

Cordusio RMBS - UCFin S.r.l. - Series 2006

INVESTOR REPORT

Securitisation of a portfolio of performing mortgage
"fondiari" loans by Banca per la Casa S.p.A.,

Euro	600,000,000.00	Class A1	Mortgage Backed Floating Rate Notes due December 2042
Euro	1,735,000,000.00	Class A2	Mortgage Backed Floating Rate Notes due December 2042
Euro	75,000,000.00	Class B	Mortgage Backed Floating Rate Notes due December 2042
Euro	25,000,000.00	Class C	Mortgage Backed Floating Rate Notes due December 2042
Euro	48,000,000.00	Class D	Mortgage Backed Floating Rate Notes due December 2042
Euro	12,969,425.00	Class E	Mortgage Backed Floating Rate Notes due December 2042

Investor Report Date	06/01/2012	
Quarterly Collection Period	01/09/2011	30/11/2011
Interest Period	30/09/2011	30/12/2011
Interest Payment Date	30/12/2011	

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Cordusio RMBS - UCFin S.r.l. Series 2006 - DESCRIPTION OF THE NOTES

Issuer: Cordusio RMBS - UCFin S.r.l. (formerly Cordusio RMBS 3 - UBCasa 1 S.r.l.)
Issue Date: 20/11/2006
Sole Arranger: UniCredit Bank AG, London Branch (formerly known as Bayerische Hypo und Vereinsbank AG, London Branch)
Joint Lead Managers: The Royal Bank of Scotland plc, Citigroup Global Markets Ltd

Series	Class A1	Class A2	Class B	Class C	Class D	Class E
Amount issued	600,000,000.00	1,735,000,000.00	75,000,000.00	25,000,000.00	48,000,000.00	12,969,425.00
Currency	Eur	Eur	Eur	Eur	Eur	Eur
Final Maturity Date	Dec-42	Dec-42	Dec-42	Dec-42	Dec-42	Dec-42
Listing	Irish Stock Exchange	Irish Stock Exchange	Irish Stock Exchange	Irish Stock Exchange	Irish Stock Exchange	Irish Stock Exchange
ISIN Code	IT0004144884	IT0004144892	IT0004144900	IT0004144934	IT0004144959	IT0004144967
Common Code	027569005	027569064	027569196	027569226	027569277	- - -
Clearing System	Clearstream Euroclear	Clearstream Euroclear	Clearstream Euroclear	Clearstream Euroclear	Clearstream Euroclear	Clearstream Euroclear
Indexation	Euribor 3 M	Euribor 3 M	Euribor 3 M	Euribor 3 M	Euribor 3 M	Euribor 3 M
Spread at Issuance	7	16	26	40	73	200
Rating	Fitch	AAA	AAA	AA	BBB+	Unrated
	Moodys	Aaa	Aaa	Aa1	Baa2	Unrated
	Standard & Poor's	AAA	AAA	AA	BBB+	Unrated

Originator / Servicer: UniCredit S.p.A (formerly known as UniCredit Family Financing Bank S.p.A.; UniCredit Consumer Financing Bank S.p.A; or UniCredit Banca per la Casa S.p.A)
Interest Day Count: Actual/360
Corporate Servicer: UniCredit Credit Management Bank S.p.A. (formerly Known as UniCredit Gestione Crediti S.p.A.)
Computation Agent: UniCredit Bank AG, London Branch (formerly known as Bayerische Hypo und Vereinsbank AG, London Branch)
Account Bank: UniCredit S.p.A (formerly known as UniCredit Family Financing Bank S.p.A.; UniCredit Consumer Financing Bank S.p.A; UniCredit Banca per la Casa S.p.A; Banca per la Casa S.p.A.)
Principal Paying Agent: BNP Paribas Securities Services S.A., Milan Branch
Representative of Noteholders: Securitisation Services S.p.A.
Swap Counterparty: UniCredit S.p.A. (formerly Known as UniCredito Italiano S.p.A.)

