

INVESTORS REPORT - Payment Date: 16-Sep-2019

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

Table of Contents

Notes Report	Page	2
Issuer Available Funds	Page	3
Use of Interest	Page	4
Use of Principal	Page	5
Portfolio Performance	Page	6
Portfolio Description	Page	7-8

Originator	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.)
Issuer	F-E Mortgages S.r.l.
Servicer	UniCredit S.p.A.
Joint Lead Managers	MCC S.p.A. and ABN AMRO Bank N.V.
Arranger and Global Coordinator	MCC S.p.A.
Representative of Notesholders / Trustee	The Bank of New York Mellon Global Corporate Trust
Calculation Agent	Capital and Funding Solutions S.r.l.
Swap Counterparty	NatWest Markets PLC
Paying Agent	Bank Of New York SA/NV - Milan Branch
Account Bank	BNP Paribas Securities Services - Milan Branch
	Bank Of New York s.a.- Milan Branch
Liquidity Provider	UniCredit 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
Moodys	Aaa	A1	Baa2	NR
Standard & Poor's	AAA	AA-	BBB+	NR
Payment Dates (for all the Classes)	15th of March, June, September and December			

Issue Date	28 November 2003
Beginning of the Amortisation Period	June 2005
Collection Period	From 01/05/2019 to 31/07/2019
Last Payment Date	17/06/2019
Payment Date	16/09/2019
Interest Determination Date	13/06/2019
Interest Period	From 17/06/2019 to 16/09/2019

DISCLAIMER

This Investors Report (the "Report") has been prepared by Capital and Funding Solutions SRL ("CFS"), 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 CFS by other third parties. Although such information has been obtained from sources believed to be reliable, neither CFS, 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.

If this Report has been sent to you in electronic form, you are reminded that documents transmitted via this medium may be altered or changed during the process of electronic transmission and consequently none of CFS, its subsidiaries or affiliates or any of the directors, officers or employees thereof, accepts any liability or responsibility whatsoever in respect of any difference between the documents distributed to you in electronic format and the hard copy version available to you on request from CFS.

Notes Report

Principal

Classes	Initial Amount	Previous Amount	Payments	Current Outstanding
Class A1 Notes	682,000,000.00	6,041,940.30	4,167,020.00	1,874,920.30
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 ¹
Class A1 Notes	0.012%	183.27	183.27	-
Class B Notes	0.682%	82,749.33	82,749.33	-
Class C Notes	1.182%	32,866.17	32,866.17	-
Class D Notes	0.682%	13,153.70	13,153.70	-

¹ 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 (**)
109,908,198.22	92,356,217.93	20,000,000
% of Credit enhancement		
Class A1	Class B	Class C
157.70%	87.63%	71.58%

* 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 (***)	0.0%	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 (****)	97.26%	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 Precedent for Pro-Rata Amortisation:	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	1.82%	4.00%	YES
All balances on all ledgers of the Principal Deficiency Ledger are zero (euro)	0.00		YES
No outstanding Advances (including any Reserve Advance) 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)	15.81	5	YES

Issuer Available Funds

	Total EUR
Issuer Interest Available Funds	
(a) Interest Collections on the Portfolio during relevant Collection Period *	657,603.42
(b) All amounts payable by each Swap Counterparty under the terms of the Swap Agreements on the Swap Payment Date immediately preceding	244,341.92
(c) Any other amount (other than Principal Instalments) deriving from the Mortgage Loans Agreements received during the Collection Period	-
(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	27,429.46
(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	2,018.90
(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	-
TOTAL ISSUER INTEREST AVAILABLE FUNDS	931,393.70

	Total EUR
Issuer Principal Available Funds	
(a) Principal Collections on the Portfolio during relevant Collection Period	3,976,778.83
(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	191,150.19
(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	4,533.07
TOTAL ISSUER PRINCIPAL AVAILABLE FUNDS	4,172,462.09

* The amounts include a reduction of EUR 879.01 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.

