

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

05/01/2018

Quarterly Collection Period

01/09/2017

30/11/2017

Interest Period

29/09/2017

29/12/2017

Interest Payment Date

29/12/2017

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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 at the Issue Date	Fitch	AAA	AAA	AA	A+	BBB+	Unrated
	Moodys	Aaa	Aaa	Aa1	A1	Baa2	Unrated
	Standard & Poor's	AAA	AAA	AA	A+	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: doBank S.p.A. (formerly Known as UniCredit Credit Management Bank S.p.A.; 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: BNP Paribas Securities Services S.A., Milan Branch
Principal Paying Agent: BNP Paribas Securities Services S.A., Milan Branch
Representative of Noteholders: Securitisation Services S.p.A.
Swap Counterparty: Credit Suisse International

Cordusio RMBS - UCFin S.r.l. - COLLECTIONS

Collection Period (both dates included)		Principal Collected on Claims not Classified as Defaulted Claims (excluding prepayments)	Interest Collected on Claims not Classified as Defaulted Claims	Recoveries on Defaulted Claims	Pre-payments on Claims not Classified as Defaulted Claims (principal)	Other	Total Collections
Start	End						
01/10/2006	28/02/2007	42,877,807.95	51,881,382.78	709.47	60,970,580.93	2,667,499.31	158,397,980.44
01/03/2007	31/05/2007	26,019,651.66	31,878,658.52	2,857.04	41,754,921.07	1,032,613.34	100,688,701.63
01/06/2007	31/08/2007	24,817,302.42	31,887,182.06	287,814.69	54,521,911.52	1,411,536.75	112,925,747.44
01/09/2007	30/11/2007	24,225,428.18	32,440,044.37	130,017.55	56,427,015.99	890,699.89	114,113,205.98
01/12/2007	29/02/2008	23,740,303.21	31,993,581.75	315,709.66	62,823,801.02	445,432.09	119,318,827.73
01/03/2008	31/05/2008	23,500,716.98	30,180,903.25	708,327.26	56,656,688.89	473,679.31	111,520,315.69
01/06/2008	31/08/2008	22,912,032.94	30,042,844.86	485,428.85	60,030,729.52	121,365.35	113,592,401.52
01/09/2008	30/11/2008	22,271,163.43	28,779,778.79	632,948.45	55,114,010.26	768,186.91	107,566,087.84
01/12/2008	28/02/2009	23,091,854.07	25,192,523.42	715,470.44	60,866,508.84	423,562.79	110,289,919.56
01/03/2009	31/05/2009	24,035,766.87	17,600,029.02	311,472.65	46,463,959.71	200,031.68	88,611,259.93
01/06/2009	31/08/2009	24,182,545.90	14,835,004.06	359,735.37	42,159,191.12	147,273.07	81,683,749.52
01/09/2009	30/11/2009	23,801,416.70	12,935,003.89	347,711.07	29,868,040.21	146,727.99	67,098,899.86
01/12/2009	28/02/2010	23,401,377.61	11,962,492.14	1,005,545.05	28,943,038.64	160,678.14	65,473,131.58
01/03/2010	31/05/2010	24,099,919.04	11,248,559.74	944,331.77	28,860,420.66	159,840.45	65,313,071.66
01/06/2010	31/08/2010	23,028,029.42	10,680,591.29	1,067,329.38	26,462,574.81	150,797.89	61,389,322.79
01/09/2010	30/11/2010	22,309,901.14	10,457,586.73	1,046,079.62	16,800,116.38	130,174.89	50,743,858.76
01/12/2010	28/02/2011	21,914,075.46	10,248,244.51	1,240,392.23	12,195,539.57	126,426.93	54,724,678.70
01/03/2011	31/05/2011	21,554,774.24	10,089,706.32	970,243.75	24,394,141.82	585,589.35	57,594,455.48
