING Bank N.V., Milan branch
Viale Fulvio Testi, 250
20125 Milano
Italy

RATING AGENCY
DBRS Ratings GmbH
Neue Mainzer Straße 75,
60311, Frankfurt am Main
Germany

RATING AGENCY
Fitch Ratings Ireland Limited Sede Secondaria Italiana
Via Morigi, 6 Ingresso Via Privata Maria Teresa, 8
20123 Milano
Italy

SERVICER
ING Bank N.V., Milan branch
Rating Triggers (Fitch,DBRS): F1 / A-, BBB(low)
Action upon breach: Post Commingling Risk Amount

LIQUIDITY FACILITY PROVIDER
ING Bank N.V., Milan branch
Rating Triggers (Fitch,DBRS): F1 / A-, A
Action upon breach: Post Available Commitment

SWAP COUNTERPARTY
ING Bank N.V., Milan branch
1st Rating Triggers (Fitch,DBRS): F1 / A-, A
Action upon breach: Collateral posting
2nd Rating Triggers (Fitch,DBRS): BBB- / F3, BBB
Action upon breach: Replacement

DUTCH ACCOUNT BANK
ING Bank N.V.
Rating Triggers (Fitch,DBRS): F1 / A-, A
Action upon breach: Replacement

LEGAL ADVISERS

To the Sole Arranger and the Sole Lead Manager as to Italian law and Italian taxation law
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