Use of Interest Available Funds
--

Payments:		Amount Due (Total EUR)
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.	6,966.09
2	Fees, costs and expenses	156,982.21
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)	-
6	Interest Component of the purchase price and interests on the purchase price (if any)	-
7	Interest on the Class A1 Notes	183.27
8	PDL on the Class A1 Notes	-
9	Interest on the Class B Notes	82,749.33
10	PDL on the Class B Notes	-
11	Interest on the Class C Notes	32,866.17
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	191,150.19
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	13,153.70
19	Other Junior Payments to the Originator	447,342.74
TOTAL OUTFLOWS		931,393.70

Use of Principal Available Funds		
----------------------------------	--	--

	Amount Due (Total EUR)	Amount Allocated (Total EUR)
Payments:		
Principal Available Funds	4,172,462.09	4,172,462.09
During Initial Period:		
Interest Shortfall Amount	-	-
Principal Accumulated	-	-
During Amortisation Period:		
Interest Shortfall Amount	-	-
Principal payment under Class A1 Notes	4,167,020.00	4,167,020.00
Principal payment under Class B Notes	-	-
Principal payment under Class C Notes	-	-
Principal payment under Class D Notes	-	-
TOTAL OUTFLOWS	4,167,020.00	4,167,020.00

PORTFOLIO DESCRIPTION (1/2)

a. Informazioni generali sul portafoglio (a)		Valore
a.1	Numero di mutui:	2.037
a.2	Debito residuo:	92.356.217,93
a.3	Debito residuo medio (1):	45.339,33
a.4	Seasoning medio ponderato (2):	198,63
a.5	Current LTV medio ponderato (2):	35,54%
a.6	Scadenza residua media ponderata (2):	113,34
a.7	Tasso medio ponderato (tassi fissi/opzionali fissi) (2):	4,27%
a.8	Spread medio ponderato (tassi variabili/opzionali variabili) (2):	1,55%

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	62	0	357.189	0	0	0,00%	-	0,00%
b.2 da 10.000 (incluso) a 25.000 (escluso) Euro	423	0	7.503.381	0	41	0,56%	926.626,35	0,12%
b.3 da 25.000 (incluso) a 50.000 (escluso) Euro	748	0	28.248.960	0	523	7,19%	21.137.865,83	2,80%
b.4 da 50.000 (incluso) a 75.000 (escluso) Euro	558	0	33.499.300	0	134	10,03%	83.587.989,48	11,07%
b.5 da 75.000 (incluso) a 100.000 (escluso) Euro	191	0	16.034.453	0	1850	25,42%	181.256.616,22	21,36%
b.6 da 100.000 (incluso) a 150.000 (escluso) Euro	47	0	5.327.862	0	2717	37,33%	327.458.040,99	43,38%
b.7 da 150.000 (incluso) a 200.000 (escluso) Euro	6	0	975.171	0	600	8,24%	101.114.031,85	13,39%
b.8 da 200.000 (incluso) a 300.000 (escluso) Euro	2	0	409.903	0	188	2,58%	43.172.462,66	5,72%
b.9 oltre 300.000 (incluso) Euro	0	0	0	0	45	0,62%	16.243.468,30	2,15%
b.10 Totale	2.037	100,00%	92.356.217,93	100,00%	7.278	100,00%	754.897.101,68	100,00%

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	0	0	0	0	3.629	49,86%	382.564.464,78	50,68%
c.2 da 6 (incluso) a 12 (escluso) mesi	0	0	0	0	2.759	37,91%	277.511.424,94	36,76%
c.3 da 12 (incluso) a 18 (escluso) mesi	0	0	0	0	546	7,50%	58.401.818,41	7,74%
c.4 da 18 (incluso) a 24 (escluso) mesi	0	0	0	0	329	4,52%	34.684.075,08	4,59%
c.5 da 24 (incluso) a 48 (escluso) mesi	0	0	0	0	15	0,21%	1.735.318,47	0,23%
c.6 da 48 (incluso) a 72 (escluso) mesi	0	0	0	0	0	0,00%	-	0,00%
c.7 da 72 (incluso) a 96 (escluso) mesi	0	0	0	0	0	0,00%	-	0,00%
c.8 da 96 (incluso) a 108 (escluso) mesi	0	0	0	0	0	0,00%	-	0,00%
c.9 da 108 (incluso) a 120 (escluso) mesi	0	0	0	0	0	0,00%	-	0,00%
c.10 da 120 (incluso) a 150 (escluso) mesi	0	0	0	0	0	0,00%	-	0,00%
c.11 da 150 (incluso) a 180 (escluso) mesi	0	0	0	0	0	0,00%	-	0,00%
c.12 oltre 180 (incluso) mesi	2.037	1	92.356.218	1	0	0,00%	-	0,00%
c.13 Totale	2.037	100,00%	92.356.217,93	100,00%	7.278	100,00%	754.897.101,68	100,00%