01/06/2011	31/08/2011	20,893,674.64	10,304,290.65	1,558,051.26	16,883,749.73	180,231.98	49,459,534.30
01/09/2011	30/11/2011	20,556,551.96	10,324,813.79	720,828.13	14,105,626.05	582,226.28	46,290,046.21
01/12/2011	29/02/2012	20,173,722.69	9,718,773.82	827,757.13	11,095,876.52	155,994.42	41,660,135.74
01/03/2012	31/05/2012	20,205,133.88	8,577,450.31	1,003,375.23	8,517,917.54	133,876.78	38,437,753.74
01/06/2012	31/08/2012	20,038,482.74	7,555,105.83	756,821.33	5,382,052.84	62,828.76	33,669,633.98
01/09/2012	30/11/2012	19,994,782.43	6,723,394.20	768,203.58	4,734,771.77	64,964.51	32,286,116.49
01/12/2012	28/02/2013	20,222,516.55	6,281,517.56	739,604.36	5,011,264.58	97,246.10	32,352,149.15
01/03/2013	31/05/2013	20,040,170.78	6,042,394.42	569,130.69	6,716,097.62	68,063.78	33,435,857.29
01/06/2013	31/08/2013	19,551,733.07	5,733,582.65	1,264,224.99	3,986,721.88	75,725.54	30,611,988.13
01/09/2013	30/11/2013	19,680,710.68	5,642,576.71	891,432.64	4,838,453.18	62,596.75	31,115,769.96
01/12/2013	28/02/2014	19,377,477.91	5,402,397.70	1,263,043.31	4,304,103.15	73,705.01	30,420,727.08
01/03/2014	31/05/2014	18,797,458.94	5,239,322.62	955,599.11	4,664,788.21	61,014.67	29,718,183.55
01/06/2014	31/08/2014	18,204,401.75	5,039,945.77	1,269,410.32	3,476,136.98	62,160.93	28,052,055.75
01/09/2014	30/11/2014	17,785,932.48	4,674,395.47	1,078,622.43	5,527,576.60	62,978.99	29,129,505.97
01/12/2014	28/02/2015	17,347,707.27	4,394,275.83	873,021.69	4,194,847.98	66,085.72	26,875,938.49
01/03/2015	31/05/2015	17,012,276.79	4,141,735.52	1,566,307.83	6,113,313.01	68,889.93	28,902,523.08
01/06/2015	31/08/2015	16,503,655.17	3,900,827.07	790,766.86	4,989,403.57	53,428.83	26,238,081.50
01/09/2015	30/11/2015	16,204,969.09	3,742,107.72	1,033,224.64	6,736,213.88	55,327.14	27,771,842.47
01/12/2015	29/02/2016	15,841,473.39	3,608,049.80	1,277,212.13	5,720,495.53	66,564.60	26,513,795.45
01/03/2016	31/05/2016	15,444,183.09	3,450,510.68	1,384,772.01	7,319,490.45	56,664.30	27,655,620.53
01/06/2016	31/08/2016	14,939,194.53	3,244,041.28	1,376,159.90	5,186,388.60	50,998.56	24,796,782.87
01/09/2016	30/11/2016	14,630,582.58	3,076,327.27	1,687,552.28	5,742,765.91	47,727.41	25,184,955.45
01/12/2016	28/02/2017	14,423,198.84	2,601,178.14	1,837,649.08	5,065,331.48	71,204.24	23,998,561.78
01/03/2017	31/05/2017	14,046,935.15	2,443,938.05	1,811,047.45	5,600,655.33	39,401.88	23,941,977.86
01/06/2017	31/08/2017	13,658,390.89	2,329,750.60	1,755,699.52	4,546,123.80	47,702.73	22,337,667.54
01/09/2017	30/11/2017	13,382,110.54	1,346,594.39	1,700,348.04	5,502,922.27	41,583.50	21,973,558.74

* The Interest Collected on Claims not Classified as Defaulted Claims and the Recoveries on Defaulted Claims include a reduction of EUR 902,255.05 resulting from the recalculation of instalments' interest previously paid by customers (starting from the date on which negative interest rates on indexing parameters are recorded), due to the change of the calculation method of interests.

