

ICCREA COVERED BOND 2 S.R.L.

Financial Statements at 31/12/2025

| Company details | |
|--|--|
| Name | ICCREA COVERED BOND 2 S.R.L. |
| Registered office | VIA LUCREZIA ROMANA 41-47 00178 ROME (RM) |
| Quota capital | 10,000 |
| Fully paid-up quota capital | yes |
| CCIAA (Chamber of Commerce) Code | TV |
| VAT | 05453320268 |
| Tax code | 05453320268 |
| REA (Administrative Economic Register): | 1729963 |
| Legal status | Limited Liability Company |
| Core business sector (ATECO, Classification of Economic Activities) | Other various credit granting n.e.c. (64.92.99) |
| Company in liquidation | no |
| Sole-quotaholder company | no |
| Company subject to third-party management and coordination | yes |
| Name of the company or entity that carries out management and coordination | Iccrea Banca S.p.A. - Istituto Centrale del Credito Cooperat |
| Membership to a group | yes |
| Name of the parent company | Iccrea Banca S.p.A. - Istituto Centrale del Credito Cooperat |
| Country of the parent company | ITALY |
| Number of registration in the register of cooperative companies | |

| | 31/12/2025 | 31/12/2024 |
|--|---------------|----------------|
| Balance sheet | | |
| Assets | | |
| A) Subscribed capital unpaid | | |
| B) Fixed assets | | |
| I – Intangible assets | 1,274 | 1,699 |
| II – Property, plant and equipment | | |
| III – Non-current financial assets | | |
| Total fixed assets (B) | 1,274 | 1,699 |
| C) Current assets | | |
| I – Inventories | | |
| Property, plant and equipment held for sale | | |
| II – Receivables | | |
| due within 12 months | 10,922 | 91,440 |
| due beyond 12 months | | |
| deferred tax assets | | |
| Total receivables | 10,922 | 91,440 |
| III – Current financial assets | | |
| IV – Cash and cash equivalents | 29,203 | 5,793 |
| Total current assets (C) | 40,125 | 97,233 |
| D) Accrued income and prepaid expenses | 15,744 | 7,430 |
| Total assets | 57,143 | 106,362 |
| Liabilities | | |
| A) Equity | | |
| I – Quota capital | 10,000 | 10,000 |
| II – Premium reserve | | |
| III – Revaluation reserves | | |
| IV – Legal reserve | | |
| V – Reserves required by articles of association | | |
| VI – Other reserves | 0 | |
| VII – Cash flow hedge reserve | | |
| VIII – Profits (losses) carried forward | | |
| IX – Profit (loss) for the year | 0 | 0 |
| Loss covered in the year | | |
| X – Negative reserve for own quotas in portfolio | | |
| Total equity | 10,000 | 10,000 |
| B) Provisions for risks and charges | | |
| C) Employee severance pay | | |
| D) Payables | | |
| due within 12 months | 35,460 | 92,993 |
| due beyond 12 months | | |
| Total payables | 35,460 | 92,993 |
| E) Accrued expenses and deferred income | 11,683 | 3,369 |
| Total liabilities | 57,143 | 106,362 |

| | 31/12/2025 | 31/12/2024 |
|-------------------------|------------|------------|
| Income statement | | |

| | | |
|--|---------|--------|
| A) Value of production | | |
| 1) Revenues from sales and services | 0 | 0 |
| 2), 3) Changes in inventories of work in progress, semi-finished and finished products and contract work in progress | | |
| 2) Changes in inventories of work in progress, semi-finished and finished products | | |
| 3) Changes in contract work in progress | | |
| 4) Capitalisation of internal construction costs | | |
| 5) Other revenues and income | | |
| Operating grants | | |
| Others | 157,478 | 94,795 |
| Total other revenues and income | 157,478 | 94,795 |
| Total value of production | 157,478 | 94,795 |
| B) Production costs | | |
| 6) Raw materials, supplies, consumables and goods for resale | | |
| 7) Services | 154,403 | 82,521 |
| 8) Leases and rentals | | |
| 9) Personnel | | |
| a) Wages and salaries | | |
| b) Social security contributions | | |
| c), d), e) Employee severance pay, pension fund, other personnel costs | | |
| c) Employee severance pay | | |
| d) Pension fund and similar obligations | | |
| e) Other costs | | |
| Total personnel costs | | |
| 10) Amortisation, depreciation and write-downs | | |
| a), b), c) Amortisation of intangible assets, depreciation of property, plant and equipment, other write-downs of fixed assets | 425 | 425 |
| a) Amortisation of intangible assets | 425 | 425 |
| b) Depreciation of property, plant and equipment | | |
| c) Other write-downs of fixed assets | | |
| d) Write-downs of receivables stated in current assets and of cash and cash equivalents | | |
| Total amortisation, depreciation and write-downs | 425 | 425 |
| 11) Changes in inventories of raw materials, supplies, consumables and goods for resale | | |
| 12) Provisions for risks | | |
| 13) Other provisions | | |
| 14) Other operating costs | 564 | 1,040 |
| Total production costs | 155,392 | 83,986 |
| Difference between production value and costs (A - B) | 2,086 | 10,809 |
| C) Financial income and costs | | |
| 15) Income from equity investments | | |
| From subsidiaries | | |
| From associates | | |
| From parent companies | | |
| From entities controlled by parent companies | | |
| Others | | |
| Total income from equity investments | | |
| 16) Other financial income | | |

| | | |
|--|-------|--------|
| a) From receivables stated in fixed assets | | |
| From subsidiaries | | |
| From associates | | |
| From parent companies | | |
| From entities controlled by parent companies | | |
| Others | | |
| Total financial income from receivables stated in fixed assets | | |
| b), c) From securities stated in fixed assets other than equity investments and from securities stated in current assets other than equity investments | | |
| b) From securities stated in fixed assets other than equity investments | | |
| c) From securities stated in current assets other than equity investments | | |
| d) Income other than the foregoing | | |
| From subsidiaries | | |
| From associates | | |
| From parent companies | | |
| From entities controlled by parent companies | | |
| Others | 820 | |
| Total income other than the foregoing | 820 | |
| Total other financial income | 820 | |
| 17) Interest and other financial costs | | |
| To subsidiaries | | |
| To associates | | |
| To parent companies | | |
| To entities controlled by parent companies | | |
| Others | | |
| Total interest and other financial costs | | |
| 17-bis) Foreign exchange gains and losses | | |
| Total financial income and costs (15 + 16 - 17 + - 17-bis) | 820 | |
| D) Value adjustments to financial assets and liabilities | | |
| 18) Revaluations | | |
| a) Of equity investments | | |
| b) Of non-current financial assets other than equity investments | | |
| c) Of securities stated in current assets other than equity investments | | |
| d) Of derivatives | | |
| Of financial assets for cash pooling | | |
| Total revaluations | | |
| 19) Write-downs | | |
| a) Of equity investments | | |
| b) Of non-current financial assets other than equity investments | | |
| c) Of securities stated in current assets other than equity investments | | |
| d) Of derivatives | | |
| of Financial assets for cash pooling | | |
| Total write-downs | | |
| Total value adjustments to financial assets and liabilities (18 - 19) | | |
| Profit (loss) before tax (A - B + - C + - D) | 2,906 | 10,809 |
| 20) Current, deferred and prepaid taxes for the year | | |
| Current taxes | 122 | 10,809 |

| | | |
|--|-------|--------|
| Taxes relating to previous years | 2,784 | |
| Deferred and prepaid taxes | | |
| Income (costs) from agreement to tax consolidation / tax transparency scheme | | |
| Total current, deferred and prepaid taxes for the year | 2,906 | 10,809 |
| 21) Profit (loss) for the year | 0 | 0 |

Notes to the Financial Statements at 31 December 2025

Notes to the financial statements, first part

Dear Quotaholder, these explanatory notes form an integral part of the financial statements of ICCREA COVERED BOND 2 S.R.L. (the "Company") at 31 December 2025.

The Company's business

The Company was established, in the form of a joint-stock company as prescribed by Legislative Decree no. 141 of 2010, as amended, on 19 December 2023 under the company name of Aconito SPV S.r.l. pursuant to Law no. 130 of 30 April 1999 which contains provisions governing the implementation of securitisation transactions in Italy.

Subsequently, the Quotaholders' Meeting held on 24 April 2024 changed the company name from Aconito SPV S.r.l. to Iccrea Covered Bond 2 S.r.l. with effect from 30 April 2024.

The sole purpose of the Company is the acquisition from banks of the assets listed below, for valuable consideration, within one or more issues (including both single transactions and programmes) of Covered Bonds (*Obbligazioni Bancarie Garantite*) implemented pursuant to Title I-bis of Law no. 130 of 30 April 1999 ("Law no. 130/1999") – as introduced by Legislative Decree no. 190 of 5 November 2021, which, among others, repealed the previously applicable Article 7-bis of Law no. 130/1999, concerning:

- (a) eligible assets under Article 129, paragraph 1, of Regulation (EU) No 575/2013, as amended by Regulation (EU) No. 2019/2160, provided that the issuing bank complies with the obligations set forth in Article 129, paragraphs 1-bis to 3, of that regulation;
- (b) liquid assets provided for in Article 7-duodecies.

The Company will carry out the activities referred to above according to the terms and conditions and the methods set out in the regulations applicable to the issues of Covered Bonds in accordance with Title I-bis of Law no. 130/1999, as amended and supplemented, and related implementing provisions.

In accordance with the aforesaid provisions of law, and pursuant to Article 1180 of the Italian Civil Code, loans and receivables acquired by the Company, together with the related ancillary elements, included in segregated assets, and the amounts paid by the related debtors, the credit right related to non-life insurance contracts under Article *7-novies*, paragraph 2.a, as well as any other receivable accrued by the assignee company within the scope of the transaction referred to in Article *7-sexies*, are intended to satisfy the rights of the holders of Covered Bonds referred to in Article *7-octies*, paragraph 2, of Law 130/1999, which are issued within the scope of the issue transactions in which the Company is involved, to the benefit of which the Company has provided guarantees, and of the counterparties to derivative contracts hedging the risks associated with items included in segregated assets, including those stated in Article *7-decies*, and to other ancillary contracts, as well as to pay other transaction costs, on a priority basis with regard to the repayment of loans granted or guaranteed by the banks, including originators, in accordance with Article *7-sexies*, letter b), of Law 130/1999.

Eligible assets acquired by the Company within the scope of each transaction or issue program constitute assets that are separate for all purposes from those of the Company and from those relating to any other transaction or issue program, over which no actions may be brought by creditors other than the holders of Covered Bonds issued and any additional creditor referred to in the paragraph above.

Within the limits permitted by the provisions of Law 130/1999, as amended and supplemented, and related implementing provisions, the Company may also carry out any ancillary transaction to be entered into for the provision of guarantees and for the successful completion of transactions or programmes for the issue of covered bonds in which it takes part, including borrowings granted or guaranteed by the issuer bank for liquidity purposes, as well as to carry out transactions to reinvest in eligible assets and in other financial assets of the funds arising from the management of assets acquired in accordance with its own corporate purpose and are not immediately used to satisfy the rights of the holders of Covered Bonds (issued within the scope of these issue transactions) and to pay transaction costs.

Within the scope of Covered Bond issue transactions in which it takes part, in compliance with the provisions of Law 130/1999, as amended and supplemented, and related implementing provisions, the Company may appoint third-party persons or entities both to collect the receivables acquired and to provide cash and payment services, which are in any case necessary to the management of the receivables purchased, and to carry out any other activity permitted under Title *1-bis* of Law no. 130/1999, as amended and supplemented, and related implementing provisions.

As part of this object, the Company completed a transaction to issue Covered Bonds during 2024.

As part of the transaction, on 20 November 2024, the Company purchased without recourse from the originator banks, pursuant to and for the purposes of the combined provisions of Article 1 and Article 4 of the

Securitisation Law, a portfolio of performing loans which can be identified “in bulk”, consisting of residential and commercial mortgage loans originated by the Originators.

The Company financed the purchase of the loans through the issue by each originator bank of a subordinated loan, which took place on 20 November 2024.

Reporting principles

In compliance with the provisions of Article 3, paragraph 2, of Law no. 130 /1999, receivables related to each transaction, any related receipts and the financial assets acquired with them constitute segregated assets for all purposes from those of the Company and from those related to other transactions; accordingly, any accounting results from corporate management operations are reported separately from those flowing from segregated assets; the structure of this file reflects separateness, reporting the balance sheet and income statement relating to the corporate management operations in the financial statements and related explanatory notes, and the result of the transaction to issue Covered Bonds for the 2025 financial year in the annex attached to the financial statements, “Information relating to the Covered Bond transaction”.

The financial statements comply with the provisions laid down in Articles 2423 and ff. of the Italian Civil Code and the Italian GAAPs as published by the Italian Accounting Board (*Organismo Italiano di Contabilità*, OIC); therefore, they give a true and fair view of the Company’s financial position, results of operations and cash flows for the year in a clear manner.