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)	126	0	1.786.778	0	6	0,08%	249.226,96	0,03%
d.2 da 10% (incluso) a 20% (escluso)	449	0	10.446.474	0	68	0,93%	3.120.630,36	0,41%
d.3 da 20% (incluso) a 30% (escluso)	250	0	9.680.211	0	191	2,62%	12.262.697,40	1,62%
d.4 da 30% (incluso) a 40% (escluso)	761	0	39.274.395	0	338	4,64%	25.573.505,99	3,39%
d.5 da 40% (incluso) a 50% (escluso)	398	0	27.156.260	0	460	6,32%	41.534.357,60	5,50%
d.6 da 50% (incluso) a 60% (escluso)	53	0	4.012.100	0	571	7,85%	54.699.476,72	7,25%
d.7 da 60% (incluso) a 70% (escluso)	0	0	0	0	907	12,46%	83.030.307,58	12,32%
d.8 da 70% (incluso) a 80% (escluso)	0	0	0	0	4.737	65,10%	534.428.899,07	69,48%
d.9 Totale	2.037	100,00%	92.356.217,93	99,98%	7.278	100,00%	754.897.101,68	100,00%

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)	17	0	20.734	0	0	0,00%	-	0,00%
e.2 da 12 (incluso) a 24 mesi (escluso)	8	0	89.264	0	0	0,00%	-	0,00%
e.3 da 24 (incluso) a 48 mesi (escluso)	566	0	12.198.583	0	3	0,04%	112.904,83	0,01%
e.4 da 48 (incluso) a 72 mesi (escluso)	24	0	742.626	0	12	0,16%	403.601,79	0,05%
e.5 da 72 (incluso) a 96 mesi (escluso)	191	0	9.173.129	0	7	0,10%	277.531,47	0,04%
e.6 da 96 (incluso) a 120 mesi (escluso)	791	0	40.018.908	0	262	3,60%	14.349.620,44	1,90%
e.7 da 120 (incluso) a 160 mesi (escluso)	140	0	8.989.851	0	37	0,51%	2.600.663,27	0,34%
e.8 da 160 (incluso) a 200 mesi (escluso)	283	0	19.822.637	0	687	9,44%	51.647.699,15	6,84%
e.9 oltre 200 (incluso) mesi	17	0	1.301.266	0	6.270	85,79%	685.505.090,73	90,81%
e.10 Totale	2.037	100,00%	92.356.217,93	100,00%	7.278	100,00%	754.897.101,68	100,00%

(a) Si tratta del Portafoglio, non classificato a Default, alla data di fine periodo di incasso, dopo il pagamento delle rate incassate così come alimentanti il foglio "Incassi"

(1) Per media si intende la media semplice

(2) Come peso per la ponderazione si intende il debito residuo

(3) Calcolato come differenza tra la data di reporting e la data di stipulazione

(4) Calcolato come rapporto tra il debito residuo ed il valore derivante dalla stima/penzia più recente