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

	<i>Euro</i>		<i>Euro</i>
TOTAL ISSUER INTEREST AVAILABLE FUNDS	3,497,211.19	TOTAL ISSUER PRINCIPAL AVAILABLE FUNDS	20,482,760.23
(a) Interest Components related to the Mortgage Loans received by the Issuer *	3,088,525.93	(a) All Principal Components related to the Mortgage Loans received by the Issuer	18,885,032.81
(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	-	(c) Any principal Deficiency Ledger Amount calculated at the Calculation Date	1,597,514.49
(d) All amounts received from the Swap Counterparty by the Issuer	104,139.61	(d) Funds Provisioned for Amortisation (up to the First Amortisation Interest Payment Date)	212.93
(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	304,545.65		
(j) On the Calculation Date immediately preceding the Maturity Date, the amount standing to the credit of the Cash Reserve Account at such date	-		
TOTAL ISSUER AVAILABLE FUNDS			
	22,382,456.93		

* The amounts include a reduction of EUR 902,255.05 resulting from the recalculation of instalments' interest previously paid by customers (starting from the date on which negative interest rates on indexing parameters are recorded), due to the change of the calculation method of interests.

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

PRE-ENFORCEMENT INTEREST PRIORITY OF PAYMENT

	Euro
TOTAL ISSUER INTEREST AVAILABLE FUNDS	3,497,211.19
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	359,202.62
b) Fees, taxes, expenses and costs due for the listing, deposit or ratings of the Notes	7,850.00
c) Fees, expenses to be paid to the RoN	2,456.69
d) Amount necessary to replenish the Expenses Account up to Retention Amount	2,764.20
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	30,589.02
c) Computation Agent fees and expenses	28,575.00
d) Services fees and expenses	566,982.26
e) Corporate Servicer fees and expenses	43,722.51
f) Stichting Corporate Services Provider fees and expenses	-
g) Account Bank fees and expenses	2,250.00
h) Custodian fees and expenses	-
Fourth Amounts due to the Swap Counterparty	800,632.92
Fifth Instalment Premiums payable to the Originator	1,530.00
Sixth Interest on Class A Notes	-
Interest on Class A1 Notes	-
Interest on Class A2 Notes	-
Seventh Class A PDL reduction to zero	-
Eighth Interest on Class B Notes if Class B Trigger Event has not occurred	-
Ninth Class B PDL reduction to zero	-
Tenth Interest on Class C Notes if Class C Trigger Event has not occurred	4,486.81
Eleventh Reduction of Class C PDL to zero	-
Twelfth Interest on Class D Notes if Class D Trigger Event has not occurred	48,654.67
Thirteenth Reduction of Class D PDL to zero	-
Fourteenth Reduction of Junior Notes PDL to zero	1,597,514.49
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	-
Twenty-first Principal on the Subordinated Loan	-
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 (xiv) below)	-
Twenty-fifth Junior Notes Additional Interest Amount	-
Interest amount available after the payment of interest on the Class D Notes	1,597,514.49

PRE-ENFORCEMENT PRINCIPAL PRIORITY OF PAYMENT

	Euro
TOTAL ISSUER PRINCIPAL AVAILABLE FUNDS	20,482,760.23
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	20,482,716.00
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	-	1,597,514.49	1,597,514.49	-

ARREAR CLAIMS

Description	Number of Loans	Outstanding Amount	% over the Outstanding Portfolio Amount
from 0 to 29 days	107	5,248,854.67	0.86%
from 30 days to 59 days	60	2,764,006.48	0.46%
from 60 days to 89 days	60	3,183,226.90	0.52%
from 90 days to 119 days	34	1,556,047.79	0.26%
from 120 days to 149 days	30	1,388,485.34	0.23%
from 150 days to 179 days	35	1,957,638.97	0.32%
from 180 days to 209 days	27	1,592,296.66	0.26%
from 210 days to 239 days	9	353,114.68	0.06%
from 240 days to 269 days	24	1,121,739.90	0.18%
from 270 days to 299 days	7	356,472.93	0.06%
from 300 days to 329 days	4	206,451.99	0.03%
from 330 days to 359 days	2	76,872.80	0.01%
above 360 days	-	-	0.00%
Total	399	19,805,209.11	3.26%

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)
8,609,121.06	2,495,969,427.59	0.34%

DEFAULTED CLAIMS

Cumulative Outstanding Amount of Defaulted Claims (a) *	Initial Portfolio Outstanding Amount (b) **	Cumulative Defaulted Claims Ratio (c) = (a)/(b)
145,801,421.17	2,495,969,427.59	5.84%
Junior Notes Trigger Event if (c) >=6.5%		
NOT OCCURRED		
Class D Notes Trigger Event if (c) >=8%		
NOT OCCURRED		
Class C Notes Trigger Event if (c) >=10%		
NOT OCCURRED		
Class B Notes Trigger Event if (c) >=11.3%		
NOT OCCURRED		

* In the Servicing Report distributed by UniCredit S.p.A. (the "Servicer") for the Collection Period 1 March 2013 - 31 May 2013 the gross cumulative default figures decreased by an amount equal to Euro 102,683.49. 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.