Therefore, the content of the Balance Sheet and of the Income Statement, as regards the reporting of corporate management operations only, is that required by Articles 2424 and 2425 of the Italian Civil Code.

The Notes to the Financial Statements, which have been prepared pursuant to Article 2427 of the Italian Civil Code, provide any and all information that is useful to allow a correct interpretation of the financial statements, and include, in particular, a specific Annex providing any information relating to the management of segregated assets.

It should be noted that the Italian Civil Code’s provisions governing the reporting of the Company’s operations have been applied as a result of the exclusion of SPVs under Law no. 130/1999, from the group of entities that can be described as non-bank financial intermediaries following the Reform of Title V that was completed under Legislative Decree no. 141/2010 and subsequent amending decrees, the accounting effects of which were provided for in the abovementioned Legislative Decree no. 136/2015.

Segregated assets, which are reported separately from corporate assets, have been stated in line with the provisions of the Bank of Italy's Order of 29 March 2000, according to which the purchased financial assets, the securities issued and any other transaction completed within the scope of the securitisation transaction are

reported in a specific table and Annex attached to the financial statements, and do not form part of the schedules of financial statements. The annex (“Information relating to the Covered Bond transaction”) must be regarded as forming an integral part of these financial statements.

It should be noted that this method of accounting has been applied despite the order ceased to be effective from the repeal, under Legislative Decree no. 136/2015, involving the Legislative Decree no. 87/1992, of which the abovementioned Order of 29 March 2000 had been a direct issue, and although it is not governed by any provision of the Italian Civil Code.

Although following the enactment of Legislative Decree no. 139/2015 by virtue of which important amendments were made to the accounting policies of certain items in the financial statements, there is no regulatory reference that regulates, in place of the aforementioned Order, the financial statements of securitisation SPVs. The Company has therefore applied the options described above, since they are more consistent with the regulatory provisions in force, as well as more suitable in order to provide information on the Company’s financial position, results of operations and cash flows which is useful for the users of the financial statements in making decisions of an economic nature and which, at the same time, appears to be important, reliable, comparable and comprehensible, both as regards the corporate management operations and as regards segregated assets.

These options are also based on the compliance with the general principle of continuity in the description of management events in order to make the financial statements more understandable, and have also considered that the accounting treatment of financial assets and/or groups of financial assets and financial liabilities arising in the context of securitisation transactions is still being examined on the part of the bodies responsible for interpreting the statutory accounting standards.

Pursuant to Circular Letter 8/E of 6 February 2003, any income arising from the management of segregated assets, in the implementation of securitisation transactions, is not comprised in the available assets of the Company, and, accordingly, the Company’s tax liability is excluded. This treatment confirms the provisions laid down in the Bank of Italy’s Order of 29 March 2000, according to which the Company’s income statement is not affected by the income and charges concerning the management of the securitisation transaction.

The funds (if any) that should become available to the Company once all of the creditors of the segregated assets are satisfied will be taxed only at the end of the securitisation transaction.

It should be noted that, given that the requirements of Article 2435-*bis*, paragraph 1, of the Italian Civil Code are met, the financial statements have been prepared in condensed form in accordance with the provisions of the above-mentioned article.

Pursuant to article 2435-*bis* of the Italian Civil Code, companies that prepare condensed financial statements are exempt from drawing up the cash flow statement and benefit from simplifications in drawing up the balance sheet, the income statement and the explanatory notes.

In particular, as required by Article 2435-*bis*, the Notes to the Financial Statements provide the information required by numbers 3) and 4) of Article 2428: therefore, the Report on Operations has not been prepared.

It should be noted that, pursuant to the above-mentioned articles, the Company did not purchase, hold or sell any own quotas and shares of the parent company during the year, not even through trust companies or third parties.

The financial statements, as well as these Notes to the Financial Statements, have been prepared in Euro units. The items of financial statements have been measured in compliance with the principle of prudence and on a going-concern basis. Pursuant to Article 2423-*bis*, paragraph 1, point 1-*bis*, of the Italian Civil Code, the items have been recognised and reported by taking account of the substance of the transaction or of the contract.

In preparing the financial statements, income and costs have been entered on an accruals basis, regardless of the date when the related cash flows occurred. Therefore, account has been also taken of any risks and losses that accrued during the period, even if known after the end of the year.

During the preparation of the financial statements, an assessment was made of whether the requirements were met in relation to the Company's ability to operate as a going concern with a time horizon of at least twelve months after the reporting date of the financial statements. In order to make this assessment, all available information was taken into account, as was the specific activity carried out by the Company whose sole purpose is to carry out one or more issues of Covered Bonds in accordance with law no. 130 of 30 April 1999. These financial statements have been prepared on a going-concern basis, since no events have occurred or conditions have been fulfilled which could have raised doubt on the Company's ability to continue to operate as a going concern.

Exceptional cases pursuant to Article 2423, paragraph 5, of the Italian Civil Code

No exceptional cases occurred, which made it necessary to apply the exceptions under Article 2423, paragraph 5, of the Italian Civil Code.

Changes in accounting principles

There were no changes in accounting principles, which made it necessary to apply the exceptions under Article 2423-*bis*, paragraph 2, of the Italian Civil Code.

In 2025, the Italian Accounting Board published amendments to the Italian GAAPs (OIC 13, OIC 16, OIC 24, OIC 25, and OIC 31), aimed at updating accounting regulations and clarifying specific operational cases. The

amendments shall apply to financial statements for financial years beginning on or after 1 January 2026, with early adoption permitted.

Accounting policies

Fixed assets

Intangible assets

They are stated at the historical cost of acquisition and shown net of amortisation carried out over the financial years and charged directly to each item.

Start-up and expansion costs are amortised over a period not exceeding five years.

Receivables

Receivables stated in current assets have been recognised in the financial statements according to the presumed realisable value, in accordance with Article 2435-*bis* of the Italian Civil Code, which provides for the derogation from the application of Article 2426, paragraph 1, no. 8, of the Italian Civil Code, concerning the recognition of receivables at amortised cost.

The adjustment at presumed realisable value has been made, where required, by setting aside a provision for bad debts.

Cash and cash equivalents

Cash and cash equivalents are measured according to the following criteria:

- bank deposits, postal deposits and cheques (either current account, bank drafts or similar instruments), being receivables, are measured at their presumed realisable value. This value normally coincides with the nominal value while the estimated net realisable value is shown in cases of difficult collectability;
- money and revenues stamps are measured at nominal value;
- cash and cash equivalents in foreign currencies are valued at the exchange rate prevailing on the reporting date for the financial year.

Equity

The items have been recognised in the Financial Statements at their book value according to the instructions laid down in the Italian Accounting Board principle OIC 28.

Payables

Payables have been recognised in the accounts at their nominal value as required by Article 2435-*bis* of the Italian Civil Code, as an exception to the recognition at amortised cost, provided for in Article 2426, paragraph 1, no. 8, of the Italian Civil Code.

Accruals and deferrals

These have been determined according to the criterion of the actual period of accruals. As regards long-term accruals and deferrals, the conditions that determined their initial recognition have been verified, adopting any appropriate change, if necessary.

Income taxes

The provision for taxes is set aside on an accruals basis; they therefore constitute:

- provisions for taxes paid or to be paid for the year, as determined according to the rates and the regulations in force;
- the amount of taxes deferred or paid in advance in relation to temporary differences arising or reversed during the year.

Value of production

Revenues are stated on an accruals basis, net of returns, allowances, discounts and premiums, as well as any related direct tax.

They mainly relate to the form of replenishment that the corporate management operations are entitled to accrue against segregated assets following the payment of its related operating costs.

Production costs

Costs and charges are charged on an accruals basis and according to their nature, net of returns, allowances, discounts and premiums, in accordance with the principle of matching costs and revenues, and are entered under their respective items as required by the Italian Accounting Board principle OIC 12. In the case of any purchase of services, the related costs are recognised when the service is received, while, in the case of any provision of services on an ongoing basis, the related costs are recognised for the accrued portion.

No provision has been made in the income statement for deferred tax assets and liabilities, as there are no temporary differences between tax burden from the financial statements and theoretical tax burden.

Other information

Significant events that occurred during the year

With reference to the Company no significant events are reported which occurred during the year.

During 2025 and the early months of 2026, the macroeconomic environment showed moderate growth but was characterised by elements of weakness. The latest economic analyses released by ISTAT (Italian Statistics Institute) show a weaker economy in the latter part of 2025, with growth below the Eurozone average in Italy and differing trends across the manufacturing sectors. After a temporary recovery in September, the country's economy slowed again in October while foreign trade showed modest increases. Inflation remained low, with an annual average of 1.7%, and a gradual slowdown in the fourth quarter, resulting in a "zero inflation legacy" for the subsequent year, according to ISTAT estimates.

According to the latest Economic Bulletin of the Bank of Italy, Italy's economy continued on a path of moderate growth in the fourth quarter of 2025, supported mainly by the services sector, and a recovery in industry. The outlook for 2026 remains cautious: the Institute highlights the high level of international uncertainty, the possibility of volatility in financial markets, and competitive pressures in sectors exposed to global trade.

The macroeconomic scene is also affected by ongoing geopolitical tensions and conflicts, in particular the protracted war in Ukraine, and the crises in the Middle East. These events have contributed to maintaining a high level of uncertainty in advanced economies, affecting trends in energy prices, the continuity of supply chains, and the expectations of businesses and consumers. Institutions report that these factors, although they did not generate systemic shocks in the period under review, are a potential catalyst for volatility in international markets and trade flows.

On the financial front, the most recent surveys show a stable system as a whole. Lending to the private sector continues to grow while liquidity conditions appear adequate, and bank rates are substantially stable. As regards the securitisation market, updates from the Bank of Italy confirm that the stock of securitised loans remains high and stable, reflecting the structural role of credit transfer operations in bank balance sheets, and the continuity of structured finance instruments in the Italian financial system.

With reference to segregated assets, it should be noted that the issue of Covered Bonds in place had a regular performance.

Notes to the financial statements, assets

The items of Assets have been entered in compliance with the Italian GAAPs; the sections on each item describe the criteria that have been applied specifically.

Fixed assets

They only consist of start-up and expansion costs.

These costs have been stated among Balance Sheet assets because they have a long-term useful life and are systematically amortised within a period not exceeding five years.

Changes in fixed assets

| | Intangible assets | Property, plant and equipment | Non-current financial assets | Total fixed assets |
|--|-------------------|-------------------------------|------------------------------|--------------------|
| Value at the beginning of the year | | | | |
| Cost | 1,699 | | | 1,699 |
| Revaluations | | | | |
| Amortisation and depreciation (Amortisation and depreciation fund) | | | | |
| Write-downs | | | | |
| Book value | 1,699 | | | 1,699 |
| Changes in the year | | | | |
| Increases for acquisitions | | | | |
| Reclassifications (of the book value) | | | | |
| Decreases for sales and disposals (in the book value) | | | | |
| Revaluations made in the year | | | | |
| Amortisation and depreciation in the year | 425 | | | 425 |
| Write-downs made in the year | | | | |
| Other changes | | | | |
| Total changes | (425) | | | (425) |
| Value at the end of the year | | | | |
| Cost | 1,274 | | | 1,274 |
| Revaluations | | | | |
| Amortisation and depreciation (Amortisation and depreciation fund) | | | | |
| Write-downs | | | | |
| Book value | 1,274 | | | 1,274 |

Current assets

The items of current assets have been measured in accordance with Article 2426, paragraphs from 8 to 11-*bis* of the Italian Civil Code. The criteria used are set out in the paragraphs of the respective items of financial statements.

Receivables stated in current assets

The balance of receivables stated under current assets (Article 2427, paragraphs 1.6, of the Italian Civil Code) is shown below.

| Balance at 31/12/2025 | Balance at 31/12/2024 | Changes |
|-----------------------|-----------------------|----------|
| 10,922 | 91,440 | (80,518) |

Changes and maturity of receivables stated in current assets

The table below reports information relating to changes in receivables entered under current assets, as well as information relating to their maturity, if significant.

The composition of items stated under current assets is shown below.

“Tax receivables” related to:

- IRAP (Regional Production Activity) tax advances paid during the year, net of taxes for the financial year;
- withholding taxes applied to interest income accrued on the current account of ordinary operations.

