

**INVESTORS REPORT - Payment Date: 17-Sep-2012**

***F-E Mortgages S.r.l.***

Euro 682,000,000 Class A1 Residential Mortgage Backed Notes due December 2043

Euro 48,000,000 Class B Residential Mortgage Backed Notes due December 2043

Euro 11,000,000 Class C Residential Mortgage Backed Notes due December 2043

Euro 7,630,000 Class D Residential Mortgage Backed Notes due December 2043

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Originator	Unicredit S.p.A. (formerly known as UniCredit Family Financing Bank S.p.A.; UniCredit Consumer Financig Bank S.p.A.; UniCredit Banca per la Casa S.p.A.; Banca per la Casa S.p.A.)
Issuer	F-E Mortgages S.r.l.
Issue Date	28 November 2003
Joint Lead Managers	MCC S.p.A. and ABN AMRO Bank N.V.
Arranger and Global Coordinator	MCC S.p.A.

**The Notes**

Classes	Class A1	Class B	Class C	Class D
Original Balance	682,000,000	48,000,000	11,000,000	7,630,000
Currency	Euro	Euro	Euro	Euro
Legal maturity	December 2043	December 2043	December 2043	December 2043
Original Exp. WAL (years)	8	12.8	12.8	NA
ISIN code	IT0003575039	IT0003575070	IT0003575088	IT0003575096
Coupon	3mE +33bp	3mE +100bp	3mE +150bp	3mE +100bp
Rating at Issue Date				
Fitch	AAA	A	BBB	NR
Moody's	Aaa	A1	Baa2	NR
Standard & Poor's	AAA	AA-	BBB+	NR
Payment Dates (for all the Classes)	15th of March, June, September and December			

**Beginning of the Amortisation Period**

June 2005

Representative of Notesholders	The Bank of New York Mellon Global Corporate Trust
English Account Bank	The Royal Bank of Scotland plc
Calculation Agent	UniCredit Bank AG, London Branch
Collection Period	From 01/05/2012 to 31/07/2012
Last Payment Date	15/06/2012
Payment Date	17/09/2012
Interest Determination Date	13/06/2012
Interest Period	From 15/06/2012 to 17/09/2012

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## Notes Report

Principal				
Classes	Initial Amount	Previous Amount	Payments	Current Outstanding
Class A1 Notes	682,000,000.00	145,054,000.30	6,465,360.00	138,588,640.30
Class B Notes	48,000,000.00	48,000,000.00	-	48,000,000.00
Class C Notes	11,000,000.00	11,000,000.00	-	11,000,000.00
Class D Notes	7,630,000.00	7,630,000.00	-	7,630,000.00

Interest				
Classes	Interest Rate	Accrued Interest	Interest Payment	Unpaid Interest <sup>1</sup>
Class A1 Notes	0.992%	375,718.87	375,718.87	-
Class B Notes	1.662%	208,305.60	208,305.60	-
Class C Notes	2.162%	62,097.20	62,097.20	-
Class D Notes	1.662%	33,111.91	-	642,224.73

<sup>1</sup> Inclusive of interest accrued but unpaid on previous Payment Dates

Collateral Portfolio		
Collateral Portfolio at the end of the Collection Period	Total Performing Outstanding Principal (*)	Liquidity Facility (**)
238,358,239.73	216,116,289.61	20,000,000
% of Credit enhancement		
Class A1	Class B	Class C
48.62%	25.23%	19.87%

\* means the aggregate Outstanding Principal Amount of Mortgage loans net of the aggregate Outstanding Principal Amount of all Defaulted Mortgage Loans, as of the relevant Collection Date

\*\* Does not constitute a credit support

Triggers			
Trigger	Current	Min	Verified
Class A Principal Subordination Event (***)	0.16%	1.00%	NO
*** The ratio, expressed as a percentage between the Unpaid Principal Deficiency as of the immediately preceding Calculation Date and the Initial Outstanding Principal Amount of the Portfolio, is higher than 1%			
Pro-Rata Amortisation Ratio (****)	32.47%	18.00%	YES
**** The aggregate Principal Amount Outstanding of the Class B Notes, the Class C Notes and the Class D Notes of such Series as a percentage of the aggregate Principal Amount Outstanding of all the Notes of such Series, in each case, on such Payment Date, is at least twice of such percentage calculated as of the relevant Issue Dates			
Further Conditions	Current	Max	Verified
The Aggregate Outstanding Principal Amount of all Mortgage Loans with more than 3 instalments in arrears does not exceed 4.0% of the Outstanding Principal Amount of all Mortgage Loans comprised in the Portfolio as of the last day of the immediately preceding Collection Period	1.92%	4.00%	YES
All balances on all ledgers of the Principal Deficiency Ledger are zero (euro)	341,835.63		NO
No outstanding Advances under the Liquidity Facility Agreement (euro)	20,000,000.00		NO
	Current	Min	Verified
At least five years have elapsed from the relevant Issue Date of such Series (years)	8.81	5	YES

