

# CORDUSIO RMBS 2 S.r.l.

## INVESTOR REPORT

Securitisation of a portfolio of performing mortgage  
"fondiari" loans by UniCredito Italiano S.p.A.,  
Credito Italiano S.p.A. and UniCredit Banca S.p.A.

Euro	500,000,000.00	Class A1	Mortgage Backed Floating Rate Notes due June 2035
Euro	1,892,000,000.00	Class A2	Mortgage Backed Floating Rate Notes due June 2035
Euro	45,700,000.00	Class B	Mortgage Backed Floating Rate Notes due June 2035
Euro	96,000,000.00	Class C	Mortgage Backed Floating Rate Notes due June 2035
Euro	10,688,351.00	Class D	Mortgage Backed Floating Rate Notes due June 2035

Investor Report Date	05/10/2012	
Quarterly Collection Period	01/06/2012	31/08/2012
Interest Period	29/06/2012	28/09/2012
Interest Payment Date	28/09/2012	

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## CORDUSIO RMBS 2 S.r.l. - DESCRIPTION OF THE NOTES

**Issuer:** CORDUSIO RMBS SECURITISATION S.r.l.  
**Issue Date:** 10/07/2006  
**Sole Arranger:** UniCredit Bank AG, London Branch (formerly known as Bayerische Hypo und Vereinsbank AG, London Branch)  
**Joint Lead Managers:** Banc of America Securities Limited, UniCredit Bank AG and Société Générale Corporates & Investment Banking

Series	Class A1	Class A2	Class B	Class C	Class D	
<b>Amount issued</b>	500,000,000.00	1,892,000,000.00	45,700,000.00	96,000,000.00	10,688,351.00	
<b>Currency</b>	Eur	Eur	Eur	Eur	Eur	
<b>Final Maturity Date</b>	Jun-35	Jun-35	Jun-35	Jun-35	Jun-35	
<b>Listing</b>	Irish Stock Exchange	Irish Stock Exchange	Irish Stock Exchange	Irish Stock Exchange	Irish Stock Exchange	
<b>ISIN Code</b>	IT0004087158	IT0004087174	IT0004087182	IT0004087190	IT0004087216	
<b>Common Code</b>	026038014	026036780	026082331	026082382	- - -	
<b>Clearing System</b>	Clearstream Euroclear	Clearstream Euroclear	Clearstream Euroclear	Clearstream Euroclear	Clearstream Euroclear	
<b>Indexation</b>	Euribor 3 M	Euribor 3 M	Euribor 3 M	Euribor 3 M	Euribor 3 M	
<b>Spread at Issuance</b>	5	14	23	70	200	
<b>Rating at the Issue Date</b>	<b>Fitch</b>	AAA	AAA	AA	BBB+	Unrated
	<b>Moodys</b>	Aaa	Aaa	Aa1	Baa2	Unrated
	<b>Standard &amp; Poor's</b>	AAA	AAA	AA	BBB	Unrated

**Originator / Servicer:** UniCredit S.p.A. (formerly known as UniCreditBanca 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 2 S.r.l. - CLASS A2 NOTES (ISIN code IT0004087174)**