“Receivables from others” refer to funds the corporate management must receive from segregated asset management for payment of their operating expenses.

| | Value at the beginning of the year | Change in the year | Value at the end of the year | Amount due within 12 months | Amount due beyond 12 months | Of which with a residual maturity of more than 5 years |
|--|------------------------------------|--------------------|------------------------------|-----------------------------|-----------------------------|--|
| Receivables from customers stated in current assets | | | | | | |
| Receivables from subsidiaries stated in current assets | | | | | | |
| Receivables from associates stated in current assets | | | | | | |

| | | | | | | |
|---|--------|----------|--------|--------|--|--|
| Receivables from parent companies stated in current assets | | | | | | |
| Receivables from entities controlled by parent companies stated in current assets | | | | | | |
| Tax receivables stated in current assets | | 281 | 281 | 281 | | |
| Deferred tax assets stated under current assets | | | | | | |
| Receivables from others stated under current assets | 91,440 | (80,799) | 10,641 | 10,641 | | |
| Total receivables stated under current assets | 91,440 | (80,518) | 10,922 | 10,922 | | |

Cash and cash equivalents

| | Value at the beginning of the year | Change in the year | Value at the end of the year |
|---------------------------------|------------------------------------|--------------------|------------------------------|
| Bank and postal deposits | 5,793 | 23,410 | 29,203 |
| Cheques | | | |
| Money and cash on hand | | | |
| Total cash and cash equivalents | 5,793 | 23,410 | 29,203 |

The balance, as detailed above, consists of the amount and the changes in cash and cash equivalents existing at the end of the financial year (Article 2427, paragraph 4, of the Italian Civil Code).

Accrued income and prepaid expenses

These have been calculated according to the accruals principle, through the allocation of revenues and/or costs common to two financial years.

| Balance at 31/12/2025 | Balance at 31/12/2024 | Changes |
|-----------------------|-----------------------|---------|
| 15,744 | 7,430 | 8,314 |

“Accrued income” includes the accrual of the Corporate Servicer fee, i.e. the fee that the corporate management operations collect, on a periodical basis, from segregated assets for the administrative and corporate management service of the SPV company accruing at 31 December 2025, pursuant to the administrative services agreement.

"Prepaid expenses" include deferred expenses for "Stichting corporate management", which will accrue during the subsequent Financial Year.

| | Accrued income | Prepaid expenses | Total accrued income and prepaid expenses |
|------------------------------------|----------------|------------------|---|
| Value at the beginning of the year | 3,369 | 4,061 | 7,430 |
| Change in the year | 8,314 | | 8,314 |
| Value at the end of the year | 11,683 | 4,061 | 15,744 |

Notes to the financial statements, liabilities and equity

The items of equity and liabilities of Balance Sheet have been stated in compliance with the Italian GAAPs; the sections on each items describe the criteria that have been applied specifically.

Equity

With reference to the year just ending, the tables below show the changes in each individual equity item, as well as the breakdown of other reserves, if any, in the financial statements.

| Balance at 31/12/2025 | Balance at 31/12/2024 | Changes |
|-----------------------|-----------------------|---------|
| 10,000 | 10,000 | |

Changes in equity

| | Value at the beginning of the year | Allocation of the result for the previous year | | Other changes | | | Profit (loss) for the year | Value at the end of the year |
|-----------------|------------------------------------|--|-------------------|---------------|-----------|-------------------|----------------------------|------------------------------|
| | | Distribution of dividends | Other allocations | Increases | Decreases | Reclassifications | | |
| Quota capital | 10,000 | | | | | | | 10,000 |
| Premium reserve | | | | | | | | |

| | | | | | | | | |
|---|--|--|--|--|--|--|--|--|
| Revaluation reserves | | | | | | | | |
| Legal reserve | | | | | | | | |
| Reserves required by articles of association | | | | | | | | |
| Extraordinary reserve | | | | | | | | |
| Reserve from exceptions to under Article 2423 of the Italian Civil Code | | | | | | | | |
| Reserve for shares or quotas of the parent company | | | | | | | | |
| Reserve from revaluation of equity investments | | | | | | | | |
| Payments on account of capital increase | | | | | | | | |
| Payments on account of future capital increase | | | | | | | | |
| Payments on account of capital | | | | | | | | |
| Payments for loss coverage | | | | | | | | |
| Reserve from capital decrease | | | | | | | | |
| Reserve for merger surplus | | | | | | | | |
| Reserve for unrealised foreign exchange gains | | | | | | | | |
| Reserve from ongoing adjustment to profits | | | | | | | | |
| Sundry other reserves | | | | | | | | |
| Total other reserves | | | | | | | | |

| | | | | | | | | |
|--|--------|--|--|--|--|--|---|--------|
| Cash flow hedge reserve | | | | | | | | |
| Profits (losses) carried forward | | | | | | | | |
| Profit (loss) for the year | | | | | | | 0 | |
| Loss covered in the year | | | | | | | | |
| Negative reserve for own quotas in portfolio | | | | | | | | |
| Total equity | 10,000 | | | | | | 0 | 10,000 |

Payables

Changes and maturity of payables

The table below reports information relating to changes in payables and information (if any) relating to their maturity.

| | Value at the beginning of the year | Change in the year | Value at the end of the year | Amount due within 12 months | Amount due beyond 12 months | Of which with a residual maturity of more than 5 years |
|---|------------------------------------|--------------------|------------------------------|-----------------------------|-----------------------------|--|
| Bonds | | | | | | |
| Convertible bonds | | | | | | |
| Payables for quotaholder loans | | | | | | |
| Payables to banks | | | | | | |
| Payables to other lenders | | | | | | |
| Advances | | | | | | |
| Payables to suppliers | 76,864 | (41,404) | 35,460 | 35,460 | | |
| Payables made up of debt instruments | | | | | | |
| Payables to subsidiaries | | | | | | |
| Payables to associates | | | | | | |
| Payables to parent companies | | | | | | |
| Payables to entities controlled by parent companies | | | | | | |
| Tax payables | 16,129 | (16,129) | | | | |
| Payables to social security institutions | | | | | | |
| Other payables | | | | | | |

| | | | | | | |
|----------------|--------|----------|--------|--------|--|--|
| Total payables | 92,993 | (57,533) | 35,460 | 35,460 | | |
|----------------|--------|----------|--------|--------|--|--|

“Payables to suppliers” relate to invoices for the provision of services relating to 2025, which (i) had been received and not yet been paid at the date of the end of the financial year and (ii) had not yet been received at the reporting date of the financial statements.

Accrued expenses and deferred income

These have been calculated according to the accruals principle, through the allocation of revenues and/or costs common to more than one financial year.

The table below shows the breakdown of the items under consideration, as recognised in the financial statements.

| | Accrued expenses | Deferred income | Total accrued expenses and deferred income |
|------------------------------------|------------------|-----------------|--|
| Value at the beginning of the year | 3,369 | | 3,369 |
| Change in the year | 8,314 | | 8,314 |
| Value at the end of the year | 11,683 | | 11,683 |

“Accrued expenses” originate from the cost for the administrative/corporate management of the Company, calculated as per contract on an annual basis, maturing as at 31 December 2025, for which the supplier will invoice in the next financial year.

Notes to the financial statements, income statement

The Income Statement shows the results of operations for the year.

It provides a description of the operations based on a summary of the positive and negative income components that contributed to determining the results of operations. Positive and negative income components, which have been stated in the financial statements as required by Article 2425-*bis* of the Italian Civil Code, are broken down according to the recognition within the scope of the various operations i.e. core business, additional and financial operations.

Core business operations identify any income components generated from operations that are carried out on an ongoing basis and in the sector relevant to the performance of operations, which identify and define the

peculiar and distinctive part of the economic activity carried out by the Company, for which the same is finalised.

Given the nature of the Company, which has been specifically established for the performance of transactions on Covered Bonds, core business operations are aimed at ensuring the survival of the Company by meeting existence costs and at applying the contract provision that allows for a charge-back of them to segregated assets.

Financial operations include operations that generate financial income and costs.

On a residual basis, additional operations include operations that generate income components that form part of ordinary operations but do not fall within the scope of core business and financial operations. The Company does not carry out any additional activity.

Value of production

The individual items making up the total value of production at the reporting date of these financial statements were as follows:

| Balance at 31/12/2025 | Balance at 31/12/2024 | Changes |
|-----------------------|-----------------------|---------|
| 157,478 | 94,795 | 62,683 |

| Description | 31/12/2025 | 31/12/2024 | Changes |
|---|----------------|---------------|---------------|
| Revenues from sales and services | | | |
| Changes in inventories of products | | | |
| Changes in contract work in progress | | | |
| Capitalisation of internal construction costs | | | |
| Other revenues and income | 157,478 | 94,795 | 62,683 |
| Total | 157,478 | 94,795 | 62,683 |

Production costs

The individual items making up total production costs at the reporting date of these financial statements were as follows:

| Balance at 31/12/2025 | Balance at 31/12/2024 | Changes |
|-----------------------|-----------------------|---------|
| 155,392 | 83,986 | 71,406 |

| Description | 31/12/2025 | 31/12/2024 | Changes |
|--|------------|------------|---------|
| Raw materials, supplies and goods for resale | | | |
| Services | 154,403 | 82,521 | 71,882 |

| | | | |
|---|----------------|---------------|---------------|
| Leases and rentals | | | |
| Wages and salaries | | | |
| Social security contributions | | | |
| Employee severance pay | | | |
| Pension fund and similar obligations | | | |
| Other personnel costs | | | |
| Amortisation of intangible assets | 425 | 425 | |
| Depreciation of property, plant and equipment | | | |
| Other write-downs of fixed assets | | | |
| Write-downs of receivables stated in current assets | | | |
| Change in inventories of raw materials | | | |
| Provision for risks | | | |
| Other provisions | | | |
| Other operating costs | 564 | 1,040 | (476) |
| Total | 155,392 | 83,986 | 71,406 |

Notes to the financial statements, other information

The other information required by the Italian Civil Code is reported below.

Employment data

The Company did not employ any staff member during the current financial year.

Fees, advances and loans granted to directors and statutory auditors and commitments undertaken on their behalf

The table below shows the amount of fees, advances and loans credits granted to statutory auditors and directors and of the commitments undertaken on their behalf.

| | Directors | Statutory Auditors |
|--|-----------|--------------------|
| Fees | 8,000 | |
| Advances | | |
| Loans | | |
| Commitments undertaken on their behalf due to guarantees given | | |

It should be noted that there are no receivables nor guarantees issued in favour of the governing body.

The figure shown in the table expresses the amount of fees without including the component of expenses and/or VAT and/or ISTAT (Italian Statistics Institute) adjustments, where applicable.

Securities issued by the company

With regard to corporate management, the Company has not issued any securities or similar instrument falling within the scope of the provision of Article 2427, no. 18, of the Italian Civil Code.

Commitments, guarantees and potential liabilities not resulting from the balance sheet

There are no commitments, guarantees or contingent liabilities not disclosed in the Balance Sheet with regard to corporate management operations.

Information on assets and loans intended for specific business

The following information is provided for each set of assets intended for a specific business in accordance with Article 2427, no. 20.

The specific purpose of the Company is to implement issues of Covered Bonds, as regulated by Law no. 130/1999, for which reference is made to the Annex on “Information relating to the Covered Bond transaction.”

It should be noted that the Annex must be regarded as forming an integral part of these financial statements.

Information on related-party transactions

With reference to corporate management, transactions were carried out during the year with related parties, such as Iccrea Banca S.p.A. with which current accounts are held, for the purposes of the provisions laid down in the regulations in force.

With regard to segregated assets, reference should be made to the information provided in the Annex on “Information relating to the Covered Bond transaction”.

Information on the significant events that occurred after the year-end

It is informed that no corporate events occurred which were such as to have a significant impact on the financial position and results of operations reported herein (Italian Accounting Board principle OIC 29) during the period from 31 December 2025 to the date of approval of these financial statements.

Information relating to derivatives pursuant to Art. 2427-*bis* of the Italian Civil Code

The Company has no derivative financial instruments.

Highlights of the financial statements of the company that carries out management and coordination activities

The Company belongs to the Iccrea Cooperative Banking Group and is subject to management and coordination on the part of the parent company Iccrea Banca S.p.A. - Istituto Centrale del Credito Cooperativo.

The table below provides the highlights of the latest approved financial statements of the aforesaid Company that carries out management and coordination (Article 2497-*bis*, paragraph 4, of the Italian Civil Code).

On the other hand, it should be noted that Iccrea Banca S.p.A. - Istituto Centrale del Credito Cooperativo prepares the consolidated financial statements.