PRE-PAYMENT

Total Prepayments during previous Collection Period	Portfolio Outstanding Amount at start of previous Collection Period	3 Month CPR
5,502,922.27	525,689,059.98	4.20%
Life CPR		
6.74%		

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
12,006,425.77	304,545.65	-	11,701,880.12
Target Amount			
14,975,816.57			
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	No		
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:	11,403	11,713
a.2 Outstanding Portfolio Amount:	505,204,310.04	525,689,059.98
a.3 Average Outstanding Portfolio Amount (1):	44,305	44,881
a.4 Weighted Average Seasoning (months) (2):	169.63	166.77
a.5 Weighted Average Current LTV (2):	39.94%	40.50%
a.6 Weighted Average Remaining Term (months) (2):	139	141

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	1,205	10.57%	6,239,843.67	1.24%	1,216	10.38%	6,114,969.24	1.16%
b.2 from 10.000 (included) to 25.000 (excluded) Euro	2,300	20.17%	39,911,425.97	7.90%	2,350	20.06%	40,986,903.66	7.80%
b.3 from 25.000 (included) to 50.000 (excluded) Euro	3,440	30.17%	128,086,121.80	25.35%	3,486	29.76%	130,150,393.07	24.76%
b.4 from 50.000 (included) to 75.000 (excluded) Euro	2,688	23.57%	164,997,000.91	32.66%	2,768	23.63%	170,199,142.73	32.38%
b.5 from 75.000 (included) to 100.000 (excluded) Euro	1,293	11.34%	110,381,589.38	21.85%	1,363	11.64%	116,417,896.67	22.15%
b.6 from 100.000 (included) to 150.000 (excluded) Euro	453	3.97%	51,492,888.93	10.19%	505	4.31%	57,511,682.52	10.94%
b.7 from 150.000 (included) to 200.000 (excluded) Euro	22	0.19%	3,644,054.79	0.72%	23	0.20%	3,851,041.59	0.73%
b.8 from 200.000 (included) to 300.000 (excluded) Euro	2	0.02%	451,384.59	0.09%	2	0.02%	457,030.50	0.08%
b.9 over 300.000 (included) Euro	-	0.00%	-	0.00%	-	0.00%	-	0.00%
b.10 Total	11,403	100.00%	505,204,310.04	100.00%	11,713	100.00%	525,689,059.98	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	-	0.00%	-	0.00%	-	0.00%	-	0.00%
c.2 from 24 (included) to 48 (excluded) months	-	0.00%	-	0.00%	-	0.00%	-	0.00%
c.3 from 48 (included) to 72 (excluded) months	-	0.00%	-	0.00%	-	0.00%	-	0.00%
c.4 from 72 (included) to 96 (excluded) months	-	0.00%	-	0.00%	-	0.00%	-	0.00%
c.5 from 96 (included) to 108 (excluded) months	-	0.00%	-	0.00%	-	0.00%	-	0.00%
c.6 from 108 (included) to 120 (excluded) months	-	0.00%	-	0.00%	-	0.00%	-	0.00%
c.7 from 120 (included) to 150 (excluded) months	-	0.00%	-	0.00%	264	2.25%	16,661,057.72	3.17%
c.8 from 150 (included) to 180 (excluded) months	7,523	65.97%	388,079,905.43	76.82%	8,112	69.26%	411,647,484.77	78.31%
c.9 over 180 (included) months	3,880	34.03%	117,124,404.61	23.18%	3,337	28.49%	97,380,517.49	18.52%
c.10 Total	11,403	100.00%	505,204,310.04	100.00%	11,713	100.00%	525,689,059.98	100.00%