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
10/07/2006	29/09/2006	29/09/2006	3.169%	81	13,490,433.00	-	1,892,000,000.00	13,490,433.00	-	-	1,892,000,000.00
29/09/2006	29/12/2006	29/12/2006	3.516%	91	16,815,465.33	-	1,892,000,000.00	16,815,465.33	-	-	1,892,000,000.00
29/12/2006	30/03/2007	30/03/2007	3.862%	91	18,470,229.56	-	1,892,000,000.00	18,470,229.56	-	-	1,892,000,000.00
30/03/2007	29/06/2007	29/06/2007	4.054%	91	19,388,480.22	-	1,892,000,000.00	19,388,480.22	-	-	1,892,000,000.00
29/06/2007	28/09/2007	28/09/2007	4.304%	91	20,584,119.11	-	1,892,000,000.00	20,584,119.11	-	-	1,892,000,000.00
28/09/2007	31/12/2007	31/12/2007	4.866%	94	24,039,121.33	-	1,892,000,000.00	24,039,121.33	-	-	1,892,000,000.00
31/12/2007	31/03/2008	31/03/2008	4.905%	91	23,458,435.00	-	1,892,000,000.00	23,458,435.00	55,498,792.80	-	1,836,501,207.20
31/03/2008	30/06/2008	30/06/2008	4.868%	91	22,598,555.46	-	1,836,501,207.20	22,598,555.46	82,492,713.60	-	1,754,008,493.60
30/06/2008	30/09/2008	30/09/2008	5.095%	92	22,838,165.03	-	1,754,008,493.60	22,838,165.03	80,322,589.60	-	1,673,685,904.00
30/09/2008	31/12/2008	31/12/2008	5.282%	92	22,592,156.19	-	1,673,685,904.00	22,592,156.19	87,651,440.80	-	1,586,034,463.20
31/12/2008	31/03/2009	31/03/2009	3.113%	90	12,343,313.20	-	1,586,034,463.20	12,343,313.20	69,425,048.00	-	1,516,609,415.20
31/03/2009	30/06/2009	30/06/2009	1.671%	91	6,406,031.78	-	1,516,609,415.20	6,406,031.78	74,674,212.80	-	1,441,935,202.40
30/06/2009	30/09/2009	30/09/2009	1.260%	92	4,643,031.35	-	1,441,935,202.40	4,643,031.35	68,784,795.20	-	1,373,150,407.20
30/09/2009	31/12/2009	31/12/2009	0.879%	92	3,084,553.53	-	1,373,150,407.20	3,084,553.53	63,238,208.00	-	1,309,912,199.20
31/12/2009	31/03/2010	31/03/2010	0.847%	90	2,773,739.08	-	1,309,912,199.20	2,773,739.08	59,543,888.80	-	1,250,368,310.40
31/03/2010	30/06/2010	30/06/2010	0.775%	91	2,449,506.25	-	1,250,368,310.40	2,449,506.25	63,409,244.80	-	1,186,959,065.60
30/06/2010	30/09/2010	30/09/2010	0.894%	92	2,711,805.81	-	1,186,959,065.60	2,711,805.81	53,469,433.60	-	1,133,489,632.00
30/09/2010	31/12/2010	31/12/2010	1.020%	92	2,954,629.64	-	1,133,489,632.00	2,954,629.64	53,234,825.60	-	1,080,254,806.40
31/12/2010	31/03/2011	31/03/2011	1.153%	90	3,113,834.47	-	1,080,254,806.40	3,113,834.47	53,590,521.60	-	1,026,664,284.80
31/03/2011	30/06/2011	30/06/2011	1.359%	91	3,526,848.48	-	1,026,664,284.80	3,526,848.48	52,381,912.00	-	974,282,372.80
30/06/2011	30/09/2011	30/09/2011	1.671%	92	4,160,510.49	-	974,282,372.80	4,160,510.49	48,918,795.20	-	925,363,577.60
30/09/2011	30/12/2011	30/12/2011	1.684%	91	3,939,067.11	-	925,363,577.60	3,939,067.11	45,916,191.20	-	879,447,386.40
30/12/2011	30/03/2012	30/03/2012	1.527%	91	3,394,593.62	-	879,447,386.40	3,394,593.62	43,899,697.60	-	835,547,688.80
30/03/2012	29/06/2012	29/06/2012	0.927%	91	1,957,897.12	-	835,547,688.80	1,957,897.12	39,517,825.60	-	796,029,863.20
29/06/2012	28/09/2012	28/09/2012	0.792%	91	1,593,651.78	-	796,029,863.20	1,593,651.78	37,692,424.00	-	758,337,439.20









## CORDUSIO RMBS 2 S.r.l. - Issuer Available Funds

	<i>Euro</i>		<i>Euro</i>
<b>TOTAL ISSUER INTEREST AVAILABLE FUNDS</b>	<b>8,137,172.71</b>	<b>TOTAL ISSUER PRINCIPAL AVAILABLE FUNDS</b>	<b>37,692,465.67</b>
(a) Interest Components related to the Mortgage Loans received by the Issuer	6,494,600.37	(a) All Principal Components related to the Mortgage Loans received by the Issuer	36,118,854.58
(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	16,275.62	(c) Any principal Deficiency Ledger Amount calculated at the Calculation Date	1,573,399.32
(d) All amounts received from the Swap Counterparty by the Issuer	1,494,332.29	(d) Funds Provisioned for Amortisation (up to the First Amortisation Interest Payment Date)	211.77
(e) All amounts from any party to the Transaction Documents received by the Issuer	131,964.44	(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 (xiii) and (xv) 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 Indemnity Agreement	-
(h) Cash Reserve Excess available after repayment of the Subordinated Loan	-	(i) 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 (x) of the Pre-Enforcement Interest Priority of Payments (excluding items (vii) and (ix)) 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	-		
<i>Euro</i>			
<b>TOTAL ISSUER AVAILABLE FUNDS</b>	<b>44,256,239.06</b>		