BALANCE SHEET

| Assets | 31/12/2024 | 31/12/2023 |
|--|-----------------------|-----------------------|
| 10. Cash and cash equivalents | 3,406,816,117 | 4,759,313,829 |
| 20. Financial assets measured at fair value through profit and loss | 1,644,108,018 | 1,977,687,454 |
| a) financial assets held for trading | 891,897,621 | 1,164,657,782 |
| b) financial assets designated as at fair value | 346,665,596 | 338,400,660 |
| c) other financial assets mandatorily measured at fair value | 405,544,800 | 474,629,012 |
| 30. Financial assets measured at fair value through other comprehensive income | 1,220,886,601 | 1,224,307,583 |
| 40. Financial assets measured at amortized cost | 40,914,460,961 | 48,502,907,969 |
| a) due from banks | 21,355,847,067 | 30,806,297,172 |
| b) loans to customers | 19,558,613,894 | 17,696,610,797 |
| 50. Hedging derivatives | 93,877,912 | 163,308,767 |
| 60. Value adjustments of financial assets hedged generically (+/-) | (795,590) | (890,672) |
| 70. Equity investments | 1,326,954,327 | 1,372,144,791 |
| 80. Property, plant and equipment | 90,247,881 | 90,769,694 |
| 90. Intangible assets | 7,627 | 247,185 |
| 100. Tax assets | 39,690,644 | 51,136,301 |
| a) current | 557,461 | 5,780,790 |
| b) deferred | 39,133,183 | 45,355,511 |
| 110. Non-current assets and disposal groups held for sale | 2,000,000 | 142,678,299 |
| 120. Other assets | 632,143,547 | 835,607,179 |
| Total assets | 49,370,398,046 | 59,119,218,379 |

| Liabilities and shareholders' equity | | 31/12/2024 | 31/12/2023 |
|---|---|-----------------------|-----------------------|
| 10. | Financial liabilities measured at amortized cost | 45,073,292,948 | 54,800,755,692 |
| | a) due to banks | 25,657,920,806 | 34,677,582,525 |
| | b) due to customers | 12,963,953,534 | 14,926,306,566 |
| | c) securities issued | 6,451,418,608 | 5,196,866,602 |
| 20. | Financial liabilities held for trading | 847,758,907 | 1,048,213,774 |
| 30. | Financial liabilities designated as at fair value | 385,074,577 | 387,148,183 |
| 40. | Hedging derivatives | 109,784,659 | 88,522,993 |
| 60. | Tax liabilities | 5,985,490 | 20,027,560 |
| | a) current | 1,258,411 | 13,552,614 |
| | b) deferred | 4,727,079 | 6,474,946 |
| 80. | Other liabilities | 460,162,751 | 377,668,107 |
| 90. | Employee termination benefits | 11,665,773 | 12,216,061 |
| 100. | Provisions for risks and charges | 149,906,498 | 155,566,741 |
| | a) commitments and guarantees granted | 32,581,668 | 23,893,567 |
| | c) other provisions for risks and charges | 117,324,830 | 131,673,174 |
| 110. | Valuation reserves | 56,775,718 | 51,464,477 |
| 140. | Reserves | 784,114,671 | 682,588,314 |
| 150. | Share premium reserve | 6,081,405 | 6,081,405 |
| 160. | Share capital | 1,401,045,452 | 1,401,045,452 |
| 180. | Net profit (loss) for the period (+/-) | 78,749,197 | 87,919,619 |
| | Total liabilities and shareholders' equity | 49,370,398,046 | 59,119,218,379 |

INCOME STATEMENT

| | Items | 31/12/2024 | 31/12/2023 |
|-------------|---|----------------------|----------------------|
| 10. | Interest and similar income | 1,979,748,453 | 1,787,288,500 |
| | - of which: interest income calculated using effective interest rate method | 1,827,606,034 | 1,722,440,039 |
| 20. | Interest and similar expense | (1,783,196,037) | (1,674,233,302) |
| 30. | Net interest income | 196,552,416 | 113,055,198 |
| 40. | Fee and commission income | 664,970,349 | 614,344,653 |
| 50. | Fee and commission expense | (591,793,407) | (558,481,940) |
| 60. | Net fee and commission income (expense) | 73,176,942 | 55,862,713 |
| 70. | Dividends and similar income | 61,195,143 | 140,341,370 |
| 80. | Net gain (loss) on trading activities | 21,860,771 | 17,681,292 |
| 90. | Net gain (loss) on hedging activities | 2,299,475 | 7,273,981 |
| 100. | Net gain (loss) on the disposal or repurchase of: | 15,054,404 | 37,323,155 |
| | a) financial assets measured at amortized cost | 14,717,836 | 38,931,427 |
| | b) financial assets measured at fair value through other comprehensive income | 694,910 | (1,740,404) |
| | c) financial liabilities | (358,342) | 132,132 |
| 110. | Net gain (loss) on financial assets and liabilities measured at fair value through profit or loss | (26,928,637) | (6,451,267) |
| | a) financial assets and liabilities designated as at fair value | (5,545,995) | (4,915,789) |
| | b) other financial assets mandatorily measured at fair value | (21,382,642) | (1,535,478) |
| 120. | Gross income | 343,210,513 | 365,086,443 |
| 130. | Net losses/recoveries for credit risk in respect of: | (10,406,583) | (25,845,400) |
| | a) financial assets measured at amortized cost | (10,408,446) | (25,914,753) |
| | b) financial assets measured at fair value through other comprehensive income | 1,862 | 69,353 |
| 150. | Net income (loss) from financial operations | 332,803,930 | 339,241,043 |
| 160. | Administrative expenses: | (516,390,955) | (482,711,099) |
| | a) personnel expenses | (256,736,172) | (214,064,848) |
| | b) other administrative expenses | (259,654,783) | (268,646,251) |
| 170. | Net provisions for risks and charges | (17,353,563) | (115,142,089) |
| | a) commitments and guarantees granted | (6,424,146) | 6,905,912 |
| | b) net provisions for other risks and charges | (10,929,417) | (122,048,001) |
| 180. | Net adjustments of property, plant and equipment | (6,387,538) | (1,703,318) |
| 190. | Net adjustments of intangible assets | (239,558) | (288,332) |
| 200. | Other operating expenses/income | 250,864,763 | 217,593,630 |
| 210. | Operating expenses | (289,506,851) | (382,251,208) |
| 220. | Profit (loss) from equity investments | 55,772,689 | 9,803,180 |
| 260. | Profit (loss) before tax on continuing operations | 99,069,767 | (33,206,984) |
| 270. | Income tax expense from continuing operations | (20,320,570) | 42,026,913 |
| 280. | Profit (loss) on continuing operations after tax | 78,749,197 | 8,819,929 |
| 290. | Profit (loss) on discontinued operations after tax | - | 79,099,689 |
| 300. | Profit (loss) for the period | 78,749,197 | 87,919,619 |

Notes to the financial statements, final part

Dear Quotaholders, we confirm to you that these financial statements, which are made up of the balance sheet, the income statement and the notes to the financial statements, give a true and fair view of the Company's financial position and cash flows, the position of Covered Bonds in which the Company participates, and the results of operations for the year, and are consistent with the accounting records. Therefore, you are invited to approve the draft financial statements at 31 December 2025, which showed a breakeven result, as prepared by the governing body.

The financial statements are true and fair and correspond to the accounting records.

Statement of compliance with Financial Statements

The undersigned Daniele Caroni, pursuant to Article 47 of Presidential Decree no. 445/2000, declares that the electronic document in XBRL format, reporting the balance sheet, the income statement and the notes to the financial statements, is in conformity with the corresponding original documents filed with the Company.

Rome, 13 March 2026

ICCREA COVERED BOND 2 S.R.L.

The Sole Director
Daniele Caroni



DANIELE
CARONI
ICCREA
BANCA
SPA
07.05.2026
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GMT+02:00

ANNEX 1

Information relating to the Covered Bond transaction

The following is a summary of the information on the Covered Bond transaction put in place as at 31 December 2025.

D. GUARANTEES ISSUED AND COMMITMENTS

As at the reporting date of the financial statements, the Company had not issued guarantees in favour of third parties and there were no commitments in place, except for those envisaged and expressly regulated by the contracts relating to the transaction and concerning the related “segregated assets”.

L. COVERED BONDS

In the absence of specific tables of breakdown as required by the Bank of Italy’s Order of 15 December 2015, it was deemed appropriate to report any disclosure provided in this section by adopting the information structure that is expressly required for part “F. Securitisation of Receivables” of the abovementioned Order, as appropriately amended in line with Covered Bond transactions in continuity with previous years.

Below is the breakdown of the initial portfolio assigned to the Company, and the funds borrowed for its acquisition in the form of subordinated loans obtained from the seller banks, which are further listed in detail in section “L.3 INDICATION OF THE PARTIES INVOLVED” of this document (hereinafter referred to as the “Seller Banks”).

| Date of assignment | Nominal value of receivables at valuation date | Price of assignment |
|---------------------------|---|----------------------------|
| 20.11.2024 | 1,209,008,785 | 1,213,530,089 |
| 17.06.2025 | 64,597,418 | 64,678,233 |
| 18.09.2025 | 45,415,065 | 45,451,488 |
| 17.11.2025 | 60,054,373 | 59,863,644 |

Any subordinated loan disbursed by the Seller Banks at the same time as the dates of purchase of the receivables in an amount equal to the price of assignment (net of the price of assignment paid by using the capital proceeds of the Seller Banks), are regulated by interest to be paid out on each payment date, equal to an amount corresponding to the sum of:

- an amount (the "Base Interest") calculated by multiplying the amount of each subordinated loan disbursed by the applicable rate and the days corresponding to the relevant accrual period;
- an amount (the "Premium") equal to the difference between the funds available on account of interest of the guarantor, arising from the amounts collected and assigned by the assignor, and any other amount whose payment is due on a priority basis in accordance with the priority order of payments.

Loans may be repaid on each payment date in accordance with the applicable priority order of payments and within the limits of funds available on account of capital, provided that such payment does not result in a violation of the tests contained in the contracts.

PERFORMANCE OF THE TRANSACTION

Structure, form and accounting policies used to prepare the Summary Statement of Securitised Assets

The structure and form of the summary statement provided therein are in line with those required by the Bank of Italy's Order of 29 March 2000, "Schedules of financial statements of loan securitisation Companies", a direct issue of Legislative Decree no. 87 of 27 January 1992 (subsequently repealed by Legislative Decree no. 136/2015), which regulates the segregation of securitised from corporate operations, in accordance with the principle of legal segregation laid down in Law no. 130/1999.

It should be noted that, pending official rulings in this regard, these policies are not affected by the measurement changes made by Legislative Decree 139/15. The accounting policies applied are, in fact, the most suitable option to reflect the financial features of the specific nature of the Company's business and to allow the reconciliation of these financial statements and the remaining financial reporting that is required to be submitted by the Company.

The entries connected to the loans among segregated assets correspond to the values inferred from the accounting and the reports prepared by the Seller Banks as Servicers and by Iccrea Banca S.p.A., as Master Servicer, as it has properly notified in accordance with the provisions of the Servicing Agreement.

The amounts are stated in Euro units.

The accounting policies adopted for the most significant items are described below.

A. Securitised assets

A.1 Receivables

Receivables are initially recognised at the value at the date of purchase, which is then revised during the transaction to reflect receipts, on account of both capital and interest, which occurred during the period. Periodically, Servicers provide their book value determined in accordance with the relevant accounting standards they use to prepare the relevant financial disclosures (IFRS 9), which requires them to be measured at amortised cost, through the effective interest rate method, as well as the recognition of value adjustments on a forward-looking basis to estimate Expected Credit Losses (ECLs).

B. Uses of liquidity

B. 3 Liquidity

The credit balances in current accounts held with banks are recognised at their nominal value, corresponding to their presumed realisable value and include the interest accrued at the date of this disclosure.

B. 4 Investments and investments treated as Liquidity

This item includes the receipts that had already been collected on the receivables as at the reporting date of the disclosures, but not yet credited to the Company's current accounts.

B.6 Other receivables

These include the deductions made on interest income accrued on current accounts opened in favour of segregated assets, as at the reporting date of the Financial Statements.

D. Loans

The amount is stated at nominal value.

E. Other liabilities

Payables are stated at nominal value.

Accrued expenses have been calculated on an accruals basis, by applying the principle of matching costs to revenues in each financial period.

Interest, commissions, income and charges

Costs and revenues referable to purchased assets, interest, commissions, income and charges arising from the transaction have been stated on an accruals basis.

Tax treatment of Segregated assets

Pursuant to Circular Letter 8/E of 6 February 2003, any income arising from the management of segregated assets, in the implementation of securitisation transactions, is not comprised in the available assets of the Company, and, accordingly, the Company's tax liability is excluded. This treatment confirms the provisions laid down in the Bank of Italy's Order of 29 March 2000, according to which the Company's income statement is not affected by the income and charges concerning the management of the securitisation transaction.

The funds (if any) that should become available to the Company once all of the creditors of the segregated assets are satisfied will be taxed only at the end of the securitisation transaction.

Furthermore, it should be noted that the segregated assets include receivables for withholding taxes applied to interest income accrued on current accounts. Pursuant to Resolution no. 222/E of 5 December 2003, and Resolution no. 77/E of 4 August 2010, these withholdings may be deducted in the financial year in which the securitisation transaction is concluded.

Settlement of segregated assets

From the summary statement below, it can be inferred that the management of segregated assets recorded a break-even result, through the allocation of the positive margin accrued in 2025 to the entity that had granted the subordinated loan in the form of additional remuneration.

Therefore, total assets coincide with total liabilities of segregated assets.

RECONCILIATION OF THE STATEMENT ON FOLLOWING PAGES

| | |
|---|---------------|
| TOTAL ASSETS | 1,294,475,738 |
| TOTAL LIABILITIES | 1,294,475,738 |
| FINANCIAL DIFFERENCE | 0 |
| RESULTS FROM PREVIOUS YEARS | 0 |
| RESULT FROM THE TRANSACTION FOR THE CURRENT FINANCIAL YEAR | 0 |

For the comments on the notes under the statement below, reference is made to the following pages.