(5) Calcolato come differenza tra la data di scadenza e la data di reporting

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	51	0	1.996.302	0	150	2,06%	13.227.460,74	1,75%
f.2	Basilicata	0	0	0	0	0	0,00%	-	0,00%
f.3	Calabria	1	0	10.764	0	1	0,01%	50.852,80	0,01%
f.4	Campania	276	0	10.134.341	0	929	12,76%	86.065.114,66	11,40%
f.5	Emilia - Romagna	161	0	7.893.233	0	519	7,13%	57.332.824,19	7,59%
f.6	Friuli-Venezia Giulia	60	0	2.458.490	0	172	2,36%	15.522.263,56	2,06%
f.7	Lazio	193	0	8.367.505	0	815	11,20%	82.283.139,21	10,90%
f.8	Liguria	145	0	6.158.797	0	599	8,23%	62.987.428,74	8,34%
f.9	Lombardia	408	0	19.611.444	0	1.377	18,92%	150.968.634,04	20,00%
f.10	Marche	26	0	1.294.091	0	109	1,50%	12.499.834,03	1,66%
f.11	Molise	4	0	147.985	0	12	0,16%	818.842,63	0,11%
f.12	Piemonte	312	0	13.643.161	0	1.103	15,16%	109.495.494,92	14,50%
f.13	Puglia	28	0	965.772	0	127	1,74%	8.895.456,24	1,18%
f.14	Sardegna	0	0	0	0	2	0,03%	266.744,03	0,04%
f.15	Sicilia	0	0	0	0	0	0,00%	-	0,00%
f.16	Toscana	41	0	1.407.666	0	155	2,13%	15.470.839,00	2,05%
f.17	Trentino - Alto Adige	1	0	28.823	0	11	0,15%	1.389.716,47	0,18%
f.18	Umbria	30	0	1.010.604	0	63	0,87%	5.564.515,51	0,74%
f.19	Valle d'Aosta	0	0	0	0	1	0,01%	82.728,37	0,01%
f.20	Veneto	300	0	17.227.239	0	1.133	15,57%	131.975.212,54	17,48%
f.21	Totale	2.037	100,00%	92.356.217,93	100,00%	7.278	100,00%	754.897.101,68	100,00%

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	2.037	1	92.356.218	1	7.278	100,00%	754.897.101,68	100,00%
g.2	Trimestrale	0	0	0	0	0	0,00%	-	0,00%
g.3	Totale	2.037	100,00%	92.356.217,93	100,00%	7.278	100,00%	754.897.101,68	100,00%

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	538	0	25.622.650	0	0	0,00%	-	0,00%
h.2	R.I.D.	1.367	1	60.049.969	1	7.278	100,00%	754.897.101,68	100,00%
h.3	Per cassa	131	0	6.639.666	0	0	0,00%	-	0,00%
h.4	Altro	1	0	43.933	0	0	0,00%	-	0,00%
h.5	Totale	2.037	100,00%	92.356.217,93	100,00%	7.278	100,00%	754.897.101,68	100,00%

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	183	0	7.838.565	1	23	0,32%	1.220.996,93	0,16%
i.2	Variabile	1.799	1	82.310.324	1	2.390	32,84%	284.747.619,80	37,72%
i.3	Opzionale Fisso	41	0	1.611.047	0	2.215	30,43%	206.818.136,87	27,40%
i.4	Opzionale Variabile	14	0	596.281	0	2.650	36,41%	262.110.348,08	34,72%
i.5	Totale	2.037	100,00%	92.356.217,93	100,00%	7.278	100,00%	754.897.101,68	100,00%

l.	Alla fine del periodo di incasso corrente				All'inizio dell'operazione				
	Tasso di interesse (mutui a tasso fisso) (c)	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)	77	0	3.067.927	0	293	4,03%	28.748.176,70	3,81%
l.2	3% (incluso) - 4% (escluso)	13	0	646.593	0	402	5,52%	41.566.588,85	5,51%
l.3	4% (incluso) - 5% (escluso)	13	0	692.104	0	529	7,27%	51.513.258,19	6,82%
l.4	5% (incluso) - 6% (escluso)	107	0	4.465.604	0	864	11,87%	74.483.720,49	9,87%
l.5	>=6%	14	0	577.385	0	150	2,06%	11.727.389,57	1,56%
l.6	Totale	224	11,00%	9.449.612,36	10,23%	2.238	30,75%	208.039.133,80	27,56%

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)	191	0	10.800.547	0	53	0,73%	6.585.604,41	0,87%
m.2	1% (incluso) - 1,25% (escluso)	114	0	5.833.451	0	49	0,67%	6.418.658,68	0,85%
m.3	1,25% (incluso) - 1,5% (escluso)	209	0	8.697.252	0	491	6,75%	57.000.337,19	7,56%
m.4	1,5% (incluso) - 1,75% (escluso)	312	0	12.308.031	0	920	12,64%	99.305.023,53	13,15%
m.5	1,75% (incluso) - 2% (escluso)	873	0	40.577.284	0	3.220	44,24%	346.059.006,89	45,84%
m.6	>=2%	114	0	4.690.042	0	307	4,22%	31.489.337,18	4,17%
m.6	Totale	1.813	89,00%	82.906.605,57	89,77%	5.040	69,25%	546.857.967,88	72,44%