**CORDUSIO RMBS 2 S.r.l. - Priority of Payments**

**PRE-ENFORCEMENT INTEREST PRIORITY OF PAYMENT**

	Euro
<b>TOTAL ISSUER INTEREST AVAILABLE FUNDS</b>	<b>8,137,172.71</b>
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	94,066.95
b) Fees, taxes, expenses and costs due for the listing, deposit or ratings of the Notes	14,000.00
c) Fees, expenses to be paid to the RoN	2,353.98
d) Amount necessary to replenish the Expenses Account up to Retention Amount	114.99
Third Third Party Fees and Expenses:	
a) Paying Agent and Listing Agent fees and expenses	-
b) Agent Bank and Principal Paying Agent fees and expenses	2,625.00
c) Computation Agent fees and expenses	8,750.00
d) Services fees and expenses	457,814.68
e) Corporate Servicer fees and expenses	8,142.72
f) Stichting Corporate Services Provider fees and expenses	-
g) Account Bank fees and expenses	-
h) Custodian fees and expenses	-
Fourth Amounts due to the Swap Counterparty	2,881,193.44
Fifth Instalment Premiums payable to the Originator	6,872.04
Sixth Interest on Class A Notes	-
Interest on Class A1 Notes	-
Interest on Class A2 Notes	1,593,651.78
Seventh Class A PDL reduction to 0	-
Eighth Interest on Class B Notes (if Class B Trigger Event has not occurred)	101,888.15
Ninth Class B PDL reduction to 0	-
Tenth Interest on Class C Notes if Class C Trigger Event has not occurred	328,085.33
Eleventh Cash Reserve Account replenishment till target amount (if any Rated Notes o/s)	-
Twelfth Reduction of Class C PDL to zero	-
Thirteenth 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)	-
Fourteenth Reduction of Junior Notes PDL to zero	1,573,399.32
Fifteenth Credit or retain an amount equal to the Principal Available Funds utilized under item (i) of the Pre-Enforcement Principal Priority of Payments	-
Sixteenth Any Swap termination payments	-
Seventeenth 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	-
Eighteenth Interest on the Subordinated Loan	-
Nineteenth Principal on the Subordinated Loan	-
Twentieth 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-first Other Issuer Creditor amounts	-
Twenty-second Interest on the Junior Notes (other than in (xxiii) below)	71,651.14
Twenty-third Junior Notes Additional Interest Amount	992,563.19
<b>Interest amount available after the payment of interest on the Class C Notes</b>	<b>2,637,613.65</b>

**PRE-ENFORCEMENT PRINCIPAL PRIORITY OF PAYMENT**

	Euro
<b>TOTAL ISSUER PRINCIPAL AVAILABLE FUNDS</b>	<b>37,692,465.67</b>
First All amounts under items (i) to (x) (excluding items (vii) and (ix)) of the Pre-Enforcement Interest Priority of Payments, to the extent not paid under the Pre-enforcement IPP	-
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	37,692,424.00
Fourth Class B Principal	-
Fifth Class C Principal	-
Sixth Principal on the Subordinated Loan	-
Seventh Junior Notes Principal until the balance of the Junior Notes is €30,000.00	-
Eighth Junior Notes Principal starting from the Final Redemption Date until the balance of the Junior Notes is zero	-
Ninth Junior Notes Additional Remuneration	-

**CORDUSIO RMBS 2 S.r.l. - CASH FLOW ALLOCATION**

**POST-ENFORCEMENT PRIORITY OF PAYMENT**

*Euro*

	<b>TOTAL ISSUER INTEREST AVAILABLE FUNDS</b>	
		<i>not applicable</i>
First	Taxes due and payable by the Issuer (if Expenses Account is insufficient or if not paid by UCB)	<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	<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	Any Swap termination payments	<i>not applicable</i>
Thirteenth	Any amounts due to the UCB 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>
Fourteenth	Interest on the Subordinated Loan	<i>not applicable</i>
Fifteenth	Principal on the Subordinated Loan	<i>not applicable</i>
Sixteenth	Any amounts due to UCB: 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>
Seventeenth	Interest on the Junior Notes	<i>not applicable</i>
Eighteenth	Principal on the Junior Notes	<i>not applicable</i>
Nineteenth	Junior Notes Additional Interest	<i>not applicable</i>