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)	1,377	12.08%	9,867,414.01	1.95%	1,361	11.62%	9,436,024.23	1.79%
d.2 from 10% (included) to 20% (excluded)	1,804	15.82%	35,854,398.90	7.10%	1,843	15.73%	36,129,326.94	6.87%
d.3 from 20% (included) to 30% (excluded)	1,896	16.63%	62,367,479.91	12.35%	1,891	16.14%	62,653,312.01	11.92%
d.4 from 30% (included) to 40% (excluded)	2,116	18.56%	100,905,023.58	19.97%	2,149	18.35%	101,198,363.41	19.25%
d.5 from 40% (included) to 50% (excluded)	2,383	20.90%	151,958,525.97	30.08%	2,494	21.29%	159,253,438.49	30.29%
d.6 from 50% (included) to 60% (excluded)	1,809	15.86%	142,652,951.85	28.24%	1,943	16.59%	154,353,589.35	29.36%
d.7 from 60% (included) to 70% (excluded)	18	0.15%	1,598,515.82	0.31%	32	0.28%	2,665,005.55	0.52%
d.8 from 70% (included) to 80% (excluded)	-	0.00%	-	0.00%	-	0.00%	-	0.00%
d.9 Total	11,403	100.00%	505,204,310.04	100.00%	11,713	100.00%	525,689,059.98	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)	541	4.74%	1,486,866.52	0.29%	609	5.20%	1,776,568.35	0.34%
e.2	from 12 (included) to 24 months (excluded)	512	4.49%	4,601,188.19	0.91%	464	3.96%	4,169,749.76	0.79%
e.3	from 24 (included) to 48 months (excluded)	1,410	12.37%	21,953,404.90	4.35%	1,452	12.40%	23,077,402.29	4.39%
e.4	from 48 (included) to 72 months (excluded)	1,640	14.38%	44,796,276.85	8.87%	1,648	14.07%	45,569,642.28	8.67%
e.5	from 72 (included) to 96 months (excluded)	1,044	9.16%	37,946,700.46	7.51%	1,192	10.18%	43,958,003.90	8.36%
e.6	from 96 (included) to 120 months (excluded)	1,289	11.30%	57,998,346.74	11.48%	1,114	9.51%	50,801,663.66	9.66%
e.7	from 120 (included) to 160 months (excluded)	2,445	21.44%	144,682,406.47	28.64%	2,655	22.67%	157,879,813.88	30.03%
e.8	from 160 (included) to 200 months (excluded)	1,539	13.50%	112,504,792.42	22.27%	1,167	9.96%	83,875,747.76	15.96%
e.9	over 200 (included) months	983	8.62%	79,234,327.49	15.68%	1,412	12.05%	114,580,468.10	21.80%
e.10	Total	11,403	100.00%	505,204,310.04	100.00%	11,713	100.00%	525,689,059.98	100.00%

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	194	1.70%	7,244,403.36	1.43%	201	1.72%	7,698,350.95	1.46%
f.2	Basilicata	38	0.33%	1,183,474.27	0.23%	40	0.34%	1,274,146.32	0.24%
f.3	Calabria	130	1.14%	3,719,015.63	0.74%	132	1.13%	3,944,849.28	0.75%
f.4	Campania	819	7.18%	26,881,728.88	5.32%	854	7.29%	28,020,430.97	5.33%
f.5	Emilia - Romagna	641	5.62%	37,297,610.47	7.38%	649	5.54%	38,361,010.52	7.30%
f.6	Friuli-Venezia Giulia	102	0.89%	4,034,364.38	0.80%	104	0.89%	4,136,490.43	0.79%
f.7	Lazio	1,794	15.73%	86,631,543.33	17.15%	1,848	15.78%	90,303,131.45	17.18%
f.8	Liguria	180	1.58%	6,709,333.83	1.33%	185	1.58%	7,049,618.24	1.34%
f.9	Lombardia	3,539	31.04%	172,132,680.30	34.07%	3,616	30.87%	178,835,017.23	34.02%
f.10	Marche	48	0.42%	2,564,617.43	0.51%	49	0.42%	2,608,559.08	0.50%
f.11	Molise	37	0.32%	1,425,493.33	0.28%	37	0.32%	1,461,362.52	0.28%
f.12	Piemonte	1,900	16.66%	75,254,006.24	14.90%	1,967	16.79%	78,566,588.23	14.95%
f.13	Puglia	544	4.77%	17,852,783.16	3.53%	566	4.83%	18,715,124.93	3.56%
f.14	Sardegna	131	1.15%	5,248,514.66	1.04%	132	1.13%	5,419,465.27	1.03%
f.15	Sicilia	600	5.26%	21,582,256.61	4.27%	614	5.24%	22,519,580.16	4.28%
f.16	Toscana	63	0.55%	3,495,069.81	0.69%	64	0.55%	3,593,117.91	0.68%
f.17	Trentino - Alto Adige	31	0.27%	1,162,154.74	0.23%	31	0.26%	1,200,866.58	0.23%
f.18	Umbria	170	1.49%	7,534,591.00	1.49%	175	1.49%	7,825,888.90	1.49%
f.19	Valle d'Aosta	40	0.35%	1,130,521.41	0.22%	41	0.35%	1,171,060.31	0.22%
f.20	Veneto	402	3.55%	22,120,147.20	4.39%	408	3.48%	22,984,400.70	4.37%
f.4	Total	11,403	100.00%	505,204,310.04	100.00%	11,713	100.00%	525,689,059.98	100.00%

