

INVESTORS REPORT - Payment Date: 10 November 2016

Heliconus S.r.l.

Euro 369,000,000 Class A RMB Floating Rate Notes due February 2036 Euro 30,800,000 Class B RMB Floating Rate Notes due February 2036 Euro 8,990,200 Class C RMB Floating Rate Notes due February 2036

	Table of C	Contents	
Notes Report	Pa	ıge	2
Issuer Available Funds		ige	3
Use of Interest	Pa	ige	4
Use of Principal	Pa	ıge	5
Portfolio Performance	Pa	ıge	6
Originator	FinecoBank S.p.A.		
Issuer	Heliconus S.r.l.		
Issue Date	08 November 200	2	
Joint Lead Managers	MCC S.p.A. and C	DC ICM	
Sole Arranger	MCC S.p.A.		
The Notes			
Classes	Class A	Class B	Class C
Original Balance	369,000,000	30,800,000	8,990,200
Currency	Euro	Euro	Euro
Legal maturity	February 2036	February 2036	February 2036
Listing	Luxembourg	Luxembourg	
ISIN code	IT0003383855	IT0003383871	
Indexation	3M Euribor	3M Euribor	3M Euribor
Spread over Euribor	0.33%	1.00%	-1.00%
Ratings at Issue Date			
Fitch	AAA	А	
Moodys	Aaa	A2	
S&P	AAA		
Rapresentative of Noteholders	Bank of New York	x TrusteeServices Ltd	1.
Calculation Agent	UniCredit Bank A	G, London Branch	
Date of Report	17 November 2010		
Collection Period	From 01 July 2016	to and including 30	September 2016
Payment Date	10 November 201	6	*
Last Payment Date	10 August 2016		
Next Payment Date	10 February 2017		
3-month Euribor	-0.2980%		
Interest Period	From 10 August 2	016 to 10 November	2016
Days Accrued in the Interest Period	92		
Class A Notes Rate of Interest	0.032%		
Class B Notes Rate of Interest	0.702%		
Class C Notes Rate of Interest	0.000%		
t (de (Dece 20) her here encourd he UsiCerdie Deck AC-I			Correction in the sector of Coloradories

This Investor Report (the "Report") has been prepared by UniCredit Bank AG, London Branch ("UCB"), a member of the UniCredit Group, in its role as Calculation/Computation Agent and is based, inter alia, on the Servicer Reports prepared by the Servicer as well as data provided to UCB by other third parties. Although such information has been obtained from sources believed to be reliable, neither UCB, nor its subsidiaries or affiliates, or any of their respective directors, managers, officers or employees makes any representation as to their fairness, accuracy, completeness or reliability or shall have any responsibility or liability for any loss or damage howsoever arising from or otherwise in connection with the use of this Report.

This Report is not for retail clients (as defined by the European Markets in Financial Instruments Directive) and persons into whose possession or attention this document comes must inform themselves about, and strictly observe, any such restrictions. This Report is provided for information purposes only and does not constitute or form part of, nor may be construed so as to constitute or form part of, an offer, or the solicitation of any offer, to buy, sell or subscribe for any securities mentioned herein, nor is it intended to provide an evaluation of the risk related to an investment in such securities or for use by any person in making investment decisions. By accepting this Report, you agree to be bound by the foregoing restrictions. The information provided in the Report can not substitute the obtaining of independent financial advice.

This Information is issued and approved by UniCredit Bank AG. UniCredit Bank AG London Branch, Moor House, 120 London Wall, London, EC2Y 5ET, is authorised by the Bundesanstalt für Finanzdienstleistungsaufsicht (BaFin) and subject to limited regulation by the Financial Conduct Authority and Prudential Regulation Authority. Details about the extent of our regulation by the Financial Conduct Authority and Prudential Regulation Authority about the extent of our regulation by the Financial Conduct Authority and Prudential Regulation Authority are available from us on request. UniCredit Group and its subsidiaries are subject to regulation by the European Central Bank.



		Notes Report		
		Principal		
	Initial Amount	Previous Amount	Payments	Final Outstanding
Class A Notes	369,000,000.00	28,383,882.21	2,841,300.00	25,542,582.21
Class B Notes	30,800,000.00	30,800,000.00	0.00	30,800,000.00
Class C Notes	8,990,200.00	8,990,200.00	0.00	8,990,200.00
		Interest		
	Interest Rate	Accrued Interest	Unpaid Interest	Interest Payment
Class A Notes	0.0320%	2,327.48	0.00	2,327.48
Class B Notes	0.7020%	55,255.20	0.00	55,255.20
Class C Notes	0.0000%	0.00	0.00	0.00