SUMMARY STATEMENT OF SECURITISED ASSETS AND NOTES ISSUED

| SUMMARY STATEMENT | | 31/12/2025 | 31/12/2024 |
|-------------------|---|------------------------|------------------------|
| A | Securitized assets | 1,156,250,971 | 1,186,542,393 |
| A.1 | Receivables | 1,156,250,971 | 1,186,542,393 |
| B | Uses of liquidity from management of receivables | 138,224,767 | 32,066,976 |
| B.3 | Liquidity | 133,053,569 | 26,643,675 |
| B.4 | Investments and investments treated as liquidity | 4,608,849 | 5,411,635 |
| B.6 | Other receivables | 562,349 | 11,665 |
| D | Loans received | (1,234,477,786) | (1,218,435,246) |
| E | Other liabilities | (59,997,952) | (174,123) |
| E.1 | Suppliers for services rendered to securitisation | (330) | (18,661) |
| E.2 | Accrued expense and deferred income | (123,337) | (63,674) |
| E.3 | Payables to the Originator | (59,863,644) | 0 |
| E.4 | Sundry payables | (10,641) | (91,787) |
| G | Transaction commissions and fees | 671,523 | 155,099 |
| G.1 | For Servicing | 450,318 | 59,467 |
| G.2 | For other services | 221,205 | 95,632 |
| H | Other charges | 51,038,784 | 5,852,989 |
| H.1 | Value adjustments to receivables | 1,644,963 | 927,436 |
| H.2 | Interest expense | 49,278,462 | 4,905,157 |
| H.4 | Other charges | 115,359 | 20,396 |
| I | Interest generated from securitized assets | (45,929,613) | 2,741,484 |
| L | Other revenues | (5,780,694) | (8,749,572) |
| L.1 | Interest income | (2,118,014) | (44,866) |
| L.2 | Value write-backs on receivables | (3,286,353) | (7,283,783) |
| L.4 | Other revenues | (376,327) | (1,420,923) |

BREAKDOWN OF THE MAIN ITEMS IN THE STATEMENT ON THE PREVIOUS PAGE

| STATEMENT – BREAKDOWN OF ITEMS | | 31/12/2025 | 31/12/2024 |
|---------------------------------------|--|------------------------|------------------------|
| A.1 | Receivables | 1,156,250,971 | 1,186,542,393 |
| a. | LOANS – PRINCIPAL | 1,154,954,346 | 1,184,524,331 |
| b. | LOAN INSTALMENTS FALLEN DUE – INTEREST | 150,478 | 250,578 |
| c. | LOAN INSTALMENTS FALLEN DUE – CAPITAL QUOTA | 351,023 | 457,048 |
| d. | PROVISION FOR WRITE-DOWN OF NON-PERFORMING SECURITISED LOANS | (9,080,796) | (9,818,735) |
| e. | LOANS –DEFAULT INTEREST | 764 | 312 |
| f. | ACCRUED INTEREST INCOME RECEIVABLE ON LOANS | 2,287,546 | 2,831,931 |
| g. | ADJUSTMENT TO RECEIVABLES AT AMORTISED COST. | 7,587,610 | 8,296,927 |
| B.3 | Liquidity | 133,053,569 | 26,643,675 |
| a. | COLLECTION ACCOUNT | 120,775,144 | 26,611,758 |
| b. | BANKS ON ACCOUNT OF AMOUNTS TO BE PAID | 1,551,720 | 31,917 |
| c. | CASH RESERVE ACCOUNT | 10,726,705 | 0 |
| B.4 | Investments and investments treated as liquidity. | 4,608,849 | 5,411,635 |
| a. | RECEIVABLES FOR AMOUNTS TO BE COLLECTED | 4,608,849 | 5,411,635 |
| B.6 | Other receivables | 562,349 | 11,665 |
| a. | WITHHOLDING TAX RECEIVABLES FROM THE TAX OFFICE ON INTEREST INCOME FROM CURRENT ACCOUNTS | 562,349 | 11,665 |
| D | Borrowings | (1,234,477,786) | (1,218,435,246) |
| a. | PAYABLES FOR SUBORDINATED LOAN | (1,213,530,089) | (1,213,530,089) |
| b. | INTEREST PAYABLE ON SUBORDINATED LOAN | (20,947,697) | (4,905,157) |
| E.1 | Suppliers for services rendered to securitization | (330) | (18,661) |
| a. | PAYABLES TO SUPPLIERS | (330) | (18,661) |
| E.2 | Accrued expenses and deferred income | (123,337) | (63,674) |
| a. | ACCRUED EXPENSES | (12,694) | (4,207) |
| b. | ACCRUED EXPENSES FOR SERVICING FEE | (110,643) | (59,468) |
| E.3 | Payables to the Originator | (59,863,644) | 0 |
| a. | PAYABLES TO THE ASSIGNOR/ORIGINATOR | (59,863,644) | 0 |
| E.4 | Sundry payables | (10,641) | (91,787) |
| a. | ADVANCES ON EXPENSES ON ORDINARY OPERATIONS | (10,641) | (91,440) |
| b. | VAT PAYABLES TO THE TAX OFFICE | 0 | (347) |
| G.1 | Servicing | 450,318 | 59,467 |
| a. | SERVICING | 98,986 | 47,567 |
| b. | SUB-SERVICING | 351,332 | 11,900 |
| G.2 | Commissions for other services | 221,205 | 95,632 |
| G.2a | CORPORATE EXPENSES | 157,477 | 94,794 |
| G.2b | ONGOING EXPENSES | 63,728 | 838 |
| H.1 | Value adjustments to receivables | 1,644,963 | 927,436 |
| a. | COSTS FOR IAS ADJUSTMENTS | 1,492,803 | 927,436 |
| b. | GENERAL WRITE-DOWN OF RECEIVABLES | 152,160 | 0 |
| H.2 | Interest expense | 49,278,462 | 4,905,157 |
| a. | INTEREST EXPENSE ON SUBORDINATED LOANS | 3,075,962 | 345,519 |

| | | | | |
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| | b. | VARIABLE INTEREST EXPENSE ON SUBORDINATED LOAN | 46,202,500 | 4,559,638 |
| H.4 | | Other charges | 115,359 | 20,396 |
| | a. | BANK CHARGES AND EXPENSES | 18,612 | 1,387 |
| | b. | UP-FRONT EXPENSES | 9,882 | 17,080 |
| | c. | LEGAL AND NOTARIAL FEES THAT CANNOT BE CAPITALISED | 12,207 | 1,929 |
| | d. | PUBLICATION EXPENSES | 69,617 | 0 |
| | e. | CONTINGENT LIABILITIES | 4,067 | 0 |
| | f. | TRANSLATION EXPENSES | 976 | 0 |
| | g. | EXCHANGE DIFFERENCES | (10) | 0 |
| | h. | SUNDRY CHARGES AND SANCTIONS | 8 | 0 |
| I | | Interest generated from securitised assets | (45,929,613) | 2,741,484 |
| | a. | INTEREST INCOME FROM SECURITISED LOANS | (45,909,809) | 2,743,632 |
| | b. | DEFAULT INTEREST INCOME FROM SECURITISED LOANS | (19,804) | (2,148) |
| L.1 | | Interest income | (2,118,014) | (44,866) |
| | a. | INTEREST INCOME FROM CURRENT ACCOUNT | (2,118,014) | (44,866) |
| L.2 | | Value write-backs on receivables | (3,286,353) | (7,283,783) |
| | a. | VALUE WRITE-BACKS ON RECEIVABLES | (3,286,311) | (7,283,783) |
| | B. | CONTINGENT ASSETS ON LOANS | (42) | 0 |
| L.4 | | Other revenues | (376,327) | (1,420,923) |
| | a. | PENALTIES/OTHER | (243,225) | (33,007) |
| | b. | REVENUES FOR IAS ADJUSTMENTS | (133,102) | (1,387,916) |

QUALITATIVE INFORMATION

L.2 DESCRIPTION AND PERFORMANCE OF THE TRANSACTION

1. First assignment

The transaction was completed through the execution of the framework assignment agreement of receivables on 13 November 2024.

This agreement regulates the assignment of the initial portfolio of receivables and the subsequent assignments which will be included in a single issue of Covered Bonds (the “Programme”) issued by Iccrea Banca S.p.A., in the context of which the Company acts in the capacity as Guarantor through the provision of an irrevocable, unconditional and autonomous first-demand guarantee in favour of the Covered Bond holders.

As part of the above-mentioned programme of assignments, it is announced that, on 20 November 2024, the Guarantor acquired the initial portfolios without recourse from the originator banks.

The purchase by the Guarantor of the receivables included in each initial portfolio was financed by the Seller Banks through a subordinated loan for an amount equal to the price of assignment.

| | |
|--|------------------|
| ➤ Date of the Initial Assignment agreement (legal effect): | 20 November 2024 |
| ➤ Economic effective date of the Initial Assignment: | 14 November 2024 |
| ➤ Valuation date: | 15 October 2024 |
| ➤ Date of disbursement of loans: | 20 November 2024 |
| ➤ Date of issue of the first series of Covered Bonds | 26 November 2024 |
| ➤ Date of signature of the guarantee on Covered Bonds | 22 November 2024 |

Initial Seller Banks

| | |
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| ➤ Company/business name: | Banca di Credito Cooperativo di Milano - Società Cooperativa |
| ➤ Legal status: | Cooperative company |
| ➤ Registered Office: | Via A. De Gasperi 11 - 20061 Carugate |
| ➤ Fiscal code and Register of Companies: | 01132850155 |
| ➤ Register of Banks: | 4496 |
| ➤ Banking group: | Iccrea Cooperative |

Banking Group

- Company/Business Name: BCC Veneta – Credito Cooperativo - Società Cooperativa
- Legal status: Cooperative company
- Registered Office: Via Perlana 78, 36030 – Fara Vicentino (VI)
- Fiscal code and Register of Companies: 00232120246
- Register of Banks: 4302
- Banking group: Iccrea Cooperative Banking Group

- Company/Business Name: Banca di Credito Cooperativo Venezia Giulia – Società Cooperativa
- Legal status: Cooperative company
- Registered Office: Via Roma, 20 – 340132, Trieste (TS)
- Fiscal code and Register of Companies: 00064500317
- Register of Banks: 3476
- Banking group: Iccrea Cooperative Banking Group

- Company/Business Name: Credito Cooperativo Friuli (Credifriuli) Società Cooperativa
- Legal status: Cooperative company
- Registered Office: Via Giovanni Paolo II 27 - 33100 Udine (UD)
- Fiscal code and Register of Companies: 02216020301
- Register of Banks: 5503
- Banking group: Iccrea Cooperative Banking Group

- Company/Business Name: Credito Cooperativo
Ravennate, Forlivese e
Imolese - Società
Cooperativa
- Legal status: Cooperative company
- Registered Office: P.zza della Libertà, 14,
48018 Faenza (RA)
- Fiscal code and Register of Companies: 01445030396
- Register of Banks: 5387
- Banking group: Iccrea Cooperative
Banking Group

- Company/Business Name: Emil Banca - Credito
Cooperativo - Società
Cooperativa
- Legal status: Cooperative company
- Registered Office: Via G. Mazzini n.152 -
40138 Bologna (BO)
- Fiscal code and Register of Companies: 02888381205
- Register of Banks: 5701
- Banking group: Iccrea Cooperative
Banking Group

- Company/Business Name: Banca della Marca Credito
Cooperativo - Società
Cooperativa
- Legal status: Cooperative company
- Registered Office: Via G. Garibaldi 46 -
31010 Orsago (TV)
- Fiscal code and Register of Companies: 03669140265
- Iscrizione Albo banche: 5502
- Banking group: Iccrea Cooperative
Banking Group

- Company/Business Name: Cassa Rurale ed Artigiana
di Binasco – Credito
Cooperativo - Società
Cooperativa
- Legal status: Cooperative company
- Registered Office: Via Turati n. 2
20082 - Binasco
- Fiscal code and Register of Companies: 00772010153
- Register of Banks: 2165
- Banking group: Iccrea Cooperative
Banking Group

- Company/Business Name: Banca di Credito
Cooperativo di Busto
Garolfo e Buguggiate –
Società Cooperativa
- Legal status: Cooperative company
- Registered Office: Via Manzoni n.50
20020 - Busto Garolfo
- Fiscal code and Register of Companies: 00688150150
- Register of Banks: 3758
- Banking group: Iccrea Cooperative
Banking Group

- Company/Business Name: Terre Etrusche di
Valdichiana e di
Maremma - Credito
Cooperativo - S.C.
- Legal status: Cooperative company
- Registered Office: Via Porsenna n. 54
53043 - Chiusi
- Fiscal code and Register of Companies: 01602230532
- Register of Banks: 8063
- Banking group: Iccrea Cooperative
Banking Group