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	11,403	100.00%	505,204,310.04	100.00%	11,713	100.00%	525,689,059.98	100.00%
	g.2 Quarterly	-	0.00%	-	0.00%	-	0.00%	-	0.00%
	g.3 Total	11,403	100.00%	505,204,310.04	100.00%	11,713	100.00%	525,689,059.98	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	8,142	71.39%	358,704,774.06	71.00%	8,346	71.24%	373,483,778.03	71.05%
	h.2 R.I.D.	2,829	24.81%	124,436,228.13	24.63%	2,926	24.98%	129,533,206.88	24.64%
	h.3 Cash	431	3.79%	22,047,554.64	4.37%	440	3.77%	22,655,313.54	4.31%
	h.4 Other	1	0.01%	15,753.21	0.00%	1	0.01%	16,761.53	0.00%
	h.5 Total	11,403	100.00%	505,204,310.04	100.00%	11,713	100.00%	525,689,059.98	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	1,984	17.40%	60,961,516.17	12.07%	1,733	14.80%	42,820,499.71	8.15%
	i.2 Floating	7,223	63.34%	330,878,378.08	65.49%	7,719	65.90%	363,615,067.94	69.17%
	i.3 Optional currently Fixed ^(a)	1,182	10.37%	58,947,546.69	11.67%	1,162	9.92%	58,785,694.54	11.18%
	i.4 Optional currently Floating ^(a)	1,014	8.89%	54,416,869.10	10.77%	1,099	9.38%	60,467,797.79	11.50%
	i.5 Total	11,403	100.00%	505,204,310.04	100.00%	11,713	100.00%	525,689,059.98	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)	1,197	10.50%	59,835,302.63	11.84%	1,170	9.99%	58,914,935.14	11.21%
	l.2 3% (included) - 4% (excluded)	19	0.17%	765,165.42	0.15%	12	0.10%	430,733.16	0.08%
	l.3 4% (included) - 5% (excluded)	30	0.26%	1,151,293.33	0.23%	12	0.10%	315,963.58	0.06%
	l.4 5% (included) - 6% (excluded)	741	6.50%	22,654,428.25	4.48%	556	4.75%	10,073,931.78	1.92%
	l.5 >=6%	1,179	10.33%	35,502,873.23	7.03%	1,145	9.78%	31,870,630.59	6.06%
	l.6 Total	3,166	27.76%	119,909,062.86	23.73%	2,895	24.72%	101,606,194.25	19.33%

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)	-	0.00%	-	0.00%	-	0.00%	-	0.00%
	m.2 1% (included) - 1.25% (excluded)	1,924	16.87%	55,311,593.03	10.95%	2,172	18.54%	67,146,987.34	12.77%
	m.3 1.25% (included) - 1.5% (excluded)	3,752	32.90%	162,536,034.76	32.17%	4,003	34.18%	181,322,641.53	34.49%
	m.4 1.5% (included) - 1.75% (excluded)	2,393	20.99%	157,957,319.61	31.27%	2,468	21.07%	165,705,795.30	31.52%
	m.5 1.75% (included) - 2% (excluded)	114	1.00%	7,200,510.48	1.43%	118	1.01%	7,527,350.76	1.43%
	m.6 >=2%	54	0.48%	2,289,789.30	0.45%	57	0.48%	2,380,090.80	0.46%
	m.7 Total	8,237	72.24%	385,295,247.18	76.27%	8,818	75.28%	424,082,865.73	80.67%