## CORDUSIO RMBS 2 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 Junior Notes	-	1,573,399.32	1,573,399.32	-

### ARREAR CLAIMS

Description	Number of Loans	Outstanding Amount	% over the Outstanding Portfolio Amount
from 0 to 29 days	186	9,076,965.98	0.97%
from 30 days to 59 days	82	3,712,211.29	0.40%
from 60 days to 89 days	56	2,395,359.34	0.26%
from 90 days to 119 days	39	2,106,929.62	0.22%
from 120 days to 149 days	38	2,032,243.98	0.22%
from 150 days to 179 days	31	1,898,661.02	0.20%
from 180 days to 209 days	18	850,471.72	0.09%
from 210 days to 239 days	15	908,234.99	0.10%
from 240 days to 269 days	12	501,488.24	0.05%
from 270 days to 299 days	6	243,900.96	0.03%
from 300 days to 329 days	4	180,240.51	0.02%
from 330 days to 359 days	3	300,402.42	0.03%
above 360 days	-	-	0.00%
Total	490	24,207,110.07	2.58%

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)
9,022,573.46	2,544,388,351.13	0.35%

### DEFAULTED CLAIMS

Cumulative Outstanding Amount of Defaulted Claims (a)	Initial Portfolio Outstanding Amount (b) *	Cumulative Defaulted Claims Ratio (c) = (a)/(b)
33,852,343.32	2,544,388,351.13	1.33%

Junior Notes Trigger Event if (c) >=7%	NOT OCCURRED
Class C Notes Trigger Event if (c) >=8.5%	NOT OCCURRED
Class B Notes Trigger Event if (c) >=11%	NOT OCCURRED

### PRE-PAYMENT

Total Prepayments during previous Collection Period	Portfolio Outstanding Amount at start of previous Collection Period	Annualised Prepayment rate during previous Collection Period
6,147,684.86	949,620,473.55	2.57%

Annualised Weighted Average Prepayment Rate since the beginning of the first Collection Period	7.13%
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### 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
2,544,388.00	-	-	2,544,388.00

Cash Reserve Release if:	Check
< 50% of Initial Outstanding Balance of Notes	Yes
PDLs are equal to 0	Yes
Cash Reserve not less than Target Cash Reserve Amount	Yes
Cumulative Defaulted Claims ratio < 2.5%	Yes
> 90 Days Arrear Claims ratio < 5%	Yes

\* The information refers to the outstanding balance of the portfolio as of the 30/04/2006

## CORDUSIO RMBS 2 S.r.l. - PORTFOLIO DESCRIPTION

General Information about the Portfolio <sup>(a)</sup>	At the end of the current Collection Period	At the end of the previous Collection Period
a.1 Number of Loans:	21,846	22,487
a.2 Outstanding Portfolio Amount:	911,928,219.65	949,620,473.55
a.3 Average Outstanding Portfolio Amount:	41,743.49	42,229.75
a.4 Weighted Average Seasoning (months):	106.30	103.30
a.5 Weighted Average Current LTV:	35.46%	36.04%
a.6 Weighted Average Remaining Term (months):	112.6	114.5

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	3,088	14.14%	17,497,817.54	1.92%	3,078	13.69%	16,659,128.97	1.75%
b.2 from 10.000 (included) to 25.000 (excluded) Euro	4,472	20.47%	77,372,116.00	8.48%	4,627	20.58%	79,225,826.89	8.34%
b.3 from 25.000 (included) to 50.000 (excluded) Euro	6,976	31.93%	257,512,545.06	28.24%	7,142	31.76%	263,875,940.74	27.79%
b.4 from 50.000 (included) to 75.000 (excluded) Euro	4,503	20.61%	276,225,467.13	30.29%	4,618	20.54%	283,901,542.12	29.90%
b.5 from 75.000 (included) to 100.000 (excluded) Euro	1,764	8.07%	149,793,554.92	16.43%	1,890	8.40%	160,586,550.23	16.91%
b.6 from 100.000 (included) to 150.000 (excluded) Euro	872	3.99%	102,255,718.31	11.21%	943	4.19%	110,752,548.10	11.66%
b.7 from 150.000 (included) to 200.000 (excluded) Euro	128	0.59%	21,329,379.31	2.34%	139	0.62%	23,087,072.29	2.43%
b.8 from 200.000 (included) to 300.000 (excluded) Euro	43	0.20%	9,941,621.38	1.09%	50	0.22%	11,531,864.21	1.21%
b.9 over 300.000 (included) Euro	0	0.00%	-	0.00%	0	0.00%	-	0.00%
<b>b.10 Total</b>	<b>21,846</b>	<b>100.00%</b>	<b>911,928,219.65</b>	<b>100.00%</b>	<b>22,487</b>	<b>100.00%</b>	<b>949,620,473.55</b>	<b>99.99%</b>