<b>Issuer Available Funds</b>
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		Total EUR
<b>Issuer Interest Available Funds</b>		
(a)	Interest Collections on the Portfolio during relevant Collection Period	1,818,529.13
(b)	All amounts payable by each Swap Counterparty under the terms of the Swap Agreements on the Swap Payment Date immediately preceding	679,233.58
(c)	Any other amount (other than Principal Instalments) deriving from the Mortgage Loans Agreements received during the Collection Period	9,366.63
(d)	Any profit (including capital gain, if any) generated by or accrued on the Eligible Investments	-
(e)	All capital gains made from sale of any Receivables during the Collection Period	-
(f)	Interest amounts received by the Issuer from the Originator pursuant to the Purchase Agreement, the Warranty and Indemnity Agreement or the Servicing Agreement, during the Collection Period	-
(g)	Interest amounts received by the Issuer from any party to the Transaction other than those referred to above Documents and paid into the Transaction Account during the Collection Period,	-
(h)	Any other amount (other than any amount constituting Issuer Principal Available Funds) not deriving from the Receivables and which is not included in all the items above, received by the Issuer during the Collection Period	-
(i)	Interest accrued and paid on the Accounts except for the portion (if any) of net bank account interest accrued on and credited to the Liquidity Reserve Account	4,063.39
(l)	Any revolving advance made by the Liquidity Facility Provider(s) under the Liquidity Facility Agreement(s)	-
(m)	Any amount payable out of the Issuer Principal Available Funds as Interest Shortfall Amount	-
(n)	Other amounts	-
<b>TOTAL ISSUER INTEREST AVAILABLE FUNDS</b>		<b>2,511,192.73</b>

		Total EUR
<b>Issuer Principal Available Funds</b>		
(a)	Principal Collections on the Portfolio during relevant Collection Period	5,432,302.19
(b)	All Principal Instalments received by the Issuer from the Originator pursuant to the Purchase Agreement, the Warranty and Indemnity Agreement or the Servicing Agreement during the Collection Period	-
(c)	Any amount to be credited to the Principal Deficiency Ledger	1,035,470.93
(d)	Principal amounts received by the Issuer from any party to the Transaction Documents and paid into the Transaction Account, other than the Principal Collections	-
(e)	Other amounts	1,745.20
<b>TOTAL ISSUER PRINCIPAL AVAILABLE FUNDS</b>		<b>6,469,518.33</b>

<b>Use of Interest Available Funds</b>
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<b>Payments:</b>		<b>Amount Due (Total EUR)</b>
1	(A) Fees, costs, expenses and taxes of the Issuer (to the extent that the funds standing to the credit of the Expense Account are insufficient) and (B) to credit to the Expenses Account an amount to bring the balance of such account up to the Retention Amount.	3,724.99
2	Fees, costs and expenses	112,037.95
3	Principal amounts related to the advance outstanding under the Liquidity Facility	-
4	Interest amounts related to the advances and any other amount payable under the Liquidity Facility Agreements	-
5	Amounts due to the Swap Counterparties under the Swap Agreements (but excluding amounts payable under item 17)	713,837.18
6	Interest Component of the purchase price and interests on the purchase price (if any)	-
7	Interest on the Class A1 Notes	375,718.87
8	PDL on the Class A1 Notes	-
9	Interest on the Class B Notes	208,305.60
10	PDL on the Class B Notes	-
11	Interest on the Class C Notes	62,097.20
12	PDL on the Class C Notes	-
13	Fees, costs expenses not paid under items 2 and 3	-
14	PDL on the Class D Notes	1,035,470.93
15	Amounts due to the Managers (if any) pursuant the Senior Notes Programme Agreement and the Senior Notes Subscription Agreements	-
16	Termination payments (if any) due to any Liquidity Facility Provider	-
17	Termination payments (if any) due under the Swap Agreements if a Swap Counterparty is the Defaulting Party	-
18	Base Interest on the Class D Notes	-
19	Other Junior Payments to the Originator	-
<b>TOTAL OUTFLOWS</b>		<b>2,511,192.73</b>

### Use of Principal Available Funds

		Amount Due (Total EUR)	Amount Allocated (Total EUR)
<b>Payments:</b>			
<b>Principal Available Funds</b>		6,469,518.33	6,469,518.33
<b>During Initial Period:</b>			
Interest Shortfall Amount		-	-
Principal Accumulated		-	-
<b>During Amortisation Period:</b>			
Interest Shortfall Amount		-	-
Principal payment under Class A1 Notes		6,465,360.00	6,465,360.00
Principal payment under Class B Notes		-	-
Principal payment under Class C Notes		-	-
Principal payment under Class D Notes		-	-
<b>TOTAL OUTFLOWS</b>		<b>6,465,360.00</b>	<b>6,465,360.00</b>