Cordusio RMBS - UCFin S.r.l. - Series 2006 - CLASS A1 NOTES

Interest Period		Interest Payment Date	Amount Accrued			Before Payments		Payments		After Payments	
Start (included)	End (excluded)		Coupon	Days	Interest Due	Unpaid Interest	Outstanding Principal	Interest	Principal	Unpaid Interest	Outstanding Principal
20/11/2006	30/03/2007	30/03/2007	3.739%	130	8,100,733.33	-	600,000,000.00	8,100,733.33	-	-	600,000,000.00
30/03/2007	29/06/2007	29/06/2007	3.984%	91	6,042,400.00	-	600,000,000.00	6,042,400.00	-	-	600,000,000.00
29/06/2007	28/09/2007	28/09/2007	4.234%	91	6,421,566.67	-	600,000,000.00	6,421,566.67	-	-	600,000,000.00
28/09/2007	31/12/2007	31/12/2007	4.796%	94	7,513,733.33	-	600,000,000.00	7,513,733.33	-	-	600,000,000.00
31/12/2007	31/03/2008	31/03/2008	4.835%	91	7,333,083.33	-	600,000,000.00	7,333,083.33	-	-	600,000,000.00
31/03/2008	30/06/2008	30/06/2008	4.798%	91	7,276,966.66	-	600,000,000.00	7,276,966.66	515,602,680.00	-	84,397,320.00
30/06/2008	30/09/2008	30/09/2008	5.025%	92	1,083,802.25	-	84,397,320.00	1,083,802.25	84,215,280.00	-	182,040.00
30/09/2008	31/12/2008	31/12/2008	5.212%	92	2,424.69	-	182,040.00	2,424.69	182,040.00	-	-
31/12/2008	31/03/2009	31/03/2009	3.043%	90	-	-	-	-	-	-	-
31/03/2009	30/06/2009	30/06/2009	1.601%	91	-	-	-	-	-	-	-
30/06/2009	30/09/2009	30/09/2009	1.190%	92	-	-	-	-	-	-	-
30/09/2009	31/12/2009	31/12/2009	0.809%	92	-	-	-	-	-	-	-
31/12/2009	31/03/2010	31/03/2010	0.777%	90	-	-	-	-	-	-	-
31/03/2010	30/06/2010	30/06/2010	0.705%	91	-	-	-	-	-	-	-
30/06/2010	30/09/2010	30/09/2010	0.824%	92	-	-	-	-	-	-	-
30/09/2010	31/12/2010	31/12/2010	0.950%	92	-	-	-	-	-	-	-
31/12/2010	31/03/2011	31/03/2011	1.083%	90	-	-	-	-	-	-	-
31/03/2011	30/06/2011	30/06/2011	1.289%	91	-	-	-	-	-	-	-
30/06/2011	30/09/2011	30/09/2011	1.601%	92	-	-	-	-	-	-	-
30/09/2011	30/12/2011	30/12/2011	1.614%	91	-	-	-	-	-	-	-

Cordusio RMBS - UCFin S.r.l. - Issuer Available Funds

	<i>Euro</i>		<i>Euro</i>
TOTAL ISSUER INTEREST AVAILABLE FUNDS	15,976,400.38	TOTAL ISSUER PRINCIPAL AVAILABLE FUNDS	37,698,464.55
(a) Interest Components related to the Mortgage Loans received by the Issuer	11,610,345.87	(a) All Principal Components related to the Mortgage Loans received by the Issuer	34,662,178.01
(b) Without duplication of (a) above Interest Components invested in Eligible Investments	-	(b) Without duplication of (a) above Principal Components invested in Eligible Investments	-
(c) All net interest amounts on the Accounts received by the Issuer	25,618.43	(c) Any principal Deficiency Ledger Amount calculated at the Calculation Date	3,036,079.48
(d) All amounts received from the Swap Counterparty by the Issuer	4,340,436.08	(d) Funds Provisioned for Amortisation (up to the First Amortisation Interest Payment Date)	207.06
(e) All amounts from any party to the Transaction Documents received by the Issuer	-	(e) Any proceeds deriving from the sale of Claims under the Transaction Documents (other than Defaulted Claims)	-
(f) All the Revenue Eligible Investments Amounts received by the Issuer	-	(f) Any amount credited and/or retained on each IPD under items (xvi) and (xvii) of the Pre-Enforcement Interest Priority of Payment	-
(g) All other amounts standing to credit of the Collection Account and the Payments Account (excluding any Principal Available Funds)	-	(g) Any other amount received from the Originator under the Warranty and Indeminty Agreement	-
(h) Cash Reserve Excess available after repayment of the Subordinated Loan	-	(h) On the Calculation Date immediately preceding the Calculation Date after the Final Redemption Date, any amounts standing to the credit of the Expenses Account	-
(i) Amount withdrawn from the Cash Reserve if items (i) to (xiv) of the Pre-Enforcement Interest Priority of Payments are not paid	-		
(j) On the Calculation Date immediately preceding the Maturity Date, the amount standing to the credit of the Cash Reserve Account at such date	-		
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	<i>Euro</i>		
TOTAL ISSUER AVAILABLE FUNDS	50,638,785.45		