- Company/Business Name: Banca di Credito Cooperativo di Roma – Società Cooperativa
- Legal status: Cooperative company
- Registered Office: Via Sardegna, 129 – 00187, Rome (RM)
- Fiscal code and Register of Companies: 01275240586
- Register of Banks: 4516
- Banking group: Iccrea Cooperative Banking Group

- Company/Business Name: Credito Padano Banca di Credito Cooperativo – Società Cooperativa
- Legal status: Cooperative company
- Registered Office: Via Dante Alighieri, 213 - 26100 – Cremona (CR)
- Fiscal code and Register of Companies: 01039280191
- Register of Banks: 5204
- Banking group: Iccrea Cooperative Banking Group

- Company/Business Name: Banca di Credito Cooperativo di Bellegra-Societa' Cooperativa
- Legal status: Cooperative company
- Registered Office: Via Roma, 37 00030 – Bellegra (RM)
- Fiscal code and Register of Companies: 01041710581
- Register of Banks: 4603
- Banking group: Iccrea Cooperative Banking Group

- Company/Business Name: Banca Alpi Marittime Credito Cooperativo Carrù S.c.p.a.
- Legal status: Cooperative company

- Registered Office: Via Stazione, 10 – 12061 Carrù
- Fiscal code and Register of Companies: 00195530043
- Register of Banks: 4291
- Banking group: Iccrea Cooperative Banking Group

- Company/Business Name: RivieraBanca Credito Cooperativo di Rimini e Gradara Società Cooperativa
- Legal status: Cooperative company
- Registered Office: Via Mancini, 21 61012 - Gradara
- Fiscal code and Register of Companies: 04241950403
- Register of Banks: 8053
- Banking group: Iccrea Cooperative Banking Group

- Company/Business Name: Credito Cooperativo Romagnolo – BCC di Cesena e Gatteo S.C.
- Legal status: Cooperative company
- Registered Office: Viale G. Bovio, 76, 47521 – Cesena (FC)
- Fiscal code and Register of Companies: 04241970401
- Register of Banks: 8052
- Banking group: Iccrea Cooperative Banking Group

- Company/Business Name: Banca Centropadana Credito Cooperativo – Società Cooperativa
- Legal status: Cooperative company
- Registered Office: Corso Roma, 100, 26900 – Lodi
- Fiscal code and Register of Companies: 12514870158

- Register of Banks: 5380
- Banking group: Iccrea Cooperative
Banking Group

Assigned receivables

The Initial Seller Banks have assigned, through an assignment without recourse (*pro soluto*), pursuant to and for the purposes of the combined provisions of articles 1 and 4 of Law no. 130 of 30 April 1999, a portfolio of receivables that can be identified in bulk and arise from collateral-backed loans.

- Nominal value of loans at the valuation date: 1,209,008,785
- Price of assignment (including accruing interest): 1,213,530,089
- Type of assets: The portfolio is made up of receivables arising from: residential and commercial mortgage loans.
- Nature of receivables purchased: The features of the purchased receivables were published, in detail, in the Official Gazette (*Gazzetta Ufficiale*), part II, no. 138 of 23 November 2024, in order to also notify the debtors that the assignment had taken place.
- Quality of receivables purchased: At the time of the assignment, receivables were classified as performing loans on the basis of the criteria applied by the Assignors in compliance with the regulations issued by the Bank of Italy.

2. Second assignment

On 17 June 2025, some of the Initial Seller Banks (Credito Cooperativo Romagnolo – BCC di Cesena e Gatteo sc, Emil Banca - Credito Cooperativo - Società Cooperativa, Banca della Marca Credito Cooperativo - Società Cooperativa, Credito Cooperativo Friuli – Società Cooperativa, Banca Centropadana Credito Cooperativo - Società Cooperativa, Banca di Credito Cooperativo di Roma – Società Cooperativa, Banca Alpi Marittime Credito Cooperativo Carrù S.c.p.A., Banca di Credito Cooperativo di Milano - Società Cooperativa, Credito Padano Banca di Credito Cooperativo – Società Cooperativa, Credito Cooperativo Ravennate, Forlivese e Imolese - Società Cooperativa, BCC Veneta - Credito Cooperativo - Società Cooperativa, Terre Etrusche di Valdichiana e di Maremma - Credito Cooperativo – S.c. and Rivierabanca - Credito Cooperativo di Rimini e Gradara) assigned, without recourse and in bulk, pursuant to and for the purposes of the combined provisions of Articles 1 and 4 of Law no. 130 of 30 April 1999, a second portfolio of monetary receivables and related ancillary rights, classified as non-impaired in accordance with the reporting framework applicable for credit institutions, arising from agreements of land and/or residential mortgage loans disbursed in favour of individuals and businesses.

Assigned receivables

The Seller Banks which are already members of the Programme have assigned, through an assignment without recourse (*pro soluto*), pursuant to and for the purposes of the combined provisions of Articles 1 and 4 of Law no. 130 of 30 April 1999, a second portfolio of receivables that can be identified in bulk and arise from collateral-backed loans.

- Nominal value of loans at the valuation date: 64,597,418
- Price of assignment (including accruing interest): 64,678,233
- Type of assets: The portfolio is made up of receivables arising from: residential and commercial mortgage loans.
- Nature of receivables purchased: The features of the purchased receivables were published, in detail, in the Official Gazette (*Gazzetta Ufficiale*), part II, no. 74 of 24 June 2025, in order to also notify the debtors that the assignment had taken

- place.
- Quality of receivables purchased: At the time of the assignment, receivables were classified as performing loans on the basis of the criteria applied by the Assignors in compliance with the regulations issued by the Bank of Italy.

3. Third assignment

On 18 September 2025, some of the Initial Seller Banks (Credito Cooperativo Romagnolo BCC di Cesena e Gatteo S.C. ; Emil Banca Credito Cooperativo Società Cooperativa; Banca della Marca Credito Cooperativo-Società Cooperativa; Credito Cooperativo Friuli (Credifriuli) – Società Cooperativa; Banca Centropadana Credito Cooperativo Società Cooperativa; Banca di Credito Cooperativo di Bellegra Sc; Cassa Rurale ed Artigiana Di Binasco-Credito Cooperativo-Società Cooperativa; Banca di Credito Cooperativo di Busto Garolfo e Buguggiate-Società Cooperativa; Banca Alpi Marittime Credito Cooperativo Carrù Scpa; Credito Padano Banca di Credito Cooperativo Società Cooperativa; Credito Cooperativo Ravennate, Forlivese E Imolese Società Cooperativa; Bcc Veneta-Credito Cooperativo-Società Cooperativa; Banca di Credito Cooperativo Venezia Giulia Società Cooperativa and RivieraBanca Credito Cooperativo di Rimini e Gradara Società Cooperativa) assigned, without recourse and in bulk, pursuant to and for the purposes of the combined provisions of Articles 1 and 4 of Law no. 130 of 30 April 1999, a third portfolio of monetary receivables and related ancillary rights, classified as non-impaired in accordance with the reporting framework applicable for credit institutions, arising from agreements of land and/or residential mortgage loans disbursed in favour of individuals and businesses.

Assigned receivables

The Seller Banks which are already members of the Programme have assigned, through an assignment without recourse (*pro soluto*), pursuant to and for the purposes of the combined provisions of Articles 1 and 4 of Law no. 130 of 30 April 1999, a third portfolio of receivables that can be identified in bulk and arise from collateral-backed loans.

- | | |
|--|------------|
| ➤ Nominal value of loans at the valuation date: | 45,415,065 |
| ➤ Price of assignment (including accruing interest): | 45,451,488 |

- Type of assets: The portfolio is made up of receivables arising from: residential and commercial mortgage loans.
- Nature of receivables purchased: The features of the purchased receivables were published, in detail, in the Official Gazette (*Gazzetta Ufficiale*), part II, no. 114 of 25 September 2025, in order to also notify the debtors that the assignment had taken place.
- Quality of receivables purchased: At the time of the assignment, receivables were classified as performing loans on the basis of the criteria applied by the Assignors in compliance with the regulations issued by the Bank of Italy.

4. Fourth assignment

On 17 November 2025, some of the Initial Seller Banks (Credito Cooperativo Romagnolo BCC di Cesena e Gatteo S.C.; Emil Banca Credito Cooperativo Società Cooperativa; Banca della Marca Credito Cooperativo-Società Cooperativa; Credito Cooperativo Friuli (Credifriuli) – Società Cooperativa; Banca Centropadana Credito Cooperativo Società Cooperativa; Banca di Credito Cooperativo di Roma - Società Cooperativa; Banca Alpi Marittime Credito Cooperativo Carrù Scpa; Banca di Credito Cooperativo di Milano - Società Cooperativa; Credito Padano Banca di Credito Cooperativo Società Cooperativa; Credito Cooperativo Ravennate, Forlivese E Imolese Società Cooperativa; Bcc Veneta-Credito Cooperativo-Società Cooperativa; Terre Etrusche di Valdichiana e di Maremma - Credito Cooperativo - S.C. and RivieraBanca Credito Cooperativo di Rimini e Gradara Società Cooperativa) assigned, without recourse and in bulk, pursuant to and for the purposes of the combined provisions of Articles 1 and 4 of Law no. 130 of 30 April 1999, a fourth portfolio of monetary receivables and related ancillary rights, classified as non-impaired in accordance with the reporting framework applicable for credit institutions,

arising from agreements of land and/or residential mortgage loans disbursed in favour of individuals and businesses.

Assigned receivables

The Seller Banks which are already members of the Programme have assigned, through an assignment without recourse (*pro soluto*), pursuant to and for the purposes of the combined provisions of Articles 1 and 4 of Law no. 130 of 30 April 1999, a fourth portfolio of receivables that can be identified in bulk and arise from collateral-backed loans.

- Nominal value of loans at the valuation date: 60,054,373
- Price of assignment (including accruing interest): 59,863,644
- Type of assets: The portfolio is made up of receivables arising from: residential and commercial mortgage loans.
- Nature of receivables purchased: The features of the purchased receivables were published, in detail, in the Official Gazette (*Gazzetta Ufficiale*), part II, no. 138 of 22 November 2025, in order to also notify the debtors that the assignment had taken place.
- Quality of receivables purchased: At the time of the assignment, receivables were classified as performing loans on the basis of the criteria applied by the Assignors in compliance with the regulations issued by the Bank of Italy.

1) Performance of the transaction

The transaction is being carried out regularly, no irregularities have been reported with respect to the

provisions under the contractual documentation.

Specifically, in relation to the payments referable to subordinated loans, it should be noted that they will be made in accordance with the payment priority order prepared by the Guarantor Calculation Agent.

2) Information relating to the performance of receivables

Compliance with the ratios indicated below is checked on a quarterly basis by the Asset Monitor of the transaction, which prepares, on a quarterly basis and at the request of the issuer of the Covered Bonds, a Report which analyses the following benchmarks:

- Nominal Value Test: the overall nominal value of the assets comprising the segregated assets must be equal at least to the nominal value of the Covered Bonds in place;
- Net Present Value Test: the present value of the assets comprising the segregated assets, net of all transaction costs to be borne by the Guarantor, including expected costs and charges from derivative contracts (if any) entered into to hedge financial risks in relation to the transaction, must be equal at least to the net present value of the Covered Bonds in place;
- Interest Coverage Test: interest and any other income generated from assets comprising the segregated assets, net of costs to be borne by the Guarantor, must be sufficient to cover interest and costs payable by the issuing bank on the Covered Bonds in place, taking account of derivative contracts (if any) entered into to hedge financial risks in relation to the transaction;
- Liquidity Buffer Target Amount Test: it verifies, on an ongoing basis, throughout the term of the Programme, that the assets comprising the segregated assets include a cash reserve equal to at least the maximum cumulative net cash outflow for the subsequent one hundred and eighty days;
- Minimum OC Requirement Test: it verifies that a minimum overcollateralization requirement of 5% is met in accordance with the provisions of Article 129 of Regulation (EU) No 575/2013 ("CRR").

It is confirmed that the abovementioned ratios had been complied with until the reporting date.