Collateral Portfolio						
% of Credit er	nhancement *	Collateral Portfolio at the end of the	Subsequent Portfolios	Total Collateral	Total Performing	Reserve
Class A	Class B		following Payment Date	Portfolios	Outstanding Principal**	Advance***
64.65%	22.02%	79,664,983.78	0.00	79,664,983.78	72,256,116.07	10,220,000.00

* Calculated as (Total Performing Outstanding Principal - Final Outstanding of the relevant and most senior Class of Notes) / Total Performing Outstanding Principal ** Aggregate Principal Amount of Claims net of the Aggregate Principal Amount of defaults as at the end of the Collection Period *** Does not constitute a credit support

This Investor Report (the "Report") has been prepared by UniCredit Bank AG, London Branch ("UCB"), a member of the UniCredit Group, in its role as Calculation/Computation Agent and is based, inter alia, on the Servicer Reports prepared by the Servicer as well as data provided to UCB by other third parties. Although such information has been obtained from sources believed to be reliable, neither UCB, nor its subsidiaries or affiliates, or any of their respective directors, managers, officers or employees makes any representation as to their fairness, accuracy, completeness or reliability or shall have any responsibility or liability for any loss or damage howsoever arising from or otherwise in connection with the use of this Report.

This Report is not for retail clients (as defined by the European Markets in Financial Instruments Directive) and persons into whose possession or attention this document comes must inform themselves about, and strictly observe, any such restrictions. This Report is provided for information purposes only and does not constitute or form part of, nor may be construed so as to constitute or form part of, an offer, or the solicitation of any offer, to buy, sell or subscribe for any securities mentioned herein, nor is it intended to provide a revisit related to an investment in such securities or forus by any person in making investment decisions. By accepting this Report, you agree to be bound by the foregoing restrictions. The information provided in the Report can not substitute the obtaining of independent financial advice.

This Information is issued and approved by UniCredit Bank AG. UniCredit Bank AG London Branch, Moor House, 120 London Wall, London, EC2Y 5ET, is authorised by the Bundesanstalt für Finanzdienstleistungsau/sicht (Bal^{Fin}) and subject to limited regulation by the Financial Conduct Authority and Prudential Regulation Authority. Details about the extent of our regulation by the Financial Conduct Authority and Prudential Regulation Authority and Prudential Regulation Authority and Prudential Regulation Authority are available from us on request. UniCredit Group and its subsidiaries are subject to regulation by the European Central Bank.



Issuer Available Funds

		Total EUR
	Issuer Interest Available Funds (Interest Account)	
	Initial Balance from Previous Payment Date	-
(a)	Interest Collections on the Portfolio during relevant Collection Period	413,698.39
(b)	Swap Receipts	-
(c)	Advances from the Liquidity Facility	-
(d)	Amount of Recoveries under the Portfolio (related to the interest amounts)	16,140.58
(e)	Interest component from any amounts received from renegotiations/repurchase of any mortgage loans	-
(f)	Prepayment penalties	1,864.38
(g)	Any other interest amounts received by any party to the Transaction Document (in the Transaction Account)	-
(h)	Amounts allocated as Interest Shortfall Amount	-
(i)	All amount of interests accrued and available on each of the Accounts	6,053.71
	Other amounts	-
	TOTAL ISSUER INTEREST AVAILABLE FUNDS	437,757.06

		Total EUR
	Issuer Principal Available Funds (Principal Account)	
	Initial Balance from Previous Payment Date	1,095.46
(a)-1	Principal Collections on the Portfolio during relevant Collection Period (excluding the amount due to the prepayments)	1,857,576.22
(a)-2	Principal Collection due to Prepayments	523,171.03
(b)	Amount of Recoveries under the Portfolio (related to the principal amounts)	197,987.65
(c)	Principal Amounts received upon re-negotiation/re-purchase of any Mortgage Loans	-
(d)	Amounts to be credited as Principal Deficiency Ledger	262,258.73
(e)	All principal amounts received by any party to the Transaction Document (in the Transaction Account) other then the amount collected in respect of the Claims Other amounts	-
	TOTAL ISSUER PRINCIPAL AVAILABLE FUNDS	2,842,089.09

This Investor Report (the "Report") has been prepared by UniCredit Bank AG, London Branch ("UCB"), a member of the UniCredit Group, in its role as Calculation/Computation Agent and is based, inter alia, on the Servicer Reports prepared by the Servicer as well as data provided to UCB by other third parties. Although such information has been obtained from sources believed to be reliable, neither UCB, nor its subsidiaries or affiliates, or any of their respective directors, managers, officers or employees makes any representation as to their fairness, accuracy, completeness or reliability or shall have any responsibility or liability for any loss or damage howsoever arising from or otherwise in connection with the use of this Report.