Cordusio RMBS - UCFin S.r.l. - PRIORITY OF PAYMENTS

PRE-ENFORCEMENT INTEREST PRIORITY OF PAYMENT

		<i>Euro</i>
	TOTAL ISSUER INTEREST AVAILABLE FUNDS	15,976,400.38
First	Taxes due and payable by the Issuer (if Expenses Account is insufficient or if not paid by UCI)	-
Second	Issuer/RoN expenses	
	a) Corporate fees, expenses of Issuer	160,764.62
	b) Fees, taxes, expenses and costs due for the listing, deposit or ratings of the Notes	23,575.00
	c) Fees, expenses to be paid to the RoN	2,306.94
	d) Amount necessary to replenish the Expenses Account up to Retention Amount	107.36
Third	Third Party Fees and Expenses:	
	a) Paying Agent fees and expenses, and Listing Agent fees	-
	b) Agent Bank and Principal Paying Agent fees and expenses	1,250.00
	c) Computation Agent fees and expenses	28,412.50
	d) Services fees and expenses	501,736.12
	e) Corporate Servicer fees and expenses	20,382.29
	f) Stichting Corporate Services Provider fees and expenses	-
	g) Account Bank fees and expenses	2,500.00
	h) Custodian fees and expenses	-
Fourth	Amounts due to the Swap Counterparty	5,790,433.56
Fifth	Instalment Premiums payable to the Originator	3,564.00
Sixth	Interest on Class A Notes	-
	Interest on Class A1 Notes	-
	Interest on Class A2 Notes	4,323,247.74
Seventh	Class A PDL reduction to zero	-
Eighth	Interest on Class B Notes if Class B Trigger Event has not occurred	342,008.33
Ninth	Class B PDL reduction to zero	-
Tenth	Interest on Class C Notes if Class C Trigger Event has not occurred	122,850.00
Eleventh	Reduction of Class C PDL to zero	-
Twelfth	Interest on Class D Notes if Class D Trigger Event has not occurred	275,912.00
Thirteenth	Reduction of Class D PDL to zero	-
Fourteenth	Reduction of Junior Notes PDL to zero	3,036,079.48
Fifteenth	Cash Reserve Account replenishment till target amount (if any Rated Notes o/s)	-
Sixteenth	Credit and/or retain the remainder of the Interest Available Funds to the Principal Account if Junior Notes Trigger Event has occurred (if any Rated Notes o/s)	-
Seventeenth	Credit or retain an amount equal to the Principal Available Funds utilized under item (i) of the Pre-Enforcement Principal Priority of Payments	-
Eighteenth	Any Swap termination payments	-
Nineteenth	Any amounts due to:	
	a) UCI under the terms of the Transfer Agreement	-
	b) the Servicer of any Servicer's Arbitration Advance under the Servicing Agreement	-
Twentieth	Interest on the Subordinated Loan	17,685.35
Twenty-first	Principal on the Subordinated Loan	1,323,585.09
Twenty-second	Any amounts due to UCI:	
	a) in connection with a limited recourse loan under the terms of the Letter of Undertaking	-
	b) under the terms of the Warranty and Indemnity Agreement	-
Twenty-third	Other Issuer Creditor amounts	-
Twenty-fourth	Interest on the Junior Notes (other than in (xxiv) below)	-
Twenty-fifth	Junior Notes Additional Interest Amount	-
	Interest amount available after the payment of interest on the Class D Note	4,377,349.92

PRE-ENFORCEMENT PRINCIPAL PRIORITY OF PAYMENT

		<i>Euro</i>
	TOTAL ISSUER PRINCIPAL AVAILABLE FUNDS	37,698,464.55
First	All amounts under items (i) to (xii) (excluding items (vii) and (ix) and (xi)) of the Pre-Enforcement Interest Priority of Payments, to the extent not paid under the Pre-enforcement IPoP	-
Second	Class A1 Principal:	
	(a) Up to the First Amortisation Interest Payment Date to credit the Principal Account	-
	(b) Thereafter to pay Class A1 Principal	-
Third	Class A2 Principal	37,698,427.00
Fourth	To pay interest on Class B Notes should a Class B trigger event occurred and the related payment has not been fully done under item (viii) of the IPoP	-
Fifth	Class B Principal	-
Sixth	To pay interest on Class C Notes should a Class C trigger event occurred and the related payment has not been fully done under item (x) of the IPoP	-
Seventh	Class C Principal	-
Eighth	To pay interest on Class D Notes should a Class D trigger event occurred and the related payment has not been fully done under item (xii) of the IPoP	-
Ninth	Class D Principal	-
Tenth	Principal on the Subordinated Loan	-
Eleventh	To pay interest on the Junior Notes should a Junior Notes trigger event and the related payment has not been fully done under item (xii) of the IPoP	-
Twelfth	Junior Notes Principal until the balance of the Junior Notes is € 30,000.00	-
Thirteenth	Junior Notes Principal starting from the Final Redemption Date until the balance of the Junior Notes is zero	-
Fourteenth	Junior Notes Additional Remuneration	-

Cordusio RMBS - UCFin S.r.l. - PORTFOLIO PERFORMANCE

PRINCIPAL DEFICIENCY LEDGER

	PDL at start	Amount debited to the PDL	Amount credited to the PDL	PDL at end
Class A Notes	-	-	-	-
Class B Notes	-	-	-	-
Class C Notes	-	-	-	-
Class D Notes	-	-	-	-
Class Junior Notes	-	3,036,079.48	3,036,079.48	-

ARREAR CLAIMS

Description	Number of Loans	Outstanding Amount	% over the Outstanding Portfolio Amount
from 0 to 29 days	136	9,415,178.99	0.79%
from 30 days to 59 days	92	6,609,783.63	0.55%
from 60 days to 89 days	55	3,793,902.14	0.32%
from 90 days to 119 days	44	3,110,589.26	0.26%
from 120 days to 149 days	28	1,923,445.84	0.16%
from 150 days to 179 days	34	2,396,315.40	0.20%
from 180 days to 209 days	31	2,205,793.65	0.19%
from 210 days to 239 days	32	2,298,786.66	0.19%
from 240 days to 269 days	26	2,134,916.41	0.18%
from 270 days to 299 days	9	603,390.80	0.05%
from 300 days to 329 days	4	254,108.53	0.02%
from 330 days to 359 days	3	139,491.35	0.01%
above 360 days	-	-	0.00%
Total	494	34,885,702.56	2.93%