PORTFOLIO DESCRIPTION (1/2)

a. Informazioni generali sul portafoglio		Valore
a.1	Numero di mutui:	3,173
a.2	Debito residuo:	216,116,289.61
a.3	Debito residuo medio (1):	68,111.03
a.4	Seasoning medio ponderato (2):	114.76
a.5	Current LTV medio ponderato (2):	51.12%
a.6	Scadenza residua media ponderata (2):	178.49
a.7	Tasso medio ponderato (tassi fissi/opzionali fissi) (2):	5.02%
a.8	Spread medio ponderato (tassi variabili/opzionali variabili) (	1.54%

b. Debito Residuo	Alla fine del periodo di incasso corrente				All'inizio dell'operazione			
	Numero di mutui	% sul totale mutui	Valore debito residuo	% sul debito residuo	Numero di mutui	% sul totale mutui	Valore debito residuo	% sul debito residuo
b.1 da 0 (incluso) a 10.000 (escluso) Euro	146	4.60%	558.078.25	0.26%	0	0.00%	-	0.00%
b.2 da 10.000 (incluso) a 25.000 (escluso) Euro	203	6.40%	3.873.181.76	1.79%	41	0.56%	926.626.35	0.12%
b.3 da 25.000 (incluso) a 50.000 (escluso) Euro	684	21.56%	26.306.813.30	12.17%	523	7.19%	21.137.865.83	2.80%
b.4 da 50.000 (incluso) a 75.000 (escluso) Euro	875	27.58%	54.918.413.30	25.41%	1314	18.05%	83.587.989.48	11.07%
b.5 da 75.000 (incluso) a 100.000 (escluso) Euro	739	23.29%	63.625.990.06	29.44%	1850	25.42%	161.256.616.22	21.36%
b.6 da 100.000 (incluso) a 150.000 (escluso) Euro	443	13.96%	51.391.029.77	23.78%	2717	37.33%	327.458.040.99	43.38%
b.7 da 150.000 (incluso) a 200.000 (escluso) Euro	61	1.92%	10.038.726.82	4.65%	600	8.24%	101.114.031.85	13.39%
b.8 da 200.000 (incluso) a 300.000 (escluso) Euro	19	0.60%	4.461.807.23	2.05%	188	2.58%	43.172.462.66	5.72%
b.9 oltre 300.000 (incluso) Euro	3	0.09%	942.249.12	0.44%	45	0.62%	16.243.468.30	2.15%
<b>b.10 Totale</b>	<b>3,173</b>	<b>100.00%</b>	<b>216,116,289.61</b>	<b>100.00%</b>	<b>7,278</b>	<b>100.00%</b>	<b>754,897,101.68</b>	<b>100.00%</b>

c. Seasoning del portafoglio (3)	Alla fine del periodo di incasso corrente				All'inizio dell'operazione			
	Numero di mutui	% sul totale mutui	Valore debito residuo	% sul debito residuo	Numero di mutui	% sul totale mutui	Valore debito residuo	% sul debito residuo
c.1 da 1 (incluso) a 6 (escluso) mesi	-	-	-	-	3,629	49.86%	382,564,464.78	50.68%
c.2 da 6 (incluso) a 12 (escluso) mesi	-	-	-	-	2,759	37.91%	277,511,424.94	36.76%
c.3 da 12 (incluso) a 18 (escluso) mesi	-	-	-	-	546	7.50%	58,401,818.41	7.74%
c.4 da 18 (incluso) a 24 (escluso) mesi	-	-	-	-	329	4.52%	34,684,075.08	4.59%
c.5 da 24 (incluso) a 48 (escluso) mesi	-	-	-	-	15	0.21%	1,735,318.47	0.23%
c.6 da 48 (incluso) a 72 (escluso) mesi	-	-	-	-	0	0.00%	-	0.00%
c.7 da 72 (incluso) a 96 (escluso) mesi	-	-	-	-	0	0.00%	-	0.00%
c.8 da 96 (incluso) a 108 (escluso) mesi	22,00	0.01	2,020,749.58	0.01	0	0.00%	-	0.00%
c.9 da 108 (incluso) a 120 (escluso) mesi	2,531.00	0.80	171,509,774.90	0.79	0	0.00%	-	0.00%
c.10 da 120 (incluso) a 150 (escluso) mesi	620.00	0.20	42,585,765.13	0.20	0	0.00%	-	0.00%
c.11 da 150 (incluso) a 180 (escluso) mesi	-	-	-	-	0	0.00%	-	0.00%
c.12 oltre 180 (incluso) mesi	-	-	-	-	0	0.00%	-	0.00%
<b>c.10 Totale</b>	<b>3,173</b>	<b>100.00%</b>	<b>216,116,289.61</b>	<b>100.00%</b>	<b>7,278</b>	<b>100.00%</b>	<b>754,897,101.68</b>	<b>100.00%</b>

d. Current LTV Ratio (4)	Alla fine del periodo di incasso corrente				All'inizio dell'operazione			
	Numero di mutui	% sul totale mutui	Valore debito residuo	% sul debito residuo	Numero di mutui	% sul totale mutui	Valore debito residuo	% sul debito residuo
d.1 da 0% (incluso) a 10% (escluso)	182	5.74%	1,534,342.30	0.71%	6	0.08%	249,226.96	0.03%
d.2 da 10% (incluso) a 20% (escluso)	207	6.52%	6,578,149.09	3.04%	68	0.94%	3,120,630.36	0.42%
d.3 da 20% (incluso) a 30% (escluso)	264	8.32%	12,271,605.49	5.68%	190	2.63%	12,212,728.63	1.64%
d.4 da 30% (incluso) a 40% (escluso)	393	12.39%	21,591,125.91	9.99%	338	4.68%	25,573,505.99	3.43%
d.5 da 40% (incluso) a 50% (escluso)	468	14.75%	32,574,078.81	15.07%	460	6.37%	41,534,357.60	5.56%
d.6 da 50% (incluso) a 60% (escluso)	1,037	32.68%	83,673,542.36	38.72%	571	7.91%	54,699,476.72	7.33%
d.7 da 60% (incluso) a 70% (escluso)	622	19.60%	57,893,545.65	26.79%	907	12.57%	93,030,307.58	12.46%
d.8 da 70% (incluso) a 80% (escluso)	0	0.00%	-	0.00%	4,677	64.81%	516,188,408.31	69.14%
<b>d.9 Totale</b>	<b>3,173</b>	<b>100.00%</b>	<b>216,116,289.61</b>	<b>100.00%</b>	<b>7,217</b>	<b>100.00%</b>	<b>746,608,642.15</b>	<b>100.00%</b>