This Report is not for retail clients (as defined by the European Markets in Financial Instruments Directive) and persons into whose possession or attention this document comes must inform themselves about, and strictly observe, any such restrictions. This Report is provided for information purposes only and does not constitute or form part of, nor may be construed so as to constitute or form part of, an offer, or the solicitation of any offer, to buy, sell or subscribe for any securities mentioned herein, nor is it intended to provide an evaluation of the risk related to an investment in such securities or for use by any person in making investment decisions. By accepting this Report, you agree to be bound by the foregoing restrictions. The information provided in the Report can not substitute the obtaining of independent financial advice.

This Information is issued and approved by UniCredit Bank AG. UniCredit Bank AG London Branch, Moor House, 120 London Wall, London, EC2Y 5ET, is authorised by the Bundesanstalt für Finanzdienstleistungsaufsicht (BaFin) and subject to limited regulation by the Financial Conduct Authority and Prudential Regulation Authority. Details about the extent of our regulation by the Financial Conduct Authority and Prudential Regulation Authority are available from us on request. UniCredit Group and its subsidiaries are subject to regulation by the European Central Bank.



	Use of Interest Available Funds		
	Payments:	Amount Due (Total EUR)	Amount Allocated (Total EUR)
	(A) Fees, costs, expenses and taxes required to be paid in order to preserve the existence of the Issuer	0.00	0.00
i)	(B) Retention Amount	1,385.67	1,385.67
	(Including any applicable VAT, this amount cannot exceed the 0.50% p.a. of the Outstanding Principal Amount of the Claims in the Portfolio as at such Payment Date: the '	'Cap'')	
ii)	Fees, costs and expenses of the Representative of the Noteholders;	2,734.35	2,734.3
iii)	Fees, costs, expenses and taxes payable to any party to the Intercreditor	86,971.76	86,971.7
iv)	Interest and sums outstanding under Liquidity Facility Agreement;	1,162.72	1,162.7
v)	Swap Payment;	25,661.15	25,661.1
vi)	Class A Interest;	2,327.48	2,327.4
vii)	Class A Principal Deficiency Ledger;	0.00	0.0
viii)	Class B Interest;	55,255.20	55,255.2
ix)	Class B Principal Deficiency Ledger;	0.00	0.0
x)	Fees, costs, expenses and taxes in excess of the Cap;	0.00	0.0
xi)	Swap termination payments	0.00	0.0
xii)	Indemnities and the other amounts to the Liquidity Facility Providers;	0.00	0.0
xiii)	Class C Principal Deficiency Ledger;	262,258.73	262,258.7
xiv)	Class C Base Interest	0.00	0.0
xv)	pari passu and <i>pro rata</i> , amounts due: (A) under any Limited Recourse Loan granted under the Warranty and Indemnity Agreement; (B) under any Limited Recourse Loan granted under the Quotaholders'	0.00	0.0
,	Agreement; (C) as Adjustment Purchase Price under the Transfer Agreement;	0.00	0.0
xvi)	Class C Additional Premium	0.00	0.0
	TOTAL OUTFLOWS	437,757.06	437,757.0

This Investor Report (the "Report") has been prepared by UniCredit Bank AG, London Branch ("UCB"), a member of the UniCredit Group, in its role as Calculation/Computation Agent and is based, inter alia, on the Servicer Reports prepared by the Servicer as well as data provided to UCB by other third parties. Although such information has been obtained from sources believed to be reliable, neither UCB, nor its subsidiaries or affiliates, or any of their respective directors, managers, officers or employees makes any representation as to their fairness, accuracy, completeness or reliability or shall have any responsibility or liability for any loss or damage howsoever arising from or otherwise in connection with the use of this Report.

This Report is not for retail clients (as defined by the European Markets in Financial Instruments Directive) and persons into whose possession or attention this document comes must inform themselves about, and strictly observe, any such restrictions. This Report is provided for information purposes only and does not constitute or form part of, nor may be construed so as to constitute or form part of, an offer, or the solicitation of any offer, to buy, sell or subscribe for any securities mentioned herein, nor is it intended to provide an evaluation of the risk related to an investment in such securities or for use by any person in making investment decisions. By accepting this Report, you agree to be bound by the foregoing restrictions. The information provided in the Report can not substitute the obtaining of independent financial advice.

This Information is issued and approved by UniCredit Bank AG. UniCredit Bank AG London Branch, Moor House, 120 London Wall, London, EC2Y 5ET, is authorised by the Bundesanstalt für Finanzdienstleistungsaufsicht (BaFin) and subject to limited regulation by the Financial Conduct Authority and Prudential Regulation Authority. Details about the extent of our regulation by the Financial Conduct Authority are available from us on request. UniCredit Group and its subsidiaries are subject to regulation by the European Central Bank.