Outstanding Amount of Claims in Arrears for more than 90 days (a)	Initial Portfolio Outstanding Amount (b) *	> 90 Day Arrear Claims ratio (c) = (a)/(b)
15,066,837.80	2,495,969,427.59	0.60%

DEFAULTED CLAIMS

Cumulative Outstanding Amount of Defaulted Claims (a)	Initial Portfolio Outstanding Amount (b) *	Cumulative Defaulted Claims Ratio (c) = (a)/(b)
76,424,640.89	2,495,969,427.59	3.06%
Junior Notes Trigger Event if (c) >=6.5%		
<i>NOT OCCURRED</i>		
Class D Notes Trigger Event if (c) >=8%		
<i>NOT OCCURRED</i>		
Class C Notes Trigger Event if (c) >=10%		
<i>NOT OCCURRED</i>		
Class B Notes Trigger Event if (c) >=11.3%		
<i>NOT OCCURRED</i>		

PRE-PAYMENT

Total Prepayments during previous Collection Period	Portfolio Outstanding Amount at start of previous Collection Period	Annualised Prepayment rate during previous Collection Period
14,105,626.05	1,164,747,990.12	4.86%

Annualised Weighted Average Prepayment Rate since the beginning of the first Collection Period
8.92%

CASH RESERVE

Balance at Start of Collection Period	Amounts paid in accordance with the Priority of Payments	Amounts received in accordance with the Priority of Payments	Balance at end of Interest Payment Date
14,975,816.57	-	-	14,975,816.57
Target Amount			
14,975,816.57			

Cash Reserve Release if:	Check
< 50% of Initial Outstanding Balance of Note:	No
PDLs are equal to 0	Yes
Cash Reserve not less than Target Cash Reserve Amount	Yes
Cumulative Defaulted Claims ratio < 2.8%	No
> 90 Days Arrear Claims ratio < 5.7%	Yes

* The information refers to the outstanding balance of the portfolio as of the 30/09/2006

Cordusio RMBS - UCFin S.r.l. - CASH FLOW ALLOCATIONS

POST-ENFORCEMENT PRIORITY OF PAYMENT

		<i>Euro</i>
	TOTAL ISSUER INTEREST AVAILABLE FUNDS	<i>not applicable</i>
First	Taxes due and payable by the Issuer (if Expenses Account is insufficient or if not paid by UBCasa)	<i>not applicable</i>
Second	Issuer/RoN expenses: a) Corporate fees, expenses of Issuer b) Fees, taxes, expenses and costs due for the listing, deposit or ratings of the Notes c) Fees, expenses to be paid to the RoN	<i>not applicable</i> <i>not applicable</i> <i>not applicable</i>
Third	Third Party Fees and Expenses: a) Paying Agent fees and expenses b) Agent Bank fees and expenses c) Computation Agent fees and expenses d) Services fees and expenses e) Corporate Servicer fees and expenses f) Corporate Services Provider fees and expenses g) Account Bank fees and expenses h) Custodian fees and expenses	<i>not applicable</i> <i>not applicable</i> <i>not applicable</i> <i>not applicable</i> <i>not applicable</i> <i>not applicable</i> <i>not applicable</i>
Fourth	Amount due to the Swap Counterparty	<i>not applicable</i>
Fifth	Instalment Premiums payable to the Originator	<i>not applicable</i>
Sixth	Interest on Class A Notes: Interest on Class A1 Notes Interest on Class A2 Notes	<i>not applicable</i> <i>not applicable</i>
Seventh	Class A Principal Class A1 Principal Class A12Principal	<i>not applicable</i> <i>not applicable</i>
Eighth	Interest on Class B Notes	<i>not applicable</i>
Ninth	Class B Principal	<i>not applicable</i>
Tenth	Interest on Class C Notes	<i>not applicable</i>
Eleventh	Class C Principal	<i>not applicable</i>
Twelfth	Interest on Class D Notes	<i>not applicable</i>
Thirteenth	Class D Principal	<i>not applicable</i>
Fourteenth	Any Swap termination payments	<i>not applicable</i>
Fifteenth	Any amounts due to the UBCasa a) in respect of the Originator's Claims under the Transfer Agreement b) in respect of the Servicer's Arbitration Advance under the Servicing Agreement	<i>not applicable</i> <i>not applicable</i>
Sixteenth	Interest on the Subordinated Loan	<i>not applicable</i>
Seventeenth	Principal on the Subordinated Loan	<i>not applicable</i>
Eighteenth	Any amounts due to UBCasa: a) in connection with a limited recourse loan under the Letter of Undertaking b) under the terms of the Warranty and Indemnity Agreement	<i>not applicable</i> <i>not applicable</i>
Nineteenth	Interest on the Junior Notes	<i>not applicable</i>
Twentieth	Principal on the Junior Notes until the balance of the Junior Notes is € 30,000.00	<i>not applicable</i>
Twenty-first	Junior Notes Additional Interest	<i>not applicable</i>