(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

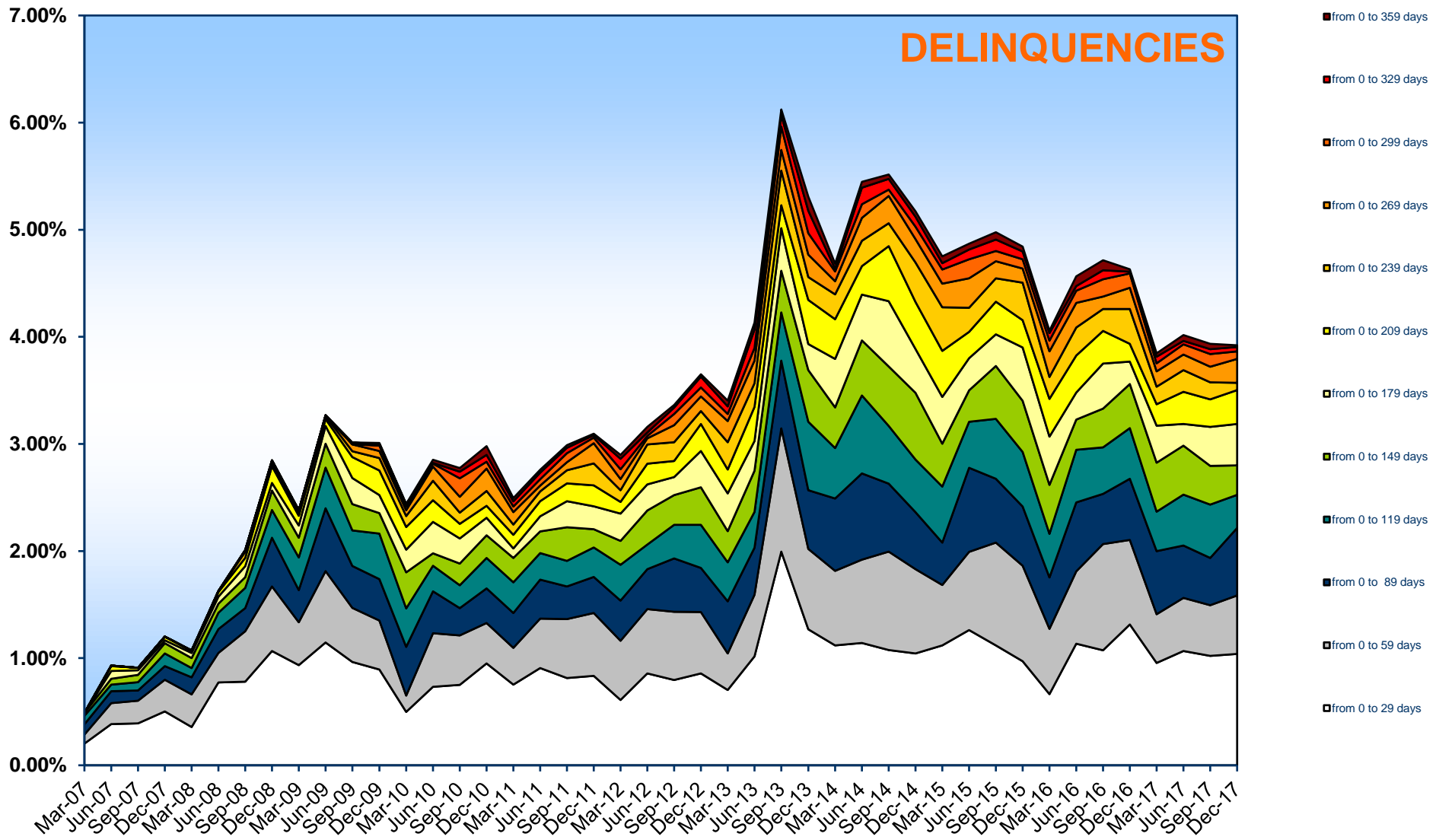
(2) Weighted by the outstanding principal amount