e. Scadenza residua (5)	Alla fine del periodo di incasso corrente				All'inizio dell'operazione			
	Numero di mutui	% sul totale mutui	Valore debito residuo	% sul debito residuo	Numero di mutui	% sul totale mutui	Valore debito residuo	% sul debito residuo
e.1 da 0 (incluso) a 12 mesi (escluso)	133	4.19%	473,150.04	0.22%	0	0.00%	-	0.00%
e.2 da 12 (incluso) a 24 mesi (escluso)	3	0.09%	31,122.79	0.01%	0	0.00%	-	0.00%
e.3 da 24 (incluso) a 48 mesi (escluso)	9	0.28%	210,752.91	0.10%	3	0.04%	112,904.83	0.01%
e.4 da 48 (incluso) a 72 mesi (escluso)	389	12.57%	13,019,843.19	6.02%	12	0.16%	403,801.79	0.05%
e.5 da 72 (incluso) a 96 mesi (escluso)	19	0.60%	769,828.18	0.36%	7	0.10%	277,531.47	0.04%
e.6 da 96 (incluso) a 120 mesi (escluso)	139	4.38%	8,375,536.34	3.88%	262	3.60%	14,349,620.44	1.90%
e.7 da 120 (incluso) a 160 mesi (escluso)	654	20.61%	38,766,960.33	17.94%	37	0.51%	2,600,663.27	0.34%
e.8 da 160 (incluso) a 200 mesi (escluso)	1,268	39.96%	103,877,197.36	48.07%	687	9.44%	51,647,699.15	6.84%
e.9 oltre 200 (incluso) mesi	549	17.30%	50,597,898.47	23.41%	6,270	86.15%	685,505,080.73	90.81%
<b>e.10 Totale</b>	<b>3,173</b>	<b>100.00%</b>	<b>216,116,289.61</b>	<b>100.00%</b>	<b>7,278</b>	<b>100.00%</b>	<b>754,897,101.68</b>	<b>100.00%</b>

(1) Per media si intende la media semplice  
(2) Come peso per la ponderazione si intende il debito residuo

## PORTFOLIO DESCRIPTION (2/2)

f.	Alla fine del periodo di incasso corrente				All'inizio dell'operazione				
	Distribuzione Geografica(b)	Numero di mutui	% sul totale mutui	Valore debito residuo	% sul debito residuo	Numero di mutui	% sul totale mutui	Valore debito residuo	% sul debito residuo
f.1	Abruzzo	82	2.58%	4.647.691,19	2.15%	150	2.06%	13.227.460,74	1.75%
f.2	Basilicata	0	0.00%	-	0.00%	0	0.00%	-	0.00%
f.3	Calabria	1	0.03%	30.490,44	0.01%	1	0.01%	50.852,80	0.01%
f.4	Campania	497	15.66%	27.685.129,28	12.81%	929	12.76%	88.065.114,66	11.40%
f.5	Emilia - Romagna	221	6.97%	16.974.257,24	7.85%	519	7.13%	57.332.824,19	7.59%
f.6	Friuli-Venezia Giulia	84	2.65%	5.315.465,59	2.46%	172	2.36%	15.522.263,56	2.06%
f.7	Lazio	339	10.68%	20.928.959,52	9.68%	815	11.20%	82.283.139,21	10.90%
f.8	Liguria	246	7.75%	17.136.426,31	7.93%	599	8.23%	62.987.428,74	8.34%
f.9	Lombardia	601	18.94%	44.681.726,67	20.67%	1.377	18.92%	150.968.634,04	20.00%
f.10	Marche	40	1.26%	2.912.139,29	1.35%	109	1.50%	12.499.834,03	1.66%
f.11	Molise	8	0.25%	293.731,00	0.14%	12	0.16%	818.942,63	0.11%
f.12	Piemonte	455	14.34%	30.121.741,24	13.94%	1.103	15.16%	109.495.494,92	14.50%
f.13	Puglia	51	1.61%	2.180.215,86	1.01%	127	1.74%	8.895.456,24	1.18%
f.14	Sardegna	2	0.06%	179.401,32	0.08%	2	0.03%	266.744,03	0.04%
f.15	Sicilia	0	0.00%	-	0.00%	0	0.00%	-	0.00%
f.16	Toscana	62	1.95%	3.544.997,03	1.64%	155	2.13%	15.470.839,00	2.05%
f.17	Trentino - Alto Adige	2	0.06%	203.084,82	0.09%	11	0.15%	1.389.716,47	0.18%
f.18	Umbria	36	1.13%	2.016.536,35	0.93%	63	0.87%	5.564.515,51	0.74%
f.19	Valle d'Aosta	1	0.03%	8.616,31	0.00%	1	0.01%	82.728,37	0.01%
f.20	Veneto	445	14.02%	37.255.770,15	17.24%	1.133	15.57%	131.975.212,54	17.48%
<b>f.21</b>	<b>Totale</b>	<b>3.173</b>	<b>100.00%</b>	<b>216.116.289,61</b>	<b>100.00%</b>	<b>7.278</b>	<b>100.00%</b>	<b>754.897.101,68</b>	<b>100.00%</b>