Cordusio RMBS - UCFin S.r.l. - PORTFOLIO DESCRIPTION

General Information about the Portfolio (a)	At the end of the current Collection Period	At the end of the previous Collection Period
a.1 Number of Loans:	20,313	20,790
a.2 Outstanding Portfolio Amount:	1,127,164,024	1,164,747,990
a.3 Average Outstanding Portfolio Amount (1):	55,490	56,024
a.4 Weighted Average Seasoning (months) (2):	101.79	98.97
a.5 Weighted Average Current LTV (2):	51.91%	52.39%
a.6 Weighted Average Remaining Term (months) (2):	183	185

b. Outstanding amount	At the end of the current Collection Period				At the end of the previous Collection Period			
	Number of Loans	% on Total Number of Loans Outstanding	Amount Outstanding	% on Total Amount Outstanding	Number of Loans	% on Total Number of Loans Outstanding	Amount Outstanding	% on Total Amount Outstanding
b.1 from 0 (included) to 10.000 (excluded) Euro	1,363	6.71%	7,711,659	0.68%	1,340	6.45%	7,203,451	0.62%
b.2 from 10.000 (included) to 25.000 (excluded) Euro	3,776	18.59%	65,063,003	5.77%	3,844	18.49%	67,013,423	5.75%
b.3 from 25.000 (included) to 50.000 (excluded) Euro	4,930	24.27%	184,032,785	16.33%	5,007	24.08%	186,656,872	16.03%
b.4 from 50.000 (included) to 75.000 (excluded) Euro	4,528	22.29%	280,947,961	24.93%	4,664	22.43%	289,423,390	24.85%
b.5 from 75.000 (included) to 100.000 (excluded) Euro	3,134	15.43%	270,701,905	24.02%	3,227	15.52%	278,959,176	23.95%
b.6 from 100.000 (included) to 150.000 (excluded) Euro	2,281	11.23%	266,211,131	23.62%	2,385	11.47%	278,985,524	23.95%
b.7 from 150.000 (included) to 200.000 (excluded) Euro	259	1.28%	42,739,344	3.79%	272	1.31%	44,828,741	3.85%
b.8 from 200.000 (included) to 300.000 (excluded) Euro	41	0.20%	9,436,294	0.84%	50	0.24%	11,355,196	0.97%
b.9 over 300.000 (included) Euro	1	0.00%	319,942	0.03%	1	0.00%	322,216	0.03%
b.10 Total	20,313	100.00%	1,127,164,024	100.01%	20,790	99.99%	1,164,747,990	100.00%

c. Portfolio Seasoning (3)	At the end of the current Collection Period				At the end of the previous Collection Period			
	Number of Loans	% on Total Number of Loans Outstanding	Amount Outstanding	% on Total Amount Outstanding	Number of Loans	% on Total Number of Loans Outstanding	Amount Outstanding	% on Total Amount Outstanding
c.1 from 18 (included) to 24 (excluded) months	0	0.00%	-	0.00%	0	0.00%	-	0.00%
c.2 from 24 (included) to 48 (excluded) months	0	0.00%	-	0.00%	0	0.00%	-	0.00%
c.3 from 48 (included) to 72 (excluded) months	0	0.00%	-	0.00%	0	0.00%	-	0.00%
c.4 from 72 (included) to 96 (excluded) months	6,828	33.61%	538,497,969.12	47.77%	7,718	37.12%	602,865,470.38	51.76%
c.5 from 96 (included) to 108 (excluded) months	3,802	18.72%	225,419,321.61	20.00%	4,175	20.08%	241,948,318.65	20.77%
c.6 from 108 (included) to 120 (excluded) months	3,916	19.28%	188,427,390.06	16.72%	3,769	18.13%	168,926,274.95	14.50%
c.7 from 108 (included) to 120 (excluded) months	5,129	25.25%	164,911,681.48	14.63%	4,920	23.67%	147,950,224.86	12.70%
c.8 from 150 (included) to 180 (excluded) months	638	3.14%	9,907,662.09	0.88%	208	1.00%	3,057,701.28	0.26%
c.9 over 180 (included) months	0	0.00%	-	0.00%	0	0.00%	-	0.00%
c.10 Total	20,313	100.00%	1,127,164,024	100.00%	20,790	100.00%	1,164,747,990	99.99%

d. Current LTV Ratio (4)	At the end of the current Collection Period				At the end of the previous Collection Period			
	Number of Loans	% on Total Number of Loans Outstanding	Amount Outstanding	% on Total Amount Outstanding	Number of Loans	% on Total Number of Loans Outstanding	Amount Outstanding	% on Total Amount Outstanding
d.1 from 0% (included) to 10% (excluded)	1,201	5.91%	8,549,745.12	0.76%	1,238	5.95%	8,459,281.22	0.73%
d.2 from 10% (included) to 20% (excluded)	2,759	13.58%	48,701,457.18	4.32%	2,598	12.50%	47,259,088.89	4.06%
d.3 from 20% (included) to 30% (excluded)	2,390	11.77%	71,576,872.94	6.35%	2,552	12.28%	74,792,143.70	6.42%
d.4 from 30% (included) to 40% (excluded)	2,616	12.88%	113,325,952.00	10.05%	2,600	12.51%	112,568,697.41	9.66%
d.5 from 40% (included) to 50% (excluded)	2,721	13.40%	150,379,248.31	13.34%	2,814	13.54%	154,425,866.03	13.26%
d.6 from 50% (included) to 60% (excluded)	3,971	19.55%	288,860,781.47	25.63%	4,014	19.31%	290,505,309.09	24.94%
d.7 from 60% (included) to 70% (excluded)	4,591	22.60%	438,706,468.71	38.92%	4,809	23.13%	458,911,274.68	39.40%
d.8 from 70% (included) to 80% (excluded)	64	0.32%	7,063,498.63	0.63%	165	0.79%	17,826,329.10	1.53%
d.9 Total	20,313	100.01%	1,127,164,024	100.00%	20,790	100.01%	1,164,747,990	100.00%