	Use of Principal Available Funds				
	Payments:		Amount Allocated (Total EUR)		
	Principal Available Funds	2,842,089.09	2,841,300.00		
1.	Interest Shortfall Amount	0.00	0.00		
2.	Funds Available for Principal Reimbursement	2,842,089.09			
	Class A - Principal Repayment		2,841,300.00		
	Class B - Principal Repayment		0.00		
	Class C - Principal Repayment		0.00		
	Residual (due to rounding convention for Repayment)		789.09		
	TOTAL OUTFLOWS		2,841,300.00		

This Investor Report (the "Report") has been prepared by UniCredit Bank AG, London Branch ("UCB"), a member of the UniCredit Group, in its role as Calculation/Computation Agent and is based, inter alia, on the Servicer Reports prepared by the Servicer as well as data provided to UCB by other third parties. Although such information has been obtained from sources believed to be reliable, neither UCB, nor its subsidiaries or affiliates, or any of their respective directors, managers, officers or employees makes any representation as to their fairness, accuracy, completeness or reliability or shall have any responsibility or liability for any loss or damage howsoever arising from or otherwise in connection with the use of this Report.

This Report is not for retail clients (as defined by the European Markets in Financial Instruments Directive) and persons into whose possession or attention this document comes must inform themselves about, and strictly observe, any such restrictions. This Report is provided for information purposes only and does not constitute or form part of, nor may be construed so as to constitute or form part of, an offer, to the solicitation of any offer, to buy, sell or subscribe for any securities mentioned herein, nor is it intended to provide an evaluation of the risk related to an investment in such securities or for use by any person in making investment decisions. By accepting this Report, you agree to be bound by the foregoing restrictions. The information provided in the Report can not substitute the obtaining of independent financial advice.

This Information is issued and approved by UniCredit Bank AG. UniCredit Bank AG London Branch, Moor House, 120 London Wall, London, EC2Y 5ET, is authorised by the Bundesanstalt für Finanzdienstleistungsaufsicht (BaFin) and subject to limited regulation by the Financial Conduct Authority and Prudential Regulation Authority. Details about the extent of our regulation by the Financial Conduct Authority and Prudential Regulation Authority are available from us on request. UniCredit Group and its subsidiaries are subject to regulation by the European Central Bank.