g.	Alla fine del periodo di incasso corrente				All'inizio dell'operazione				
	Distribuzione per frequenza di pagamento	Numero di mutui	% sul totale mutui	Valore debito residuo	% sul debito residuo	Numero di mutui	% sul totale mutui	Valore debito residuo	% sul debito residuo
g.1	Mensile	3.173	100.00%	216.116.289,61	100.00%	7.278	100.00%	754.897.101,68	100.00%
g.2	Trimestrale	0	0.00%	-	0.00%	0	0.00%	-	0.00%
<b>g.3</b>	<b>Totale</b>	<b>3.173</b>	<b>100.00%</b>	<b>216.116.289,61</b>	<b>100.00%</b>	<b>7.278</b>	<b>100.00%</b>	<b>754.897.101,68</b>	<b>100.00%</b>

h.	Alla fine del periodo di incasso corrente				All'inizio dell'operazione				
	Distribuzione per modalita' di pagamento	Numero di mutui	% sul totale mutui	Valore debito residuo	% sul debito residuo	Numero di mutui	% sul totale mutui	Valore debito residuo	% sul debito residuo
h.1	Addebito diretto in conto corrente	633	21.94%	49.263.350,55	22.79%	0	0.00%	-	0.00%
h.2	R.D.	2.357	74.23%	156.965.101,55	72.53%	7.278	100.00%	754.897.101,68	100.00%
h.3	Per cassa	123	3.88%	9.886.837,51	4.57%	0	0.00%	-	0.00%
h.4	Altro	0	0.00%	-	0.00%	0	0.00%	-	0.00%
<b>h.5</b>	<b>Totale</b>	<b>3.173</b>	<b>100.00%</b>	<b>216.116.289,61</b>	<b>100.00%</b>	<b>7.278</b>	<b>100.00%</b>	<b>754.897.101,68</b>	<b>100.00%</b>

i.	Alla fine del periodo di incasso corrente				All'inizio dell'operazione				
	Tipologia di tasso di interesse	Numero di mutui	% sul totale mutui	Valore debito residuo	% sul debito residuo	Numero di mutui	% sul totale mutui	Valore debito residuo	% sul debito residuo
i.1	Fisso	344	10.84%	23.526.843,19	10.89%	23	0.32%	1.220.996,93	0.16%
i.2	Variabile	2.640	83.20%	180.653.100,49	83.60%	2.390	32.84%	284.747.619,80	37.72%
i.3	Opzionale Fisso	176	5.55%	11.048.041,19	5.11%	2.215	30.43%	206.818.136,87	27.40%
i.4	Opzionale Variabile	13	0.41%	875.304,74	0.41%	2.650	36.41%	262.110.348,08	34.72%
<b>i.5</b>	<b>Totale</b>	<b>3.173</b>	<b>100.00%</b>	<b>216.116.289,61</b>	<b>100.00%</b>	<b>7.278</b>	<b>100.00%</b>	<b>754.897.101,68</b>	<b>100.00%</b>

l.	Alla fine del periodo di incasso corrente				All'inizio dell'operazione				
	Tasso di interesse (mutui a tasso fisso)(e)	Numero di mutui	% sul totale mutui	Valore debito residuo	% sul debito residuo	Numero di mutui	% sul totale mutui	Valore debito residuo	% sul debito residuo
l.1	0% (incluso) - 3% (escluso)	27	0.85%	1.760.684,82	0.81%	293	4.03%	28.748.176,70	3.81%
l.2	3% (incluso) - 4% (escluso)	111	3.50%	6.598.605,14	3.06%	402	5.52%	41.566.588,85	5.51%
l.3	4% (incluso) - 5% (escluso)	48	1.51%	3.358.914,86	1.55%	529	7.27%	51.513.258,19	6.82%
l.4	5% (incluso) - 6% (escluso)	278	8.76%	19.591.457,59	9.07%	864	11.87%	74.483.720,49	9.87%
l.5	>=6%	56	1.78%	3.263.221,97	1.51%	150	2.06%	11.727.389,57	1.55%
<b>l.6</b>	<b>Totale</b>	<b>520</b>	<b>16.39%</b>	<b>34.572.884,38</b>	<b>16.00%</b>	<b>2.238</b>	<b>30.75%</b>	<b>208.039.133,80</b>	<b>27.56%</b>