e.	Remaining Term ^(a)	At the end of the current Collection Period				At the end of the previous Collection Period			
		Number of Loans	% on Total Number of Loans Outstanding	Amount Outstanding	% on Total Amount Outstanding	Number of Loans	% on Total Number of Loans Outstanding	Amount Outstanding	% on Total Amount Outstanding
e.1	from 0 (included) to 12 months (excluded)	496	2.44%	1,334,088.00	0.12%	569	2.74%	1,610,030.95	0.14%
e.2	from 12 (included) to 24 months (excluded)	387	1.91%	3,295,575.63	0.29%	417	2.01%	3,606,139.13	0.31%
e.3	from 24 (included) to 48 months (excluded)	2,665	13.12%	42,038,694.62	3.73%	2,562	12.32%	42,515,450.46	3.65%
e.4	from 48 (included) to 72 months (excluded)	2,070	10.19%	53,312,189.88	4.73%	2,127	10.23%	54,458,352.55	4.68%
e.5	from 72 (included) to 96 months (excluded)	1,426	7.02%	52,211,247.73	4.63%	1,480	7.12%	53,712,104.22	4.61%
e.6	from 96 (included) to 120 months (excluded)	1,850	9.11%	81,507,424.32	7.23%	1,877	9.03%	84,104,398.75	7.22%
e.7	from 120 (included) to 160 months (excluded)	3,439	16.93%	201,723,607.27	17.90%	3,469	16.69%	202,467,966.96	17.38%
e.8	from 160 (included) to 200 months (excluded)	2,610	12.85%	187,918,502.31	16.67%	2,439	11.73%	174,072,591.16	14.95%
e.9	over 200 (included) months	5,370	26.44%	503,822,694.60	44.70%	5,850	28.14%	548,200,955.94	47.07%
e.10	Total	20,313	100.01%	1,127,164,024.36	100.00%	20,790	100.01%	1,164,747,990.12	100.01%

f.	By Region of Originating Branch ^(a)	At the end of the current Collection Period				At the end of the previous Collection Period			
		Number of Loans	% on Total Number of Loans Outstanding	Amount Outstanding	% on Total Amount Outstanding	Number of Loans	% on Total Number of Loans Outstanding	Amount Outstanding	% on Total Amount Outstanding
f.1	Abruzzo	368	1.81%	17,061,997.26	1.51%	377	1.81%	17,710,452.17	1.52%
f.2	Basilicata	84	0.41%	2,845,388.63	0.25%	85	0.41%	2,915,753.41	0.25%
f.3	Calabria	270	1.33%	9,658,910.41	0.86%	275	1.32%	9,957,729.07	0.85%
f.4	Campania	1,668	8.21%	67,187,147.12	5.96%	1,706	8.21%	69,167,933.63	5.96%
f.5	Emilia - Romagna	942	4.64%	72,083,803.71	6.40%	961	4.62%	73,982,565.01	6.35%
f.6	Friuli-Venezia Giulia	147	0.72%	8,488,742.39	0.75%	154	0.74%	8,839,719.95	0.76%
f.7	Lazio	3,533	17.39%	199,789,418.58	17.72%	3,610	17.36%	206,519,057.54	17.73%
f.8	Liguria	361	1.78%	16,308,323.59	1.45%	373	1.79%	16,894,254.34	1.45%
f.9	Lombardia	5,752	28.32%	373,436,291.68	33.13%	5,881	28.29%	386,359,773.21	33.17%
f.10	Marche	75	0.37%	4,956,771.31	0.44%	76	0.37%	5,094,808.09	0.44%
f.11	Molise	59	0.29%	2,958,677.86	0.26%	61	0.29%	3,157,608.98	0.27%
f.12	Piemonte	3,481	17.14%	169,882,232.82	15.07%	3,577	17.21%	175,982,410.80	15.11%
f.13	Puglia	1,194	5.88%	47,021,512.51	4.17%	1,227	5.90%	48,735,805.48	4.18%
f.14	Sardegna	187	0.92%	10,437,404.53	0.93%	188	0.90%	10,621,170.22	0.91%
f.15	Sicilia	1,012	4.98%	48,112,765.74	4.27%	1,033	4.97%	49,762,726.46	4.27%
f.16	Toscana	125	0.62%	8,508,960.59	0.75%	129	0.62%	8,733,757.96	0.75%
f.17	Trentino - Alto Adige	47	0.23%	2,719,025.72	0.24%	48	0.23%	2,859,791.24	0.25%
f.18	Umbria	294	1.45%	16,873,679.79	1.50%	302	1.45%	17,417,263.63	1.50%
f.19	Valle d'Aosta	73	0.36%	3,305,795.14	0.29%	75	0.36%	3,424,144.57	0.29%
f.20	Veneto	641	3.16%	45,527,174.98	4.04%	652	3.14%	46,611,264.36	4.00%
f.4	Total	20,313	100.01%	1,127,164,024.36	99.99%	20,790	99.99%	1,164,747,990.12	99.99%