c. Portfolio Seasoning <sup>(a)</sup>	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	-	-	-	-	-	0.00%	-	0.00%
c.2 from 24 (included) to 48 (excluded) months	-	-	-	-	0	0.00%	-	0.00%
c.3 from 48 (included) to 72 (excluded) months	-	-	-	-	0	0.00%	-	0.00%
c.4 from 72 (included) to 96 (excluded) months	2,212.00	0.10	106,177,748.77	0.12	5,660	25.17%	272,553,452.08	28.70%
c.5 from 96 (included) to 108 (excluded) months	13,880.00	0.64	594,842,128.47	0.65	10,909	48.51%	469,510,717.52	49.44%
c.6 from 108 (included) to 120 (excluded) months	2,800.00	0.13	88,385,481.96	0.10	4,198	18.67%	130,477,481.86	13.74%
c.7 from 108 (included) to 120 (excluded) months	2,594.00	0.12	116,181,988.61	0.13	1,415.00	6.29%	71,529,772.69	7.53%
c.8 from 150 (included) to 180 (excluded) months	360.00	0.02	6,340,871.84	0.01	305.00	1.36%	5,549,049.40	0.58%
c.9 over 180 (included) months	-	-	-	-	-	0.00%	-	0.00%
<b>c.10 Total</b>	<b>21,846</b>	<b>1.00</b>	<b>911,928,219.65</b>	<b>1.00</b>	<b>22,487</b>	<b>100.00%</b>	<b>949,620,473.55</b>	<b>99.99%</b>

d. Current LTV Ratio	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)	4,211	19.28%	42,991,463.90	4.71%	4,205	18.70%	42,545,180.35	4.48%
d.2 from 10% (included) to 20% (excluded)	4,013	18.37%	102,217,763.00	11.21%	4,255	18.92%	106,543,896.92	11.22%
d.3 from 20% (included) to 30% (excluded)	3,736	17.10%	154,925,322.10	16.99%	3,682	16.37%	153,715,196.15	16.19%
d.4 from 30% (included) to 40% (excluded)	4,212	19.28%	219,560,121.39	24.08%	4,209	18.72%	220,258,878.86	23.19%
d.5 from 40% (included) to 50% (excluded)	3,788	17.34%	251,535,843.98	27.58%	3,769	16.76%	249,377,035.63	26.26%
d.6 from 50% (included) to 60% (excluded)	1,880	8.61%	140,196,328.99	15.37%	2,354	10.47%	176,192,591.64	18.55%
d.7 from 60% (included) to 70% (excluded)	6	0.03%	501,376.29	0.05%	13	0.06%	987,694.00	0.10%
d.8 from 70% (included) to 80% (excluded)	0	0.00%	-	0.00%	0	0.00%	-	0.00%
<b>d.9 Total</b>	<b>21,846</b>	<b>100.01%</b>	<b>911,928,219.65</b>	<b>99.99%</b>	<b>22,487</b>	<b>100.00%</b>	<b>949,620,473.55</b>	<b>99.99%</b>