m.	Alla fine del periodo di incasso corrente				All'inizio dell'operazione				
	Spread sul tasso di rif. (mutui a tasso variabile)(7)	Numero di mutui	% sul totale mutui	Valore debito residuo	% sul debito residuo	Numero di mutui	% sul totale mutui	Valore debito residuo	% sul debito residuo
m.1	0% (incluso) - 1% (escluso)	263	8.29%	22.528.510,33	10.42%	53	0.73%	6.585.604,41	0.87%
m.2	1% (incluso) - 1.25% (escluso)	155	4.88%	12.314.829,82	5.70%	49	0.67%	6.418.658,68	0.85%
m.3	1.25% (incluso) - 1.5% (escluso)	353	11.13%	22.641.160,83	10.48%	491	6.75%	57.000.337,19	7.55%
m.4	1.5% (incluso) - 1.75% (escluso)	491	15.47%	30.808.873,98	14.26%	920	12.64%	99.305.023,53	13.15%
m.5	1.75% (incluso) - 2% (escluso)	1.239	39.05%	84.526.770,46	39.11%	3.220	44.24%	346.059.006,89	45.84%
m.6	>=2%	152	4.79%	8.723.259,81	4.04%	307	4.22%	31.489.337,18	4.17%
<b>m.6</b>	<b>Totale</b>	<b>2.653</b>	<b>83.61%</b>	<b>181.543.405,23</b>	<b>84.00%</b>	<b>5.040</b>	<b>69.25%</b>	<b>546.857.967,88</b>	<b>72.44%</b>



## Portfolio Performance

Portfolio Performance							
	Delinquencies	Delinquency ratio	Defaults	Default ratio	Default Level	Prepayments	Annual CPR
Mar-04	4,431,436.44	0.59%	-	0.00%	0.00%	6,935,978.66	3.65%
Jun-04	9,127,584.28	1.24%	-	0.00%	0.00%	2,899,203.02	1.54%
Sep-04	12,418,503.59	1.70%	153,196.27	0.02%	0.02%	3,595,015.37	1.91%
Dec-04	15,028,588.25	2.09%	592,469.88	0.08%	0.08%	4,010,274.50	2.13%
Mar-05	14,869,969.33	2.09%	1,569,408.89	0.22%	0.21%	6,087,322.97	3.21%
Jun-05	16,931,075.03	2.26%	1,743,489.21	0.25%	0.23%	5,613,497.72	2.96%
Sep-05	19,203,894.80	2.83%	2,786,435.16	0.40%	0.37%	5,582,846.51	2.94%
Dec-05	19,267,727.42	2.89%	3,274,701.07	0.48%	0.44%	6,450,210.00	3.75%
Mar-06	18,518,826.68	2.83%	4,338,857.50	0.65%	0.58%	6,571,263.41	3.88%
Jun-06	19,048,387.17	2.98%	4,568,980.25	0.70%	0.61%	10,059,673.36	6.00%
Sep-06	17,878,164.58	2.87%	5,245,021.51	0.82%	0.70%	11,234,537.97	6.84%
Dec-06	18,247,330.59	3.02%	6,084,190.96	0.98%	0.81%	12,624,272.40	7.86%
Mar-07	23,833,547.21	4.78%	6,491,017.91	1.07%	0.87%	17,876,058.53	11.31%
Jun-07	22,655,105.20	4.54%	7,192,285.56	1.24%	0.96%	19,799,979.84	12.93%
Sep-07	24,409,892.26	4.89%	8,530,482.47	1.53%	1.14%	24,770,539.60	16.64%
Dec-07	25,787,254.82	5.17%	9,370,911.34	1.78%	1.25%	23,440,130.69	16.65%
Mar-08	22,536,210.09	4.78%	10,678,224.42	2.14%	1.43%	22,029,439.43	15.87%
Jun-08	22,412,662.81	5.30%	11,543,822.32	2.45%	1.54%	20,779,249.36	15.84%
Sep-08	40,096,451.37	9.24%	13,532,923.97	3.03%	1.81%	9,257,969.64	8.09%
Dec-08	25,158,585.36	6.14%	14,990,689.40	3.45%	2.00%	19,192,460.33	16.27%
Mar-09	26,143,346.00	6.73%	18,113,627.18	4.42%	2.42%	12,464,809.24	11.60%
Jun-09	17,140,030.76	4.71%	21,208,860.01	5.39%	2.83%	24,040,533.66	21.80%
Sep-09	13,347,332.63	3.97%	23,736,967.70	6.50%	3.17%	17,815,788.16	18.09%
Dec-09	10,229,450.03	3.22%	25,848,884.86	7.53%	3.45%	9,036,845.91	10.40%
Mar-10	10,791,430.85	3.55%	26,954,720.95	8.16%	3.60%	8,398,075.29	10.14%
Jun-10	9,132,193.96	3.13%	27,956,308.83	8.78%	3.73%	6,035,278.02	7.72%
Sep-10	8,519,715.25	3.03%	28,724,550.53	9.32%	3.84%	6,798,090.38	8.94%
Dec-10	9,796,432.55	3.60%	29,026,758.56	9.76%	3.88%	4,627,402.43	6.43%
Mar-11	10,308,515.96	3.92%	27,513,386.08	9.52%	3.68%	5,479,096.97	7.78%
Jun-11	9,799,947.43	3.87%	28,611,471.22	10.23%	3.82%	6,022,278.38	8.80%
Sep-11	8,422,320.04	3.45%	29,875,170.43	11.06%	3.99%	3,620,979.77	5.63%
Dec-11	9,276,355.76	3.91%	30,455,520.12	11.58%	4.07%	2,685,161.17	4.35%
Mar-12	7,894,653.14	3.42%	31,016,349.65	12.07%	4.14%	3,081,301.40	5.10%
Jun-12	8,574,681.29	3.82%	31,439,447.17	12.57%	4.20%	2,282,520.92	3.92%
Sep-12	8,745,531.91	4.00%	31,600,462.05	12.96%	4.22%	2,177,327.73	3.84%