(b) Si tratta della Regione della Filiale Originaria che ha concesso il finanziamento
(6) Per mutui a tasso fisso od opzionali fissi
(7) Per mutui a tasso variabile od opzionali variabili

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%
Dec-12	10,283,592.30	4.81%	32,097,912.93	13.47%	4.29%	1,054,610.78	1.93%
Mar-13	10,784,730.05	5.15%	32,437,983.68	13.86%	4.33%	1,181,187.48	2.20%
Jun-13	10,337,670.45	5.04%	32,849,163.83	14.31%	4.39%	875,383.10	1.67%
Sep-13	11,568,909.38	5.77%	33,182,579.17	14.72%	4.43%	1,372,908.78	2.66%
Dec-13	10,456,779.67	5.34%	34,119,005.73	15.47%	4.56%	642,489.93	1.29%
Mar-14	11,687,329.23	6.11%	34,618,962.97	15.98%	4.62%	1,412,722.11	2.86%
Jun-14	11,839,961.06	6.33%	34,916,804.24	16.48%	4.66%	757,078.55	1.59%
Sep-14	11,701,193.81	6.41%	35,263,873.17	16.98%	4.71%	1,355,711.71	2.88%
Dec-14	10,583,958.46	5.94%	35,563,339.76	17.52%	4.75%	1,036,492.86	2.27%
Mar-15	11,915,285.81	6.86%	36,070,088.62	18.14%	4.82%	1,256,852.73	2.81%
Jun-15	9,886,813.85	5.85%	36,424,062.44	18.76%	4.87%	1,395,094.94	3.19%
Sep-15	10,006,185.95	6.10%	36,848,613.37	19.46%	4.92%	2,124,704.90	4.94%
Dec-15	9,083,525.34	5.71%	36,995,141.02	20.15%	4.94%	1,310,115.27	3.19%
Mar-16	7,658,465.97	4.97%	37,518,249.72	20.96%	5.01%	1,677,844.22	4.17%
Jun-16	8,596,306.42	5.75%	37,562,450.75	21.57%	5.02%	1,388,776.52	3.58%
Sep-16	7,674,778.74	5.30%	37,782,152.23	22.31%	5.05%	1,662,358.75	4.39%
Dec-16	6,481,064.44	4.63%	38,297,411.18	23.34%	5.12%	1,327,776.97	3.64%
Mar-17	6,627,107.31	4.90%	38,700,933.48	24.31%	5.17%	1,396,571.38	3.96%
Jun-17	5,756,286.33	4.41%	39,074,734.31	25.37%	5.22%	1,404,151.68	4.11%
Sep-17	6,428,373.74	5.10%	39,349,470.58	26.42%	5.26%	1,648,770.10	4.98%
Dec-17	5,569,682.32	4.59%	39,538,515.66	27.49%	5.28%	1,396,246.92	4.40%
Mar-18	4,884,817.30	4.17%	39,923,311.71	28.67%	5.33%	1,001,350.84	3.29%
Jun-18	4,820,198.34	4.26%	40,156,095.93	29.70%	5.36%	1,187,943.36	4.03%
Sep-18	4,064,107.29	3.58%	40,187,593.11	30.70%	5.37%	1,576,890.83	5.26%
Dec-18	4,820,160.54	4.59%	40,361,645.92	31.93%	5.39%	1,130,230.04	4.12%
Mar-19	3,441,862.47	3.40%	40,824,726.09	33.39%	5.45%	899,324.63	3.41%
Jun-19	3,248,366.24	3.33%	40,932,014.42	34.64%	5.47%	1,264,485.67	4.93%
Sep-19	3,549,569.89	3.77%	40,902,873.09	35.86%	5.46%	775,648.21	3.18%

Definitions

Delinquency ratio 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.

Default ratio means the aggregate Outstanding Principal Amount of all the Defaulted Mortgage Loans (in arrears for more than 8 months) on the aggregate Outstanding Principal Amount of the Portfolio as at the relevant Collection Date.