			Portfolio Performance		
Dulingung	A	8/	Default ratio	A	R/
Delinquency ratio Feb-03	Amount 2,488,033.43	% 0.61%	Default ratio Feb-03	Amount	% 0.00%
May-03	3,733,442.24	0.91%	May-03		0.00%
Aug-03	4,083,492.00	1.00%	Aug-03		0.00%
Nov-03	5,304,676.92	1.30%	Nov-03		0.00%
Feb-04	5,662,514.43	1.39%	Feb-04	-	0.00%
May-04	9,165,707.52	2.24%	May-04	249,802.85	0.06%
Aug-04 Nov-04	9,716,687.79 11.050.170.82	2.47% 2.86%	Aug-04 Nov-04	249,802.85 686.013.24	0.06%
Feb-05	11,195,901.83	2.95%	Feb-05	932,743.31	0.25%
May-05	9,738,287.52	2.62%	May-05	1,489,691.50	0.40%
Aug-05	10,153,989.61	2.79%	Aug-05	1,723,242.21	0.47%
Nov-05	10,719,528.69	3.02%	Nov-05	1,924,381.60	0.54%
Feb-06	9,032,488.26	2.61%	Feb-06	2,515,655.24	0.73%
May-06 Aug-06	9,006,864.29 8,198,655.06	2.67% 2.50%	May-06 Aug-06	2,903,371.04 3,036,835.31	0.86%
Nov-06	9,893,910.42	3.12%	Nov-06	3,154,095.91	0.99%
Feb-07	10,856,100.44	5.15%	Feb-07	3,464,998.02	1.38%
May-07	10,773,867.53	5.11%	May-07	3,737,238.22	1.49%
Aug-07	9,829,730.64	3.71%	Aug-07	4,020,933.38	1.60%
Nov-07	9,574,734.55	3.61%	Nov-07	4,301,098.98	1.71%
Feb-08 May-08	10,276,042.31	4.09% 4.32%	Feb-08 May-08	4,557,677.36 5,129,259.30	1.72% 2.04%
Aug-08	9,162,122.11	4.02%	Aug-08	5,455,767.48	2.39%
Nov-08	15,661,170.10	7.08%	Nov-08	6,190,874.11	2.80%
Feb-09	12,925,279.15	6.13%	Feb-09	6,490,397.77	3.08%
May-09	11,880,600.16	6.00%	May-09	6,821,792.69	3.44%
Aug-09	10,430,550.80	5.56%	Aug-09	8,295,716.69	4.42%
Nov-09	7,918,751.74	4.41%	Nov-09	9,371,813.30	5.22%
Feb-10 May-10	7,337,657.50 8,066,975.86	4.26% 4.81%	Feb-10 May-10	10,064,357.59 10,566,517.54	5.85% 6.31%
Aug-10	6,656,762.94	4.81%	May-10 Aug-10	11,464,025.38	6.51% 7.10%
Nov-10	5,512,499.44	3.54%	Nov-10	11,545,356.55	7.42%
Feb-11	5,097,868.43	3.39%	Feb-11	11,983,503.49	7.96%
May-11	5,343,078.60	3.70%	May-11	10,551,397.49	7.31%
Aug-11	5,343,669.28	3.84%	Aug-11	10,686,907.40	7.68%
Nov-11 Eab 12	5,219,772.66	3.85%	Nov-11 Eab 12	10,991,449.85	8.11%
Feb-12 May-12	6,092,499.22 5,588,543.60	4.65% 4.37%	Feb-12 May-12	11,113,690.97 11,113,690.97	8.48% 8.70%
Aug-12	5,192,600.00	4.16%	Aug-12	11,305,337.39	9.06%
Nov-12	5,629,372.33	4.61%	Nov-12	11,372,497.25	9.32%
Feb-13	5,585,922.28	4.70%	Feb-13	11,539,021.98	9.70%
May-13	6,230,220.69	5.35%	May-13	12,026,927.89	10.32%
Aug-13	6,939,053.58	6.08%	Aug-13	12,186,619.34	10.68% 11.42%
Nov-13 Feb-14	5,790,360.67 5,966,494.63	5.20% 5.50%	Nov-13 Feb-14	12,706,647.87 12,795,330.09	11.42%
May-14	7,351,498.07	6.94%	May-14	13,338,600.18	12.59%
Aug-14	6,662,696.12	6.45%	Aug -14	13,619,866.23	13.19%
Nov-14	5,364,766.23	5.34%	Nov-14	13,780,557.39	13.72%
Feb-15	4,927,179.77	5.04%	Feb-15	14,009,552.72	14.34%
May-15	4,020,338.78	4.22%	May-15	14,169,552.57	14.88%
Aug -15 Nov-15	4,441,681.15	4.79% 5.27%	Aug -15	14,364,571.75 14,364,571.75	15.51% 15.92%
Feb-16	4,750,760.78 4,149,896.76	4.76%	Nov-15 Feb-16	14,566,460.24	16.69%
May-16	3,971,011.19	4.69%	May-16	14,659,719.06	17.30%
Aug-16	4,757,659.27	5.78%	Aug-16	14,659,719.06	17.82%
Nov-16	4,318,273.54	5.42%	Nov-16	14,972,108.02	18.79%
Annual CPR	Amount	%			
Feb-03 May-03	1,493,575.51 1,008,470.59	1.45% 0.98%			
Aug-03	1,778,728.69	1.73%			
Nov-03	2,397,553.85	2.33%			
Feb-04	3,567,161.94	3.45%			
May-04	4,285,161.41	4.13%			
Aug-04	4,634,319.95	4.54%			
Nov-04 Feb-05	3,616,385.49 3,588,402.54	3.63% 3.66%			
May-05	5,457,770.37	5.62%			
Aug-05	4,631,289.27	4.89%			
Nov-05	5,533,194.02	5.95%			
Feb-06	5,386,746.94	5.93%			
May-06	5,827,309.40	6.56% 8.05%			
Aug-06 Nov-06	7,014,364.20 6,881,236.02	8.05% 8.14%			
Feb-07	8,556,202.05	10.35%			
May-07	8,450,640.17	10.60%			
Aug-07	12,331,832.72	15.72%			
Nov-07	11,359,716.90	15.30%			
Feb-08	10,708,497.83	15.20%			
May-08	10,425,738.18 7,890,833.66	15.58% 13.13%			
Aug-08 Nov-08	7,890,833.66 4,617,900.75	13.13% 8.89%			
Feb-09	7,723,887.11	15.07%			
May-09	10,078,504.24	20.44%			
Aug-09	7,667,748.74	16.73%			
Nov-09	5,659,545.98	13.03%			
Feb-10 May 10	4,669,783.77	11.31%			
May-10 Aug-10	2,365,720.94 3,497,662.19	6.07% 9.18%			
Nov-10		9.23%			
Feb-11					
	3,404,671.97 2,591,731.64	7.32%			
May-11	2,591,731.64 3,764,224.14	10.96%			
Aug-11	2,591,731.64 3,764,224.14 2,873,322.97	10.96% 8.78%			
Aug-11 Nov-11	2,591,731.64 3,764,224.14 2,873,322.97 1,438,845.86	10.96% 8.78% 4.60%			
Aug-11 Nov-11 Feb-12	2,591,731.64 3,764,224.14 2,873,322.97 1,438,845.86 2,142,400.27	10.96% 8.78% 4.60% 7.09%			
Aug-11 Nov-11 Feb-12 May-12	2,591,731.64 3,764,224.14 2,873,322.97 1,438,845.86 2,142,400.27 1,301,648.82	10.96% 8.78% 4.60% 7.09% 4.45%			