3) Other information relating to significant events

It should be noted that:

- on 17 June 2025, some of the Initial Seller Banks (Credito Cooperativo Romagnolo – BCC di Cesena e Gatteo sc, Emil Banca - Credito Cooperativo - Società Cooperativa, Banca della Marca Credito Cooperativo - Società Cooperativa, Credito Cooperativo Friuli – Società Cooperativa, Banca Centropadana Credito Cooperativo - Società Cooperativa, Banca di Credito Cooperativo di Roma – Società Cooperativa, Banca Alpi Marittime Credito Cooperativo Carrù S.c.p.A., Banca di Credito Cooperativo di Milano - Società Cooperativa, Credito Padano Banca di Credito

Cooperativo – Società Cooperativa, Credito Cooperativo Ravennate, Forlivese e Imolese - Società Cooperativa, BCC Veneta - Credito Cooperativo - Società Cooperativa, Terre Etrusche di Valdichiana e di Maremma - Credito Cooperativo – S.c. and RivieraBanca - Credito Cooperativo di Rimini e Gradara) assigned, without recourse and in bulk, pursuant to and for the purposes of the combined provisions of Articles 1 and 4 of Law no. 130 of 30 April 1999, a second portfolio of loans for a total consideration of Euro 64,678,233, financed entirely through the use of capital funds available at the respective Seller Banks;

- on 18 September 2025, some of the Initial Seller Banks (Credito Cooperativo Romagnolo BCC di Cesena e Gatteo S.C. ; Emil Banca Credito Cooperativo Società Cooperativa; Banca della Marca Credito Cooperativo-Società Cooperativa; Credito Cooperativo Friuli (Credifriuli) – Società Cooperativa; Banca Centropadana Credito Cooperativo Società Cooperativa; Banca di Credito Cooperativo di Bellegra Sc; Cassa Rurale ed Artigiana Di Binasco-Credito Cooperativo-Società Cooperativa; Banca di Credito Cooperativo di Busto Garolfo e Buguggiate-Società Cooperativa; Banca Alpi Marittime Credito Cooperativo Carrù Scpa; Credito Padano Banca di Credito Cooperativo Società Cooperativa; Credito Cooperativo Ravennate, Forlivese E Imolese Società Cooperativa; Bcc Veneta-Credito Cooperativo-Società Cooperativa; Banca di Credito Cooperativo Venezia Giulia Società Cooperativa and RivieraBanca Credito Cooperativo di Rimini e Gradara Società Cooperativa) assigned, without recourse and in bulk, pursuant to and for the purposes of the combined provisions of Articles 1 and 4 of Law no. 130 of 30 April 1999, a third portfolio of loans for a total consideration of Euro 45,451,488, financed entirely through the use of capital funds available at the respective Seller Banks;
- on 17 November 2025, some of the Initial Seller Banks (Credito Cooperativo Romagnolo BCC di Cesena e Gatteo S.C.; Emil Banca Credito Cooperativo Società Cooperativa; Banca della Marca Credito Cooperativo-Società Cooperativa; Credito Cooperativo Friuli (Credifriuli) – Società Cooperativa; Banca Centropadana Credito Cooperativo Società Cooperativa; Banca di Credito Cooperativo di Roma - Società Cooperativa; Banca Alpi Marittime Credito Cooperativo Carrù Scpa; Banca di Credito Cooperativo di Milano - Società Cooperativa; Credito Padano Banca di Credito Cooperativo Società Cooperativa; Credito Cooperativo Ravennate, Forlivese E Imolese Società Cooperativa; Bcc Veneta-Credito Cooperativo-Società Cooperativa; Terre Etrusche di Valdichiana e di Maremma - Credito Cooperativo - S.C. and RivieraBanca Credito Cooperativo di Rimini e Gradara Società Cooperativa) assigned, without recourse and in bulk, pursuant to and for the purposes of the combined provisions of Articles 1 and 4 of Law no. 130 of 30 April 1999, a fourth portfolio of loans for a total consideration of Euro 59,863,644, financed entirely through the use of capital funds available at the respective Seller Banks.

The transaction had a regular performance, and no irregularities were found with respect to the contractual documentation.

With reference to the payments referable to subordinated loans, it should be noted that on the payment date falling on 10 February 2025 the Company did not proceed with the payment of accrued interest in accordance with the priority order of payments prepared by the Guarantor Calculation Agent in accordance with the contractual documentation of the Program and in compliance with the tests. It should be noted that interest accrued and not paid in accordance with the contractual documentation will be recovered on subsequent payment dates within the limits of the Guarantor's available funds on interest account. No further interest will accrue on the unpaid and deferred Base Interest.

L.3 I INDICATION OF THE PARTIES INVOLVED

| | |
|-------------------------|--|
| <i>Issuer of CBs</i> | Iccrea Banca S.p.A. |
| <i>Guarantor of CBs</i> | Iccrea Covered Bond 2 S.r.l. |
| <i>Sellers</i> | Banca di Credito Cooperativo di Milano – Società Cooperativa Banca di Credito Cooperativo Venezia Giulia – Società Cooperativa BCC Veneta – Credito Cooperativo – Società Cooperativa Credito Cooperativo Friuli (Credifriuli) – Società Cooperativa Emil Banca - Credito Cooperativo - Società Cooperativa Credito Cooperativo Ravennate, Forlivese e Imolese - Società Cooperativa Cassa Rurale ed Artigiana di Binasco - Credito Cooperativo Società Cooperativa Banca di Credito Cooperativo di Busto Garolfo e Buguggiate – Società Cooperativa Banca della Marca Credito Cooperativo - Società Cooperativa Terre Etrusche di Valdichiana e di Maremma - Credito Cooperativo - S.C. Credito Padano Banca di Credito Cooperativo – Società Cooperativa |

| | |
|------------------------|---|
| | Banca di Credito Cooperativo di Roma – Società Cooperativa |
| | Banca Alpi Marittime Credito Cooperativo Carrù S.c.p.a. |
| | Banca di Credito Cooperativo di Bellegra – Società Cooperativa |
| | RivieraBanca Credito Cooperativo di Rimini e Gradara Società Cooperativa |
| | Credito Cooperativo Romagnolo – BCC di Cesena e Gatteo sc. |
| | Banca Centropadana Credito Cooperativo - Società Cooperativa |
| <i>Master Servicer</i> | Iccrea Banca S.p.A. |
| <i>Servicers</i> | Banca di Credito Cooperativo di Milano – Società Cooperativa |
| | Banca di Credito Cooperativo Venezia Giulia – Società Cooperativa |
| | BCC Veneta – Credito Cooperativo - Società Cooperativa |
| | Credito Cooperativo Friuli (Credifriuli) – Società Cooperativa |
| | Emil Banca - Credito Cooperativo - Società Cooperativa Credito Cooperativo Ravennate, Forlivese e Imolese - Società Cooperativa |
| | Cassa Rurale ed Artigiana di Binasco - Credito Cooperativo Società Cooperativa |
| | Banca di Credito Cooperativo di Busto Garolfo e Buguggiate – Società Cooperativa |
| | Banca della Marca Credito Cooperativo - Società Cooperativa |
| | Terre Etrusche di Valdichiana e di Maremma - Credito Cooperativo - S.C. |
| | Credito Padano Banca di Credito Cooperativo – Società Cooperativa |
| | Banca di Credito Cooperativo di Roma – Società Cooperativa |

Subordinated Lender

Banca Alpi Marittime Credito Cooperativo Carrù
S.c.p.a.

Banca di Credito Cooperativo di Bellegra – Società
Cooperativa

RivieraBanca Credito Cooperativo di Rimini e Gradara
Società Cooperativa

Credito Cooperativo Romagnolo – BCC di Cesena e
Gatteo sc.

Banca Centropadana Credito Cooperativo - Società
Cooperativa

Banca di Credito Cooperativo di Milano – Società
Cooperativa

Banca di Credito Cooperativo Venezia Giulia – Società
Cooperativa

BCC Veneta – Credito Cooperativo - Società
Cooperativa

Credito Cooperativo Friuli (Credifriuli) – Società
Cooperativa

Emil Banca - Credito Cooperativo - Società Cooperativa
Credito Cooperativo Ravennate, Forlivese e Imolese -
Società Cooperativa

Cassa Rurale ed Artigiana di Binasco - Credito
Cooperativo Società Cooperativa

Banca di Credito Cooperativo di Busto Garolfo e
Buguggiate – Società Cooperativa

Banca della Marca Credito Cooperativo - Società
Cooperativa

Terre Etrusche di Valdichiana e di Maremma - Credito
Cooperativo - S.C.

Credito Padano Banca di Credito Cooperativo –
Società Cooperativa

Banca di Credito Cooperativo di Roma – Società
Cooperativa

Banca Alpi Marittime Credito Cooperativo Carrù
S.c.p.a.

| | |
|---|--|
| | Banca di Credito Cooperativo di Bellegra -Società cooperativa |
| | RivieraBanca Credito Cooperativo di Rimini e Gradara Società Cooperativa |
| | Credito Cooperativo Romagnolo – BCC di Cesena e Gatteo sc. |
| | Banca Centropadana Credito Cooperativo - Società Cooperativa |
| <i>Guarantor Corporate Servicer</i> | Banca Finanziaria Internazionale S.p.A. |
| <i>Guarantor Calculation Agent</i> | Banca Finanziaria Internazionale S.p.A. |
| <i>Account Bank</i> | Iccrea Banca S.p.A. |
| <i>Operating Bank</i> | Iccrea Banca S.p.A. |
| <i>Principal Paying Agent</i> | BNP Paribas SA |
| <i>Representative of the Covered Bond Holders</i> | Banca Finanziaria Internazionale S.p.A. |
| <i>Asset Monitor</i> | Deloitte & Touche S.p.A. |
| <i>Quotaholders</i> | Iccrea Banca S.p.A. and Stichting Sabudia |
| <i>Quotaholder Corporate Servicer</i> | Wilmington Trust SP Services (London) Limited |
| <i>Test Calculation Agent</i> | Iccrea Banca S.p.A. |
| <i>Back-up Account Bank</i> | BNP Paribas SA |

Obligations of the sellers

At the date of assignment, the Company in its capacity as Guarantor and the Seller Banks entered into a guarantee and indemnity agreement pursuant to which the assignors made specific representations and warranties in favour of the Guarantor in relation to the portfolio of receivables assigned and agreed to indemnify the Guarantor in relation to certain costs, expenses and liabilities which the latter should incur in relation to the purchase and ownership of the portfolio.

For the illustration of any other possible obligations of the assignor and of any other party involved in the transaction for any reason whatsoever, reference is made to paragraph “L.5 Additional financial transactions”.

Contractual relationships between the parties involved

The Guarantor has appointed the Seller Banks, as Servicers, and Iccrea Banca S.p.A., as Master Servicer, for the management of receipts on the loans in the segregated assets. Pursuant to Law no. 130/1999, they

are responsible for monitoring the transaction so that it may be carried out in accordance with law and the prospectus.

Any receipts from the receivables are credited to the Collection Account, which is registered in the name of the Guarantor and held with the Account Bank (Iccrea Banca S.p.A.).

On the basis of the reports provided by the Servicers and the Master Servicer in relation to the performance of the transaction and, more specifically, to the receipts on receivables and the other items which contribute to the setting-up of the funds available to the Guarantor, Banca Finanziaria Internazionale S.p.A., in its capacity as Guarantor Calculation Agent, distributes these funds at each date of payment on account of fees and expenses to the various persons which have been appointed to carry out specific functions for the segregated assets and by way of remuneration of subordinated loans. Paragraph L.4) considers, more in detail, the funds available to the Guarantor and the priority order that it is required to comply with in order to make payments to the counterparties.

On the contrary, the management of administrative and accounting services is the responsibility of Banca Finanziaria Internazionale S.p.A., in the capacity as Guarantor Corporate Servicer.

The role of Representative of the Covered Bond holders is carried out by Banca Finanziaria Internazionale S.p.A..

L.4 CHARACTERISTICS OF THE ISSUES

For information purposes, below is reported the following information relating to the bonds issued by Iccrea Banca S.p.A., for which the vehicle performs the duties of Guarantor.

| | |
|-------------------|------------------|
| Series | 1 |
| ISIN Code | IT0005623753 |
| Common Code | Not applicable |
| Denomination | 100,000 |
| Issue date | 26 November 2024 |
| Maturity date | 26 November 2029 |
| Extended maturity | 26 November 2030 |
| Currency | Euro |
| Amount | 750,000,000 |
| Type of rate | Fixed |
| Coupon | 2.750% |
| Applicable law | Italian |

Allocation of cash flows arising from the portfolio of receivables

The allocation of the cash flows arising from the portfolio of purchased receivables follows the order provided for in the Intercreditor Agreement, or Agreement between the creditors of the issuer.

The funds made available by the issuer are allocated according to the following priority order.

Waterfall relating to the application of available funds on account of interest:

- payment of corporate expenses and reinstatement of the Retention Amount;
- payment of fees to the Representative of the bondholders;
- payments of fees to the Company's Agents and the swap counterparty (if any);
- payment of the Cash Reserve Amount;
- allocation to available funds on account of principal for an amount equal to the funds on account of principal allocated to available funds on account of interest on the previous payment dates and not yet repaid;
- payment of the base interest accrued on each loan to Subordinated Lenders;
- payment of additional amounts due to the swap counterparty;
- payment of the accrued premium on each loan to Subordinated Lenders.

Waterfall relating to the application of available funds on account of principal:

- transfer of an amount equal to the shortfall, if any, occurring on the current payment date, in the event that available funds on account of interest are insufficient for the payment of corporate expenses, the reinstatement of Retention Amount, the payment of fees to the Representative of the Covered Bonds and the Company's other Agents, the payment to the swap counterparty, and the payment of Cash Reserve Amount, according to the priority order applicable on account of interest;
- payment of the price of new loan portfolios or other assets;
- payments on account of principal (if any) due to the swap counterparty;
- repayment, if requested by the lenders and provided this does not result in a breach of tests conducted by the Asset Monitor and the Test Calculation Agent, of Subordinated Loans;
- allocation of unused funds to the Collection Account according to the highest priority items.