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

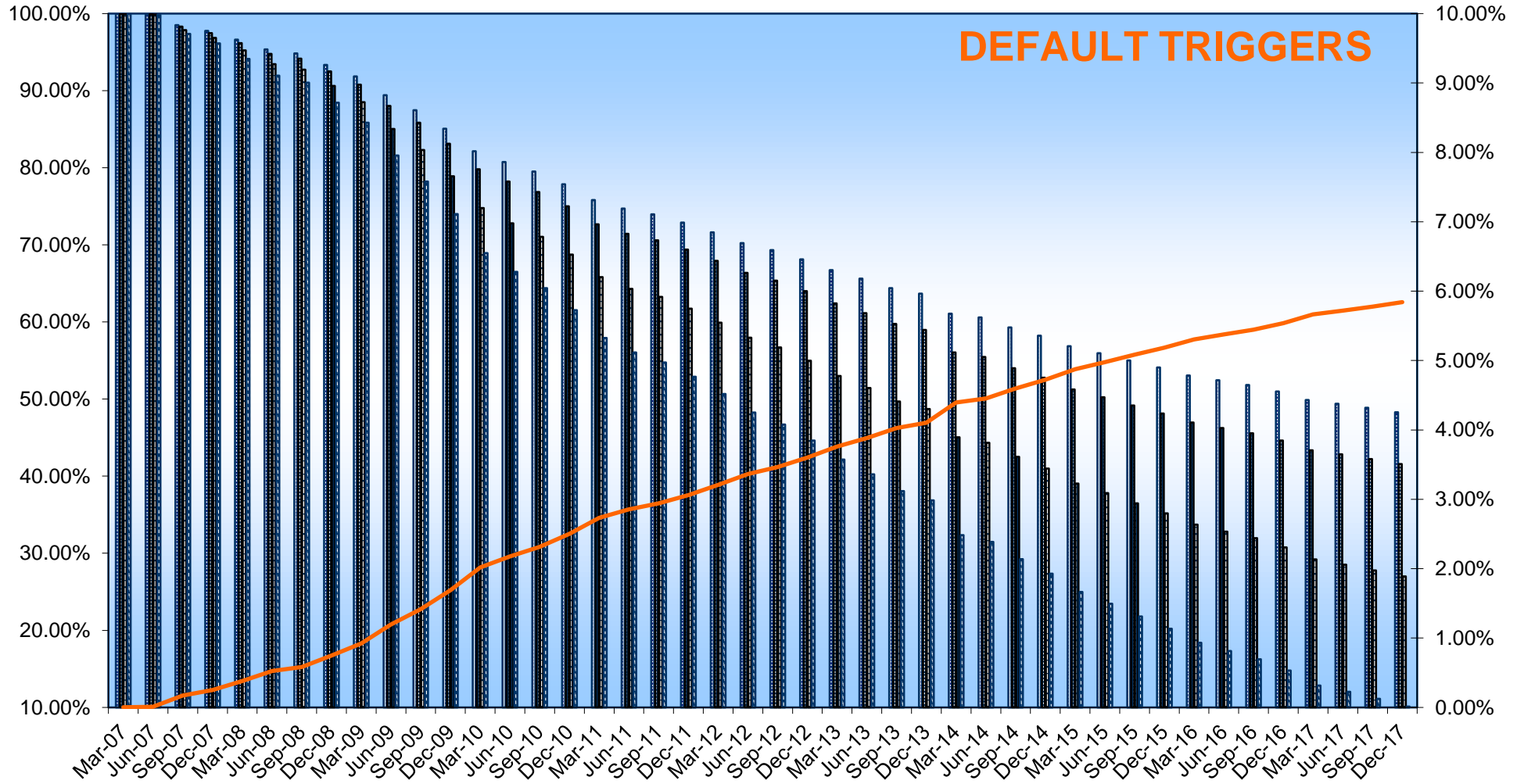
(4) Calculated as ratio between the outstanding principal amount and the most recent appraisal/evaluation available

(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)

WEIGHTED AVERAGE CPR