Aug-11 Nov-11 Feb-12	2,591,731.64 3,764,224.14 2,873,322.97 1,438,845.86 2,142,400.27 1,301,648.82 843,937.38	10.96% 8.78% 4.60% 7.09%			
Aug-11 Nov-11 Feb-12 May-12 Aug-12	2,591,731.64 3,764,224.14 2,873,322.97 1,438,845.86 2,142,400.27 1,301,648.82	10.96% 8.78% 4.60% 7.09% 4.45% 2.97% 2.34% 3.22%			
Aug-11 Nov-11 Feb-12 May-12 Aug-12 Nov-12 Feb-13 May-13	2,591,731.64 3,764,224.14 2,873,322.97 1,438,845.86 2,142,400.27 1,301,648.82 843,937.38 646,667.67 868,232.31 435,685.39	10.96% 8.78% 4.60% 7.09% 4.45% 2.97% 2.34% 3.22% 1.68%			
Aug-11 Nov-11 Feb-12 May-12 Nov-12 Feb-13 May-13 Aug-13	2,591,731.64 3,764,224.14 2,873,322.97 1,438,845.86 2,142,400.27 1,301,648.82 843,937.38 646,667.67 868,232.31 435,685.39 355,797.23	10.96% 8.78% 4.60% 7.09% 4.45% 2.97% 2.34% 3.22% 1.68% 1.40%			
Aug-11 Nov-11 Feb-12 May-12 Nov-12 Feb-13 May-13 Aug-13 Nov-13	2,591,731.64 3,764,224.14 2,873,322.97 1,438,845,86 2,142,400.27 1,301,648,82 843,937.38 646,667.67 868,232.31 435,685.39 353,797.23 672,447.07	10.96% 8.78% 4.60% 7.09% 4.45% 2.97% 2.34% 3.22% 1.68% 1.68% 1.60% 2.71%			
Aug-11 Nov-11 Feb-12 May-12 Nov-12 Feb-13 May-13 Aug-13 Nov-13 Feb-14	2,591,731,64 3,764,22414 2,873,322,97 1,438,845,86 2,142,400,27 1,301,648,82 843,937,38 646,667,67 868,232,31 435,686,39 353,797,23 672,447,07 662,745,75	10.96% 8.78% 4.60% 7.00% 4.45% 2.97% 2.34% 3.22% 1.68% 1.40% 2.71% 2.75%			
Aug:11 Nov-11 Feb-12 May:12 Nov-12 Feb-13 May-13 Nov-13 Feb-14 May-14	2,591,731,64 3,764,224,14 2,873,322,97 1,438,845,86 2,142,400,27 1,301,648,82 845,937,38 646,667,67 868,232,31 435,685,39 153,707,23 672,447,07 662,745,75 518,761,28	10.96% 8.78% 4.60% 7.09% 4.45% 2.97% 2.34% 3.22% 1.68% 1.40% 2.71% 2.75% 2.25%			
Aug-11 Nov-11 Feb-12 Aug-12 Nov-12 Feb-13 May-13 Aug-13 Nov-13 Feb-14 May-14	2,591,731,64 3,764,224,14 2,873,322,97 1,438,845,86 2,142,400,27 1,301,648,82 843,937,38 646,667,67 868,252,51 435,685,39 335,797,23 672,447,07 662,745,75 518,761,28 514,2489,52	10.96% 8.78% 4.60% 7.09% 4.45% 2.97% 2.24% 3.22% 1.68% 1.40% 2.71% 2.75% 2.25% 2.25%			
Aug:11 Nov-11 Feb-12 May:12 Nov-12 Feb-13 May-13 Nov-13 Feb-14 May-14	2,591,731,64 3,764,224,14 2,873,322,97 1,438,845,86 2,142,400,27 1,301,648,82 845,937,38 646,667,67 868,232,31 435,685,39 153,707,23 672,447,07 662,745,75 518,761,28	10.96% 8.78% 4.60% 7.09% 4.45% 2.97% 2.34% 3.22% 1.68% 1.40% 2.71% 2.75% 2.25%			
Aug-11 Nov-11 Feb-12 Aug-12 Feb-13 May-13 Aug-13 Nov-13 Feb-14 May-14 Aug-14 Nov-14	2,591,731,64 3,764,224,14 2,873,322,97 1,438,485,86 2,142,400,27 1,301,648,82 845,937,38 646,667,67 868,232,31 435,656,539 353,797,23 518,761,28 514,289,52 514,289,52 514,289,55,48 572,455,648	10.96% 8.78% 4.60% 7.00% 4.45% 2.97% 2.34% 3.22% 1.68% 1.40% 2.71% 2.75% 2.25% 2.25% 2.28% 2.87% 3.35% 2.87%			
Aug-11 Nov-11 Feb-12 May-12 Nov-12 Feb-13 May-13 Aug-13 Aug-13 Nov-13 Feb-14 May-14 Nov-14 Nov-14 Nov-15 May-15	2,591,731,64 3,764,224,14 2,873,322,97 1,438,485,86 2,142,400,27 1,301,048,82 443,937,38 646,667,67 668,232,31 435,656,39 353,797,23 518,761,28 518,761,28 514,299,52 637,198,65 724,856,48 572,345,648	10.96% 8.78% 4.60% 7.00% 4.45% 2.97% 2.34% 3.22% 1.68% 1.40% 2.71% 2.71% 2.25% 2.28% 2.28% 3.35% 3.35% 2.70% 2.82%			
Aug-11 Nov-11 Feb-12 May-12 Aug-12 Nov-12 Feb-13 May-13 Aug-13 Nov-13 Feb-14 May-14 Aug-14 Nov-14 Feb-15 May-15 Aug-15 Nov-15	2,591,731,64 3,764,224,14 2,873,322,97 1,438,485,86 2,142,400,27 1,301,648,82 845,937,38 646,667,67 868,232,31 435,656,539 353,797,23 518,761,28 514,289,52 637,1498,65 724,856,48 572,485,648 572,485,648 572,485,648	10.96% 8.78% 4.60% 7.09% 4.45% 2.97% 2.24% 3.22% 1.68% 1.40% 2.71% 2.25% 2.28% 2.87% 3.35% 2.28% 2.87% 3.35% 2.70% 2.82% 2.87%			
Aug-11 Nov-11 Feb-12 May-12 Aug-12 Nov-12 Feb-13 May-13 Aug-13 Aug-13 Nov-13 Feb-14 May-14 Nov-14 Nov-14 Feb-15 May-15 Nov-15 Feb-16	2,591,731,64 3,764,224,14 2,873,322,97 1,438,485,86 2,142,400,27 1,301,648,82 445,937,38 646,667,67 868,232,31 435,678,539 353,797,23 672,447,07 662,745,75 518,761,28 514,290,52 637,198,648 572,345,664 575,580,09 530,617,72 798,607,761	10.96% 8.78% 4.60% 7.00% 4.45% 2.37% 2.34% 3.22% 1.68% 1.40% 2.71% 2.25% 2.28% 2.25% 2.28% 2.28% 2.87% 3.33% 2.70% 2.82% 4.15%			
Aug-11 Nov-11 Feb-12 May-12 Nov-12 Feb-13 May-13 Aug-13 Nov-13 Feb-14 May-14 Aug-14 Nov-14 Feb-15 May-15 Aug-15 Nov-15 Nov-15	2,591,731,64 3,764,224,14 2,873,322,97 1,438,485,86 2,142,400,27 1,301,648,82 845,937,38 646,667,67 868,232,31 435,656,539 353,797,23 518,761,28 514,289,52 637,1498,65 724,856,48 572,485,648 572,485,648 572,485,648	10.96% 8.78% 4.60% 7.09% 4.45% 2.97% 2.24% 3.22% 1.68% 1.40% 2.71% 2.25% 2.28% 2.87% 3.35% 2.28% 2.87% 3.35% 2.70% 2.82% 2.87%			