Default Level 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 tapped by PDI 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 - Mar 2011

In the Servicing Report distributed by UniCredit 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

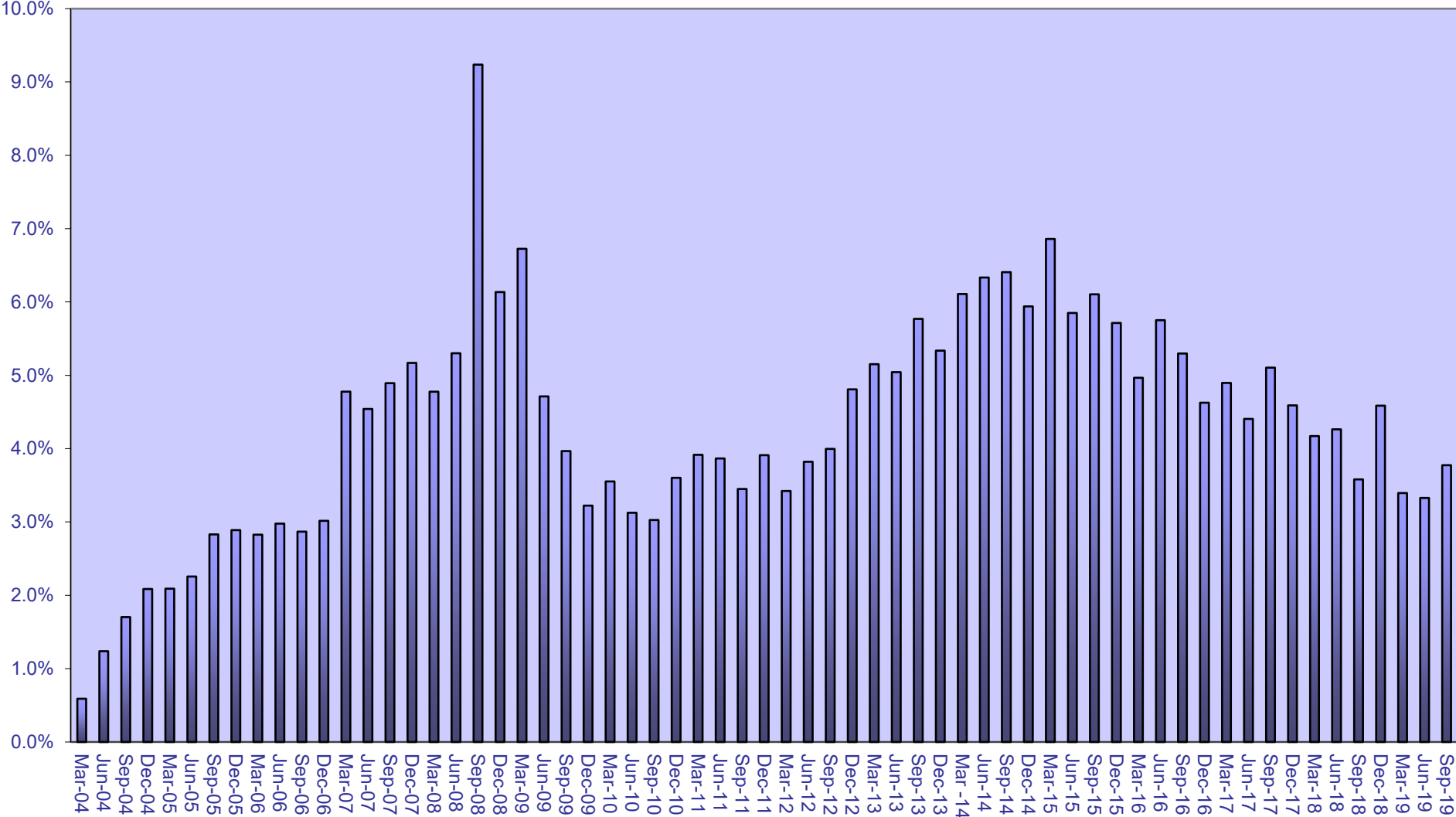
the time all the other pro-rata amortization conditions were met, would still have been positive.