e.	Remaining Term <sup>(a)</sup>	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)	733	3.36%	1,567,975.44	0.17%	1,124	5.00%	3,085,010.32	0.32%
e.2	from 12 (included) to 24 months (excluded)	3,448	15.78%	37,152,228.00	4.07%	2,482	11.04%	28,029,264.66	2.95%
e.3	from 24 (included) to 48 months (excluded)	1,050	4.81%	17,175,646.11	1.88%	2,036	9.05%	32,006,764.86	3.37%
e.4	from 48 (included) to 72 months (excluded)	2,111	9.66%	63,260,234.38	6.94%	2,104	9.36%	64,571,437.25	6.80%
e.5	from 72 (included) to 96 months (excluded)	5,774	26.43%	227,027,155.55	24.90%	5,894	26.21%	239,011,936.13	25.17%
e.6	from 96 (included) to 120 months (excluded)	726	3.32%	37,938,242.29	4.16%	336	1.49%	16,974,772.96	1.79%
e.7	from 120 (included) to 160 months (excluded)	7,034	32.20%	463,054,510.38	50.78%	7,500	33.35%	497,451,403.05	52.38%
e.8	from 160 (included) to 200 months (excluded)	969	4.44%	64,622,513.05	7.09%	1,010	4.49%	68,358,869.11	7.20%
e.9	over 200 (included) months	1	0.00%	129,714.45	0.01%	1	0.00%	131,015.21	0.01%
<b>e.10</b>	<b>Total</b>	<b>21,846</b>	<b>100.00%</b>	<b>911,928,219.65</b>	<b>100.00%</b>	<b>22,487</b>	<b>99.99%</b>	<b>949,620,473.55</b>	<b>99.99%</b>

f.	By Region of Originating Branch <sup>(a)</sup>	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	335	1.53%	12,810,627.08	1.40%	351	1.56%	13,300,869.35	1.40%
f.2	Basilicata	56	0.26%	1,260,125.60	0.14%	57	0.25%	1,317,447.75	0.14%
f.3	Calabria	193	0.88%	5,623,533.04	0.62%	199	0.88%	5,880,125.37	0.62%
f.4	Campania	1,113	5.09%	40,091,570.63	4.40%	1,156	5.14%	42,020,071.17	4.42%
f.5	Emilia - Romagna	2,525	11.56%	111,056,856.01	12.18%	2,628	11.69%	115,672,825.99	12.18%
f.6	Friuli-Venezia Giulia	947	4.33%	36,444,593.38	4.00%	973	4.33%	37,990,809.14	4.00%
f.7	Lazio	2,247	10.29%	103,112,886.92	11.31%	2,315	10.29%	107,342,905.12	11.30%
f.8	Liguria	461	2.11%	18,071,433.69	1.98%	475	2.11%	18,891,384.46	1.99%
f.9	Lombardia	3,362	15.39%	172,806,743.26	18.95%	3,434	15.27%	179,122,216.36	18.86%
f.10	Marche	537	2.46%	22,427,463.72	2.46%	554	2.46%	23,351,659.06	2.46%
f.11	Molise	78	0.36%	1,909,238.17	0.21%	83	0.37%	2,031,407.68	0.21%
f.12	Piemonte	3,271	14.97%	123,119,473.99	13.50%	3,337	14.84%	128,440,407.40	13.53%
f.13	Puglia	1,176	5.38%	34,332,148.39	3.76%	1,216	5.41%	35,972,277.10	3.79%
f.14	Sardegna	265	1.21%	9,960,859.39	1.09%	272	1.21%	10,379,784.97	1.09%
f.15	Sicilia	867	3.97%	28,439,263.90	3.12%	892	3.97%	29,551,145.67	3.11%
f.16	Toscana	1,076	4.93%	48,336,940.00	5.30%	1,103	4.91%	50,373,501.13	5.30%
f.17	Trentino - Alto Adige	230	1.05%	10,608,998.56	1.16%	239	1.06%	11,150,556.51	1.17%
f.18	Umbria	136	0.62%	5,494,791.22	0.60%	139	0.62%	5,668,571.47	0.60%
f.19	Valle d'Aosta	40	0.18%	1,313,416.47	0.14%	42	0.19%	1,366,713.29	0.14%
f.20	Veneto	2,931	13.42%	124,707,256.23	13.68%	3,022	13.44%	129,795,794.56	13.67%
<b>f.4</b>	<b>Total</b>	<b>21,846</b>	<b>99.99%</b>	<b>911,928,219.65</b>	<b>100.00%</b>	<b>22,487</b>	<b>100.00%</b>	<b>949,620,473.55</b>	<b>99.98%</b>

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	21,446	98.17%	895,940,549.33	98.25%	22,073	98.16%	932,881,707.33	98.24%
	g.2 Quarterly	400	1.83%	15,987,670.32	1.75%	414	1.84%	16,738,766.22	1.76%
	<b>g.3 Total</b>	<b>21,846</b>	<b>100.00%</b>	<b>911,928,219.65</b>	<b>100.00%</b>	<b>22,487</b>	<b>100.00%</b>	<b>949,620,473.55</b>	<b>100.00%</b>