Delinquency ratio	means the aggregate Outstanding Principal Amount of all the Delinquent Mortgage Loans (in arrears for at least 30 days) on the aggregate Outstanding Principal Amount of the Portfolio as at the end of the relevant Collection Period
Default ratio	means the aggregate Outstanding Principal Amount of all the Defaulted Mortgage Loans (in arrears for more than one year), on the aggregate Outstanding Principal Amount of the Portfolio as at the end of the relevant Collection Period

Remark
lease note that the figures related in Thefailth" has been associated user. August 2009 according to what communicance
by the Service to the Transaction.
The amount new obversal in coheren Defaults is the grave consulted amount of furthering data datases
to far been the and amount regregate DPL as cornerst and they may use the amount corners dy down
in the coheren the action along DPL as cornerst and any sum per due amount corners dy down
in the coheren the action along any operation the and users for the performance of the strate datases
There is no influence on the strate data one and proports the number of transaction.
These is no influence on the strate data one and proports the number of transaction.
The dataset is a data dataset of the figures derivated by an amount regular birm (AL2) (M2) (11 bir (M

n's issued and approved by UnCredit Bank AG. Unificatif Bank AG London Branch, Moor House, 120 London Walk, London, HC2Y SET, is authorised by the Bankes of our regulation by the Francial Conduct Authority and Pradential Regulation Authority are available from us on request. Unificaelt Group and its subsidiaries are subject

ismitted via this medium may be altered or changed during the process format and the hard copy version available to you on request from UCB.