Explanation note - Sep 2019

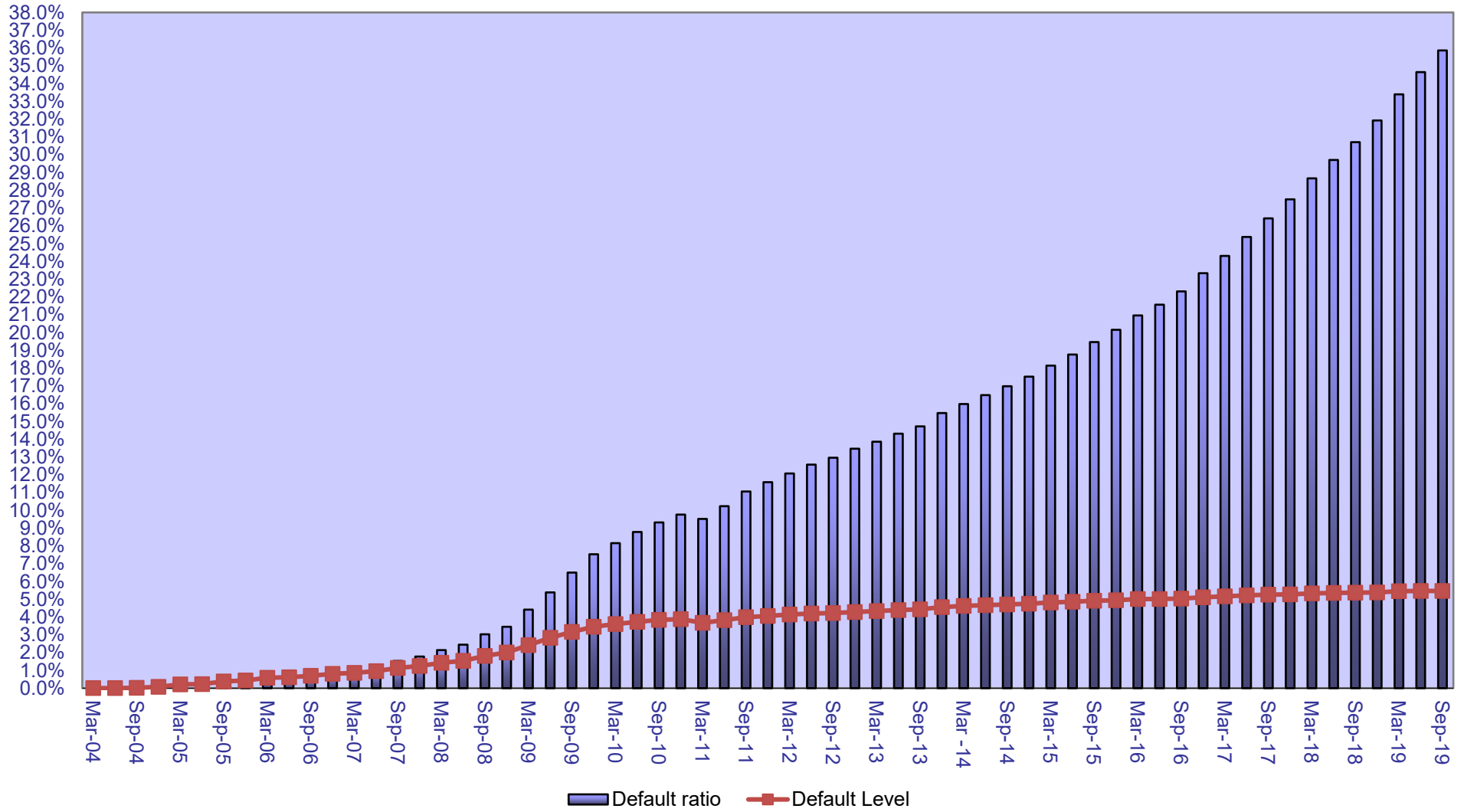
In the Servicing Report distributed by UniCredit S.p.A. (the "Servicer"), the figures related to the Default (i.e. Cumulative Outstanding Principal Amount of the Defaulted Mortgage Loans comprised in the Portfolio) decreased versus the previous Collection Period since some loans classified as Defaulted Mortgage Loans have been repurchased by the Originator on 21/06/2019 after the Originator verified that they were not eligible to be included in the original Portfolio.

Please note that such reduction has not materially affected any transaction mechanics.

Delinquency ratio



Default



Annual CPR