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	20,186	92.40%	846,512,590.41	92.83%	20,840	92.68%	883,634,357.52	93.05%
	h.2 R.I.D.	1,338	6.12%	53,148,814.42	5.83%	1,344	5.98%	54,017,085.05	5.69%
	h.3 Cash	322	1.47%	12,266,814.82	1.35%	303	1.35%	11,969,030.98	1.26%
	h.4 Other	-	0.00%	-	0.00%	-	0.00%	-	0.00%
	<b>h.5 Total</b>	<b>21,846</b>	<b>99.99%</b>	<b>911,928,219.65</b>	<b>100.01%</b>	<b>22,487</b>	<b>100.01%</b>	<b>949,620,473.55</b>	<b>100.00%</b>

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	3,827	17.52%	107,869,225.87	11.83%	4,036	17.95%	113,936,437.56	12.00%
	i.2 Floating	16,301	74.62%	724,679,850.99	79.47%	16,713	74.32%	753,315,037.82	79.33%
	i.3 Optional currently Fixed <sup>(5)</sup>	428	1.96%	20,616,222.47	2.26%	450	2.00%	22,033,105.88	2.32%
	i.4 Optional currently Floating <sup>(5)</sup>	1,290	5.90%	58,762,920.32	6.44%	1,288	5.73%	60,335,892.29	6.35%
	<b>i.5 Total</b>	<b>21,846</b>	<b>100.00%</b>	<b>911,928,219.65</b>	<b>100.00%</b>	<b>22,487</b>	<b>100.00%</b>	<b>949,620,473.55</b>	<b>100.00%</b>

l.	Interest Rate (Fixed and Optional currently Fixed) <sup>(5)</sup>	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)	62.00	0.28%	3,096,477.12	0.34%	60.00	0.27%	3,075,270.52	0.32%
	l.2 3% (included) - 4% (excluded)	273.00	1.25%	12,706,139.72	1.39%	270.00	1.20%	12,655,424.77	1.33%
	l.3 4% (included) - 5% (excluded)	191	0.87%	6,762,446.69	0.74%	225	1.00%	8,147,010.07	0.86%
	l.4 5% (included) - 6% (excluded)	2,379	10.89%	56,448,886.31	6.19%	2,452	10.90%	60,414,996.47	6.36%
	l.5 >=6%	1,350	6.18%	49,471,498.50	5.42%	1,479	6.58%	51,676,841.61	5.44%
	<b>l.6 Total</b>	<b>4,255</b>	<b>19.47%</b>	<b>128,485,448.34</b>	<b>14.08%</b>	<b>4,486</b>	<b>19.95%</b>	<b>135,969,543.44</b>	<b>14.31%</b>

m.	Spread (Floating and Optional currently Floating) <sup>(5)</sup>	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)	-	0.00%	-	0.00%	-	0.00%	-	0.00%
	m.2 1% (included) - 1.25% (excluded)	7,599	34.78%	326,082,363.00	35.76%	7,734	34.39%	339,790,809.97	35.78%
	m.3 1.25% (included) - 1.5% (excluded)	6,379	29.20%	291,962,745.09	32.02%	6,597	29.34%	302,942,015.90	31.90%
	m.4 1.5% (included) - 1.75% (excluded)	2,768	12.67%	125,486,320.92	13.76%	2,814	12.51%	129,935,548.06	13.68%
	m.5 1.75% (included) - 2% (excluded)	652	2.98%	34,100,855.46	3.74%	658	2.93%	34,885,050.25	3.67%
	m.6 >=2%	193	0.88%	5,810,486.84	0.64%	198	0.88%	6,097,505.93	0.64%
	<b>m.7 Total</b>	<b>17,591</b>	<b>80.51%</b>	<b>783,442,771.31</b>	<b>85.92%</b>	<b>18,001</b>	<b>80.05%</b>	<b>813,650,930.11</b>	<b>85.67%</b>

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

(2) The seasoning is calculated taking into consideration the difference between the date representing the end of the collection period and the origination date ("data di stipula")

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

(4) The information refers to the Region where the branch originating the loan is located

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





# DEFAULT TRIGGERS