## Definitions

<b>Delinquency ratio</b>	means the aggregate Outstanding Principal Amount of all the Delinquent Mortgage Loans (in arrears for at least 30 days) on the Portfolio as at the relevant Collection Period
<b>Default ratio</b>	means the aggregate Outstanding Principal Amount of all the Defaulted Mortgage Loans (in arrears for more than 8 months) on the aggregate Outstanding Principal Amounts of the Portfolio as at the relevant Collection Date
<b>Default Level</b>	means, on any Payment Date, the ratio between: (a) the Cumulative Outstanding Principal Amount of the Defaulted Mortgage Loans comprised in the Portfolio; and (b) the Initial Outstanding Principal Amount of all the Mortgage Loans in the Portfolio.

## Remark

Please note that the figures related to "Defaults" has been amended since September 2009 according to what communicated by the Servicer to the Transaction.

The amount now showed in column Defaults is the gross cumulated amount of defaulted claims. The Servicer has also assured that all amounts trapped by PDL are correct and they sum up the amount currently shown in this column.

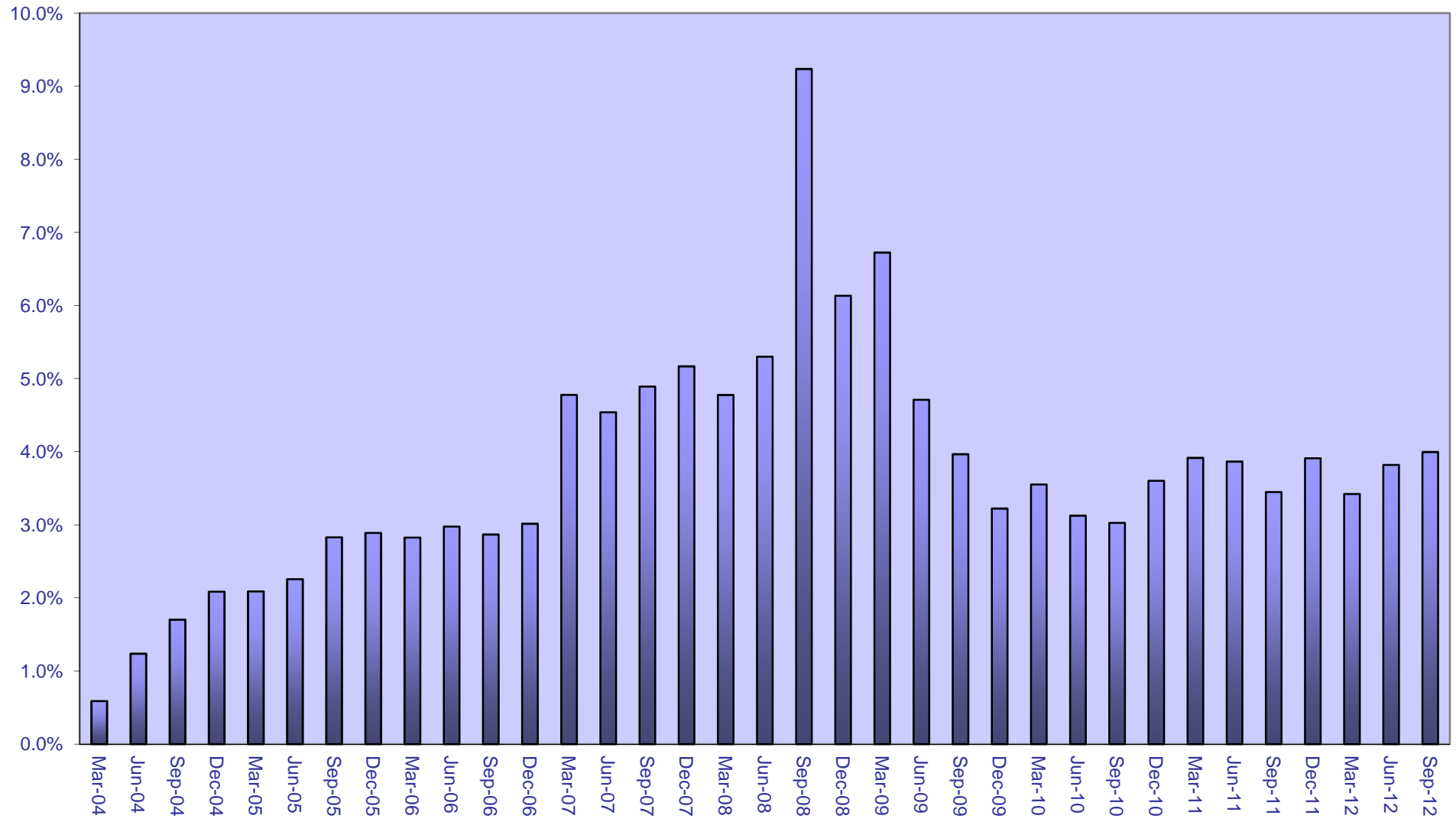
There is no influence on the actual flows and payments due under the transaction.