vezi clense (e) de final ly the Langueza Martine de Stanical Languezen Descrive) and approva su no stroto a ne o constante or format of Langueza Martine de solicitation dany office Abart de solicitation any scantistense ming restrictions. The information provided in the Report can not substatue the obtaining of independent financial a

> sion or attenion this document comes must inform themselves about, and strictly observe, any such restrictions. This Report is provided for mentioned herein, nor is it intended to provide an evaluation of the risk related to an investment in such securities or for use by any person in mentioned herein.

aufsicht (BaFin) Central Bank. of this Report.

een prepared by UniCredit Bank AG, Londo 2 reliable, noi ther UCB, nor its subsidiaries or

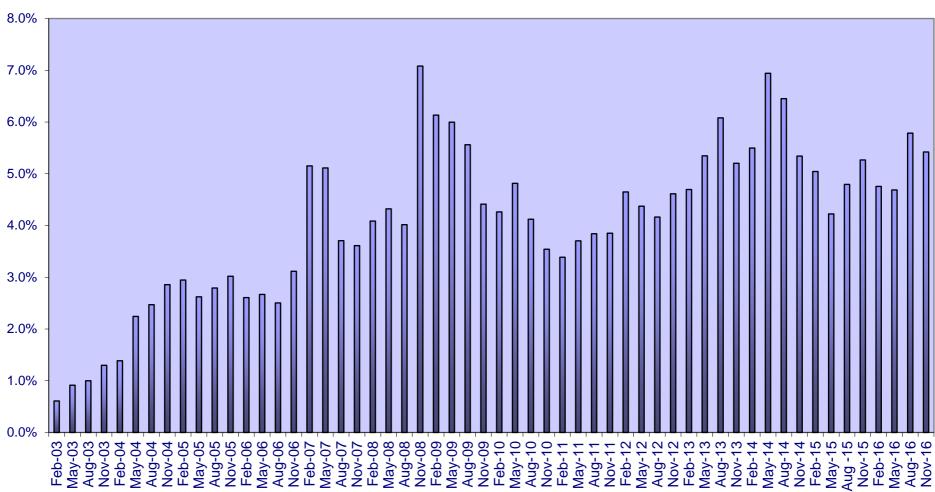
on Branch ("UCB"), a mer raffiliates, or any of their r

makes any

o UCB by other r for any loss or

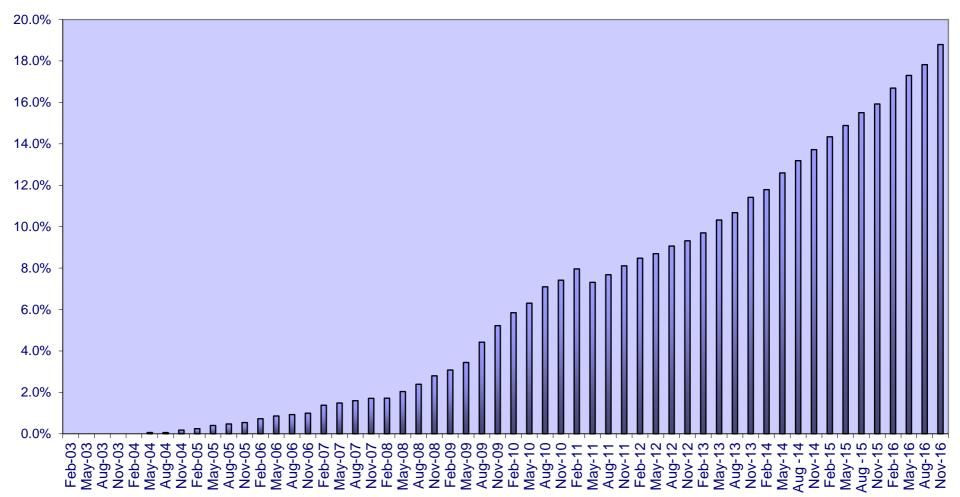
damage how

only and does not constitute or form part o cisions. By accepting this Report, you agree 9



Delinquency ratio

Default ratio



In the Servicing Report distributed by UniCredit S.p.A. (the "Servicer") for the Collection Period from 01/01/2011 to 31/03/2011 the gross cumulative default figures decreased by an amount equal to Euro 1.432.106,00. 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.

Annual CPR