g.	Payment Frequency	At the end of the current Collection Period				At the end of the previous Collection Period			
		Number of Loans	% on Total Number of Loans Outstanding	Amount Outstanding	% on Total Amount Outstanding	Number of Loans	% on Total Number of Loans Outstanding	Amount Outstanding	% on Total Amount Outstanding
	g.1 Monthly	20,313	100.00%	1,127,164,024.36	100.00%	20,790	100.00%	1,164,747,990.12	100.00%
	g.2 Quarterly	0	0.00%	-	0.00%	0	0.00%	-	0.00%
	g.3 Total	20,313	100.00%	1,127,164,024.36	100.00%	20,790	100.00%	1,164,747,990.12	100.00%

h.	Payment Methodology	At the end of the current Collection Period				At the end of the previous Collection Period			
		Number of Loans	% on Total Number of Loans Outstanding	Amount Outstanding	% on Total Amount Outstanding	Number of Loans	% on Total Number of Loans Outstanding	Amount Outstanding	% on Total Amount Outstanding
	h.1 Direct Debit	15,361	75.62%	833,593,848.21	73.95%	15,780	75.90%	864,001,015.00	74.18%
	h.2 R.I.D.	4,683	23.05%	275,384,463.58	24.43%	4,749	22.84%	282,842,922.85	24.28%
	h.3 Cash	269	1.32%	18,185,712.57	1.61%	261	1.26%	17,904,052.27	1.54%
	h.4 Other	0	0.00%	-	0.00%	0	0.00%	-	0.00%
	h.5 Total	20,313	99.99%	1,127,164,024.36	99.99%	20,790	100.00%	1,164,747,990.12	100.00%

i.	Type of Interest	At the end of the current Collection Period				At the end of the previous Collection Period			
		Number of Loans	% on Total Number of Loans Outstanding	Amount Outstanding	% on Total Amount Outstanding	Number of Loans	% on Total Number of Loans Outstanding	Amount Outstanding	% on Total Amount Outstanding
	i.1 Fixed	5,127	25.24%	164,639,017.24	14.61%	5,342	25.70%	173,133,742.11	14.86%
	i.2 Floating	12,255	60.33%	752,617,179.21	66.77%	12,481	60.03%	776,409,869.50	66.66%
	i.3 Optional currently Fixed ^(a)	1,481	7.29%	101,472,013.40	9.00%	1,480	7.12%	102,712,555.60	8.82%
	i.4 Optional currently Floating ^(a)	1,450	7.14%	108,435,814.51	9.62%	1,487	7.15%	112,491,822.91	9.66%
	i.5 Total	20,313	100.00%	1,127,164,024.36	100.00%	20,790	100.00%	1,164,747,990.12	100.00%

l.	Interest Rate (Fixed and Optional currently Fixed) ^(a)	At the end of the current Collection Period				At the end of the previous Collection Period			
		Number of Loans	% on Total Number of Loans Outstanding	Amount Outstanding	% on Total Amount Outstanding	Number of Loans	% on Total Number of Loans Outstanding	Amount Outstanding	% on Total Amount Outstanding
	l.1 0% (included) - 3% (excluded)	387	1.91%	20,114,904.66	1.78%	372	1.79%	20,119,684.53	1.73%
	l.2 3% (included) - 4% (excluded)	981	4.83%	73,548,505.21	6.53%	994	4.78%	74,675,856.68	6.41%
	l.3 4% (included) - 5% (excluded)	186	0.92%	8,101,729.47	0.72%	188	0.90%	8,317,433.10	0.71%
	l.4 5% (included) - 6% (excluded)	1,717	8.45%	49,608,720.39	4.40%	1,863	8.96%	52,492,306.59	4.51%
	l.5 >=6%	3,337	16.43%	114,737,170.91	10.18%	3,405	16.38%	120,241,016.81	10.32%
	l.6 Total	6,608	32.54%	266,111,030.64	23.61%	6,822	32.81%	275,846,297.71	23.68%

m.	Spread (Floating and Optional currently Floating) ^(a)	At the end of the current Collection Period				At the end of the previous Collection Period			
		Number of Loans	% on Total Number of Loans Outstanding	Amount Outstanding	% on Total Amount Outstanding	Number of Loans	% on Total Number of Loans Outstanding	Amount Outstanding	% on Total Amount Outstanding
	m.1 0% (included) - 1% (excluded)	1	0.00%	106,475.50	0.01%	1	0.00%	107,005.74	0.01%
	m.2 1% (included) - 1.25% (excluded)	4,842	23.84%	201,200,012.64	17.85%	4,944	23.78%	209,867,983.46	18.02%
	m.3 1.25% (included) - 1.5% (excluded)	5,401	26.59%	359,177,684.62	31.87%	5,502	26.46%	370,385,734.04	31.80%
	m.4 1.5% (included) - 1.75% (excluded)	3,204	15.77%	282,460,213.13	25.06%	3,257	15.67%	289,794,052.69	24.88%
	m.5 1.75% (included) - 2% (excluded)	163	0.80%	13,515,077.97	1.20%	168	0.81%	14,063,770.27	1.21%
	m.6 >=2%	94	0.46%	4,593,529.86	0.41%	96	0.46%	4,683,146.21	0.40%
	m.7 Total	13,705	67.46%	861,052,993.72	76.40%	13,968	67.18%	888,901,692.41	76.32%