L.5 ADDITIONAL FINANCIAL TRANSACTIONS

It should be noted that, as from the first payment date of the guarantor, a Cash Reserve Amount will be set aside equal to the sum of:

- the Company's expenses to be paid on the next two payment dates;
- the fees due to the senior agents to be paid on the next two payment dates;
- the coupons maturing in the next two quarters for each of the Covered Bonds.

This reserve thus ensures, even in the event of the issuer's default, the payment of the Guarantor's senior expenses, as well as the payment of coupons on the Covered Bonds issued for the next two quarters. This reserve, which is restated and updated on each payment date of the Company, amounted to Euro 10,726,705 as at the reporting date for the financial statements for the Financial Year.

L.6 OPERATIONAL POWERS OF THE ASSIGNEE COMPANY

The Company, as assignee and Guarantor, has operational powers limited by its articles of association. Specifically, section 3 provides that:

“The Company’s sole purpose is the purchase from banks, for valuable consideration, within the scope of one or more issues (including both individual transactions and issue programmes) of Covered Bonds in accordance with Title 1-*bis* of Law 130 of 30 April 1999, and the Supervision provisions for banks laid down in the Bank of Italy’s circular letter 285 of 17 December 2013, as amended and supplemented, concerning eligible assets in accordance with Article 7-*novies* of Law no. 130 of 30 April 1999, as amended, by taking out loans, which are granted or guaranteed by banks or by the seller banks in accordance with Article 7-*sexies* b) of Law no. 130 of 30 April 1999, as amended, as well as the provision of guarantees for the bonds issued by the same banks or by any other bank in accordance with Article 7-*sexies* e) and 7-*quaterdecies* of Law no. 130 of 30 April 1999, as amended. The Company will carry out the activities referred to above according to the terms and conditions and the methods set out in the regulations applicable to the issues of covered bonds in accordance with Title 1-*bis* of Law 130 of 30 April 1999, as amended and supplemented, and related implementing provisions. In accordance with the aforesaid provisions of law, the eligible assets purchased by the Company, together with any related accessory item, the amounts paid out by the related debtors, and the credit right attached to insurance contracts against non-life risk, as well as any other receivables accrued by the assignee company within the scope of the issue transactions in which the Company participates, are aimed at satisfying the claims – even pursuant to Article 1180 of the Italian Civil Code - of the holders of the covered bonds referred to in Title 1-*bis* of Law no. 130 of 30 April 1999 and issued within the context of the issues in which the Company participates to the benefit of which the Company has provided guarantees, as well as of the counterparties to the derivative contracts entered into to hedge the risks associated with assets included in segregated assets and any other additional contract. They are also aimed at the payment of other transaction costs, on a priority basis with respect to the repayment of loans, which are also granted or secured by the seller banks pursuant to Title 1-*bis* of Law no. 130 of 30 April 1999, as amended and supplemented, and related implementing provisions.

The eligible assets purchased by the Company within each issue or programme, as well as other segregated assets pursuant to Article 7-*octies*, paragraph 2, of Law no. 130 of 30 April 1999, constitute assets which are separate for all purposes both from the Company's assets and from those relating to other issues or programmes, in relation to which no actions may be taken by any creditors other than the holders of the Covered Bonds issued and by the additional creditors referred to in the previous paragraph. Within the limits permitted by Law no. 130 of 30 April 1999, as amended and supplemented, and related implementing provisions, the Company may also carry out additional transactions to be entered into for the provision of guarantees and the successful completion of the issues or programmes of Covered Bonds in which it participates, including taking out loans granted or guaranteed by the issuer bank for cash requirements, as well as carry out transactions of re-investment in eligible assets and in other financial assets of funds deriving from the management of the assets it has purchased pursuant to this corporate purpose and which are not immediately used to satisfy the rights of the holders of the Covered Bonds (issued within these issues), and of other creditors referred to above, and to pay transaction costs.

Within the issue of the Covered Bonds in which the Company participates, in compliance with the provisions of Law no. 130 of 30 April 1999, as amended and supplemented, and related implementing provisions, the Company may appoint third-party persons both for the collection of any purchased receivables and for the provision of such cash and payment services and it may also carry out any other activity permitted by Title 1-*bis* of Law no. 130 of 30 April 1999, as amended and supplemented, and related implementing provisions.”

All the main operational activities connected with the management of the transaction have been contracted out to third parties (see point L.3).

QUANTITATIVE INFORMATION

L.7) FLOW DATA RELATING TO RECEIVABLES

| Description | At 31/12/2025 | From the date of inception to 31/12/2024 |
|--|----------------------|--|
| Balance of receivables at the beginning of the Year | 1,186,542,393 | 0 |
| Increases | | |
| Purchase of the Initial Portfolio | | 1,213,530,089 |
| Purchase of the Subsequent Portfolio | 169,993,365 | 0 |
| Other increases, of which: | | |
| Interest income on loans | 45,909,808 | (2,743,632) |
| Default interest income | 19,804 | 2,148 |
| Value write-backs, of which: | | |
| Revenues for adjustments | 133,102 | 1,387,916 |
| Compensation for damage receivable from third-parties | 243,225 | 33,007 |
| Value write-backs on receivables | 3,286,311 | 7,283,783 |
| Contingent assets on loans | 42 | 0 |
| Decreases | | |
| Receipts | (227,920,271) | (32,023,482) |
| Repurchases by the originator | (20,311,845) | 0 |
| Value adjustments, of which: | | |
| Charges for adjustments | (1,492,803) | (927,436) |
| Write-down of receivables | (152,160) | 0 |
| Balance of receivables at the end of the Year | 1,156,250,971 | 1,186,542,393 |

During 2025, some seller banks repurchased loans totalling Euro 20,311,845. Following appropriate audits put in place by the Test Calculation Agent, it was established that the exercise of the repurchase option did not result in any violations of the Cover Pool Tests during 2025.

L.8) TREND IN OVERDUE RECEIVABLES

Receivables in the portfolio as at the reporting date had been adjusted as required by the Servicers in order to align the book value of the portfolio at its presumed realisable value, which reflects their actual recovery prospects.

During the transaction the credit control departments of the Servicers and of the Master Servicer continue to monitor the receivables and take recovery actions according to the manners set out in the Servicing Agreement.

L.9) CASH FLOWS

| | 31/12/2025 | 31/12/2024 |
|---|--------------------|-------------------|
| Inflows | | |
| Receipts credited by the Servicer to the Collection Account | 249,034,903 | 26,611,846 |
| Payment of net fees on current accounts | 1,567,331 | 33,201 |
| Total Inflows during the Year | 250,602,234 | 26,645,047 |
| Outflows | | |
| Payment of interest on subordinate loan | 2,991,689 | 0 |
| Interest payable on subordinated loan | 30,244,233 | 0 |
| Payment of the portfolio price | 110,129,720 | 0 |
| Advances of expenses on recurring operations | 220,110 | (15) |
| Suppliers | 505,602 | 0 |
| Expenses for services rendered by counterparties | 83,028 | 0 |
| Bank expenses | 17,958 | 1,387 |
| Total Outflows during the Year | 144,192,340 | 1,372 |
| Reconciliation of flows | | |
| Opening cash balance | 26,643,675 | 0 |
| Inflows | 250,602,234 | 26,645,047 |
| Outflows | 144,192,340 | 1,372 |
| Closing cash balance | 133,053,569 | 26,643,675 |

The imbalance between inflows and outflows represents the balance of current accounts at 31 December 2025 (item B.3 of statement L.1).

It should be noted that some of the cash flows shown in the tables reported above occurred by offsetting asset and liability flows: in particular, the price for the assignment of the portfolio was paid by offsetting it against the disbursement of the related loan.

The reconciliation between the amounts of receipts stated in table L.7 (Euro 248 million) and table L.9 (Euro 249 million), respectively, is carried out by adding to the amount of Euro 248 million the amount of Euro 5.4 million resulting as a receivable for amounts to be received in 2024 (item B.4.a of statement L.1), and deducting the amount of Euro 4.6 million resulting as a receivable for amounts to be received in 2025 (item B.4.a of statement L.1),

The amounts actually collected during 2025 totalled Euro 249 million.

On the basis of the financial plans provided by the Servicers, it is expected that the receipts arising from receivables will stand at approximately Euro 177.4 million during 2026.

L.10) SITUATION OF GUARANTEES AND LIQUIDITY FACILITIES

No guarantees or liquidity facilities were in place as at 31 December 2025.

L.11) BREAKDOWN BY RESIDUAL MATURITY

| Residual Maturity | Balance of Receivables – FY 2025 |
|--|---|
| 01) Until 3 months | 373,508 |
| 02) From 3 months to 1 year | 4,794,603 |
| 03) From 1 year to 5 years | 146,991,755 |
| 04) Beyond 5 years | 1,003,145,272 |
| Indefinite maturity (***) | |
| Total receivables at the end of the Year: | 1,155,305,138 |

It should be noted that the total only refers to the principal amount due and overdue Item A.1.a and item A.1.c of statement L.1).

L.12) BREAKDOWN BY GEOGRAPHICAL AREA

As at 31 December 2025, all receivables were denominated in Euros and related to those assigned debtors resident in Italy.

L.13) RISK CONCENTRATION

| Classes of amount (Euro) | Number of Customers | Balance of Receivables – FY 2025 |
|--|----------------------------|---|
| 01) 0 - 25,000 | 507 | 7,849,702 |
| 02) 25,001 - 75,000 | 2,893 | 155,664,701 |
| 03) 75,001 - 250,000 | 4,427 | 556,287,307 |
| 04) Beyond 250,000 | 748 | 435,503,429 |
| Total receivables at the end of the Year: | 8,575 | 1,155,305,138 |

It should be noted that the total only refers to the principal amount due and overdue Item A.1.a and item A.1.c of statement L.1).

At 31 December 2025, there were no receivables whose capital due was more than 2% of the total receivables in portfolio.

Rome, 13 March 2026



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Iccrea Covered Bond 2 S.r.l.
The Sole Director
Caroni Daniele



Iccrea Covered Bond 2 S.r.l.

Financial statements as at 31 December 2025

Independent auditor's report



Shape the future
with confidence

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Independent auditor's report (Translation from the original Italian text)

To the Quotaholders of
Iccrea Covered Bond 2 S.r.l.

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Iccrea Covered Bond 2 S.r.l. (the "Company"), which comprise the balance sheet as at 31 December 2025, the income statement for the year then ended, and the notes to the financial statements.

In our opinion, the financial statements give a true and fair view of the financial position of the Company as at 31 December 2025 and of its financial performance for the year then ended in accordance with the Italian regulations governing financial statements.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISA Italia). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Company in accordance with the regulations and standards on ethics and independence applicable to audits of financial statements under Italian Laws. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Emphasis of matters

We draw attention to the "first part" of the notes to the financial statements where the Sole Director states that the Company has the sole purpose of acquiring loans and receivables and securities funded in accordance with Law No. 130 of 30 April 1999, in connection with Covered Bonds transactions. As described by the Sole Director, the Company has reported the financial assets purchased and the other transactions connected with Covered Bonds in the notes to the financial statements in compliance with Italian Law No. 130 of 30 April 1999, according to which the loans and receivables related to each Covered Bonds transaction are separated, to all effects, from those of the Company and from those of other transactions. Our opinion is not qualified in respect of this matter.

Other matters

This report is not issued pursuant to the provisions of the Italian law, as the Company is not subject to the statutory audit pursuant to art. 2477 of the Italian Civil Code.

As required by the law, the notes to the financial statements include the condensed financial information of the entity that exercises management and coordination over the Company. Such financial information has not been audited by us.



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Responsibilities of Sole Director for the Financial Statements

The Sole Director is responsible for the preparation of the financial statements that give a true and fair view in accordance with the Italian regulations governing financial statements, and, within the terms provided by the law, for such internal control as he determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

The Sole Director is responsible for assessing the Company's ability to continue as a going concern and, when preparing the financial statements, for the appropriateness of the going concern assumption, and for appropriate disclosure thereof. The Sole Director prepares the financial statements on a going concern basis unless they either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with International Standards on Auditing (ISA Italia) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with International Standards on Auditing (ISA Italia), we have exercised professional judgment and maintained professional skepticism throughout the audit. In addition:

- we have identified and assessed the risks of material misstatement of the financial statements, whether due to fraud or error, designed and performed audit procedures responsive to those risks, and obtained audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control;
- we have obtained an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control;
- we have evaluated the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Sole Director;
- we have concluded on the appropriateness of Sole Director's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to consider this matter in forming our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern;
- we have evaluated the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.



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We have communicated with those charged with governance, identified at an appropriate level as required by ISA Italia, regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Milan, 24 April 2026

EY S.p.A.

Signed by: Davide Lisi, Auditor

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