## Explanation note

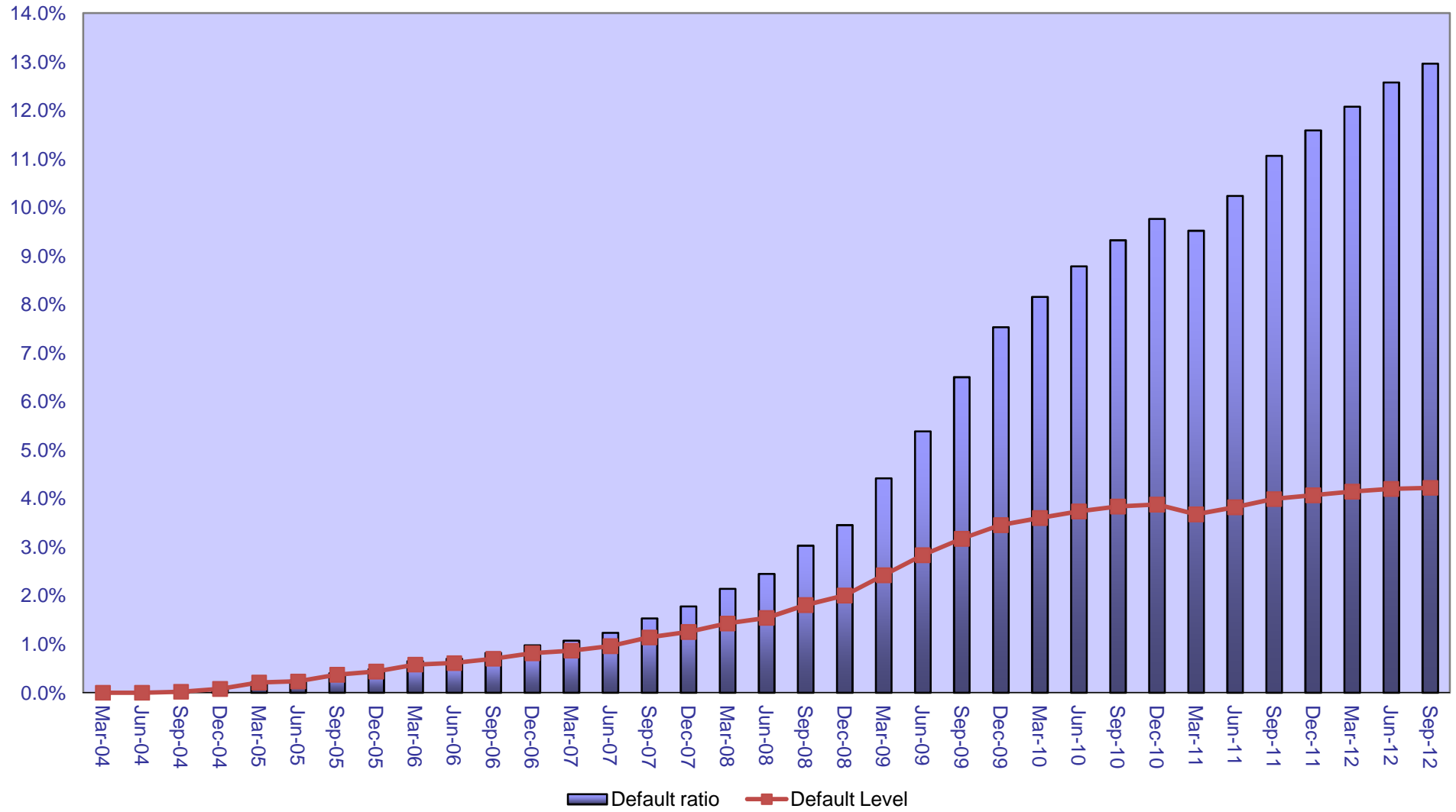
In the Servicing Report distributed by Unifredit S.p.A. (the "Servicer") for the Collection Period 1 November 2010 - 31 January 2011 the gross cumulative default figures decreased by an amount equal to Euro 2,210,891.00 (the "Default Difference Amount"). In respect to the last Collection Period, the Servicer has verified that a limited number of positions had been erroneously classified as Defaulted Mortgage Loans in the preceding Collection Periods.

Please note that the Default Difference Amount has not materially affected any transaction mechanics or triggers (such as, inter alia, the pro-rata conditions) given that the balance of the Unpaid Principal Deficiency, net of the Default Difference Amount, at the time all the other pro-rata amortization conditions were met, would still have been positive.

## Delinquency ratio



# Default



# Annual CPR