(a) The information refers to the mortgages not classified as default as at the end of the collection period

(b) The information refers to the Region where the property is located should the loan been originated by UBCasa, or the location of the branch originating the loan otherwise

(1) Arithmetic average

(2) Weighted by the outstanding principal amount

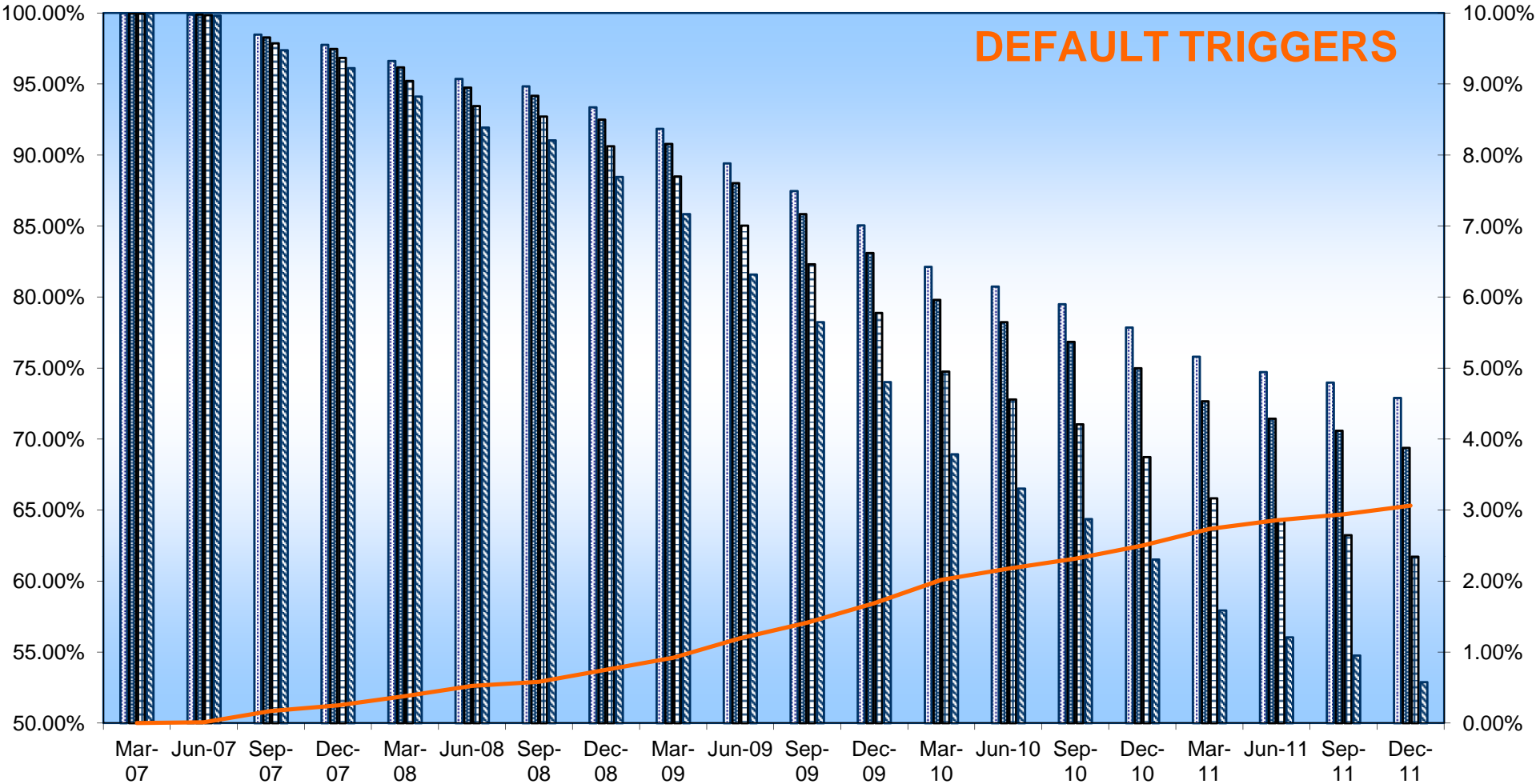
(3) Calculated as the difference between the maturity date and the date representing the end of the collection period

(4) Calculated as ratio between the outstanding principal amount and the most recent appraisal/evaluation available

(5) Calculated as difference between the maturity and the servicing report date

(6) The nature of the optional loan (currently fixed or floating) is monitored as at the end of the collection period

DEFAULT TRIGGERS



- Distance from Class B Notes Trigger Event (Left scale)
- Distance from Class C Notes Trigger Event (Left scale)
- Distance from Class D Notes Trigger Event (Left scale)
- Distance from Junior Notes Trigger Event (Left scale)
- Cumulative Outstanding Amount of Defaulted Claims / Ptf Initial Amount (Right scale)

