

# CORDUSIO RMBS S.r.l.

## INVESTOR REPORT

Securitisation of a portfolio of performing mortgage  
"fondiari" loans by UniCredit Banca S.p.A.

Euro	750,000,000.00	Class A1	Mortgage Backed Floating Rate Notes due June 2033
Euro	2,060,000,000.00	Class A2	Mortgage Backed Floating Rate Notes due June 2033
Euro	52,000,000.00	Class B	Mortgage Backed Floating Rate Notes due June 2033
Euro	119,200,000.00	Class C	Mortgage Backed Floating Rate Notes due June 2033
Euro	8,889,150.00	Class D	Mortgage Backed Floating Rate Notes due June 2033

Investor Report Date

07/04/2010

Quarterly Collection Period

01/12/2009

28/02/2010

Interest Period

31/12/2009

31/03/2010

Interest Payment Date

31/03/2010

This Investors 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 customers (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.

UniCredit Bank AG is supervised by the German Federal Financial Supervisory Authority (BaFIN). It is incorporated in Germany with limited liability.

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 UCB, 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 UCB.

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

**Issuer:** CORDUSIO RMBS S.r.l.  
**Issue Date:** 06/05/2005  
**Sole Arranger:** UniCredit Bank AG, London Branch  
**Joint Lead Managers:** Morgan Stanley & Co. Ltd. and Bayerische Hypo- und Vereinsbank AG (formerly UniCredit Banca Mobiliare S.p.A.)

Series	Class A1	Class A2	Class B	Class C	Class D	
<b>Amount issued</b>	750,000,000.00	2,060,000,000.00	52,000,000.00	119,200,000.00	8,889,150.00	
<b>Currency</b>	Eur	Eur	Eur	Eur	Eur	
<b>Final Maturity Date</b>	Jun-33	Jun-33	Jun-33	Jun-33	Jun-33	
<b>Listing</b>	Irish Stock Exchange	Irish Stock Exchange	Irish Stock Exchange	Irish Stock Exchange	Irish Stock Exchange	
<b>ISIN Code</b>	IT0003844930	IT0003844948	IT0003844955	IT0003844963	IT0003844971	
<b>Common Code</b>	021863343	021863360	021866032	021866075	- - -	
<b>Clearing System</b>	Clearstream Euroclear	Clearstream Euroclear	Clearstream Euroclear	Clearstream Euroclear	Clearstream Euroclear	
<b>Indexation</b>	Euribor 3 M	Euribor 3 M	Euribor 3 M	Euribor 3 M	Euribor 3 M	
<b>Spread at Issuance</b>	6	12	18	48	200	
<b>Rating</b>	<b>Fitch</b>	AAA	AAA	AA	BBB	Unrated
	<b>Moodys</b>	Aaa	Aaa	Aa1	Baa1	Unrated
	<b>Standard &amp; Poor's</b>	AAA	AAA	AAA	BBB	Unrated

**Originator / Servicer:** UniCredit Family Financing Bank S.p.A. / UniCredit Banca S.p.A.  
**Interest Day Count:** Actual/360  
**Corporate Servicer:** UniCredit Credit Management Bank S.p.A. (formerly UniCredit Gestione Crediti S.p.A.)  
**Computation Agent:** UniCredit Bank AG, London Branch  
**Account Bank:** UniCredit Family Financing Bank S.p.A.  
**Principal Paying Agent:** BNP Paribas Securities Services  
**Representative of Noteholders:** Securitisation Services S.p.A.  
**Swap Counterparty:** UniCredit S.p.A.













**CORDUSIO RMBS S.r.l. - ISSUER AVAILABLE FUNDS**

	<i>Euro</i>		<i>Euro</i>
<b>TOTAL ISSUER INTEREST AVAILABLE FUNDS</b>	<b>15,258,417.90</b>	<b>TOTAL ISSUER PRINCIPAL AVAILABLE FUNDS</b>	<b>67,000,536.36</b>
(a) Interest Components related to the Mortgage Loans received by the Issuer	13,001,890.70	(a) All Principal Components related to the Mortgage Loans received by the Issuer	65,442,984.69
(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	29,335.00	(c) Any principal Deficiency Ledger Amount calculated at the Calculation Date	1,557,262.18
(d) All amounts received from the Swap Counterparty by the Issuer	2,227,192.20	(d) Funds Provisioned for Amortisation (up to the First Amortisation Interest Payment Date)	289.49
(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 (xiii) and (xv) of the Pre-Enforcement Interest Priority of Payment	-
(g) All other amounts standing to credit of the Collection Account and the Payments Account (excluding any Principal Available Funds)	-	(g) Any other amount received from the Originator under the Warranty and Indeminty Agreement	-
(h) Cash Reserve Excess available after repayment of the Subordinated Loan	-	(i) On the Calculation Date immediately preceding the Calculation Date after the Final Redemption Date, any amounts standing to the credit of the Expenses Account	-
(i) Amount withdrawn from the Cash Reserve if items (i) to (x) of the Pre-Enforcement Interest Priority of Payments (excluding items (vii) and (ix)) are not paid	-		
(j) On the Calculation Date immediately preceding the Maturity Date, the amount standing to the credit of the Cash Reserve Account at such date	-		
	<i>Euro</i>		
	-		
<b>TOTAL ISSUER AVAILABLE FUNDS</b>	<b>80,701,692.08</b>		

**CORDUSIO RMBS S.r.l. - Priority of Payments**
**PRE-ENFORCEMENT INTEREST PRIORITY OF PAYMENT**

	<i>Euro</i>
<b>TOTAL ISSUER INTEREST AVAILABLE FUNDS</b>	<b>15,258,417.90</b>
First Taxes due and payable by the Issuer (if Expenses Account is insufficient or if not paid by UCB)	-
Second Issuer/RoN expenses	
a) Corporate fees, expenses of Issuer	42,638.58
b) Fees, taxes, expenses and costs due for the listing, deposit or ratings of the Notes	2,500.00
c) Fees, expenses to be paid to the RoN	2,518.91
d) Amount necessary to replenish the Expenses Account up to Retention Amount	1,439.91
Third Third Party Fees and Expenses:	
a) Paying Agent and Listing Agent fees and expenses	-
b) Agent Bank and Principal Paying Agent fees and expenses	1,875.00
c) Computation Agent fees and expenses	8,750.00
d) Services fees and expenses	480,090.07
e) Corporate Servicer fees and expenses	17,520.47
f) Stichting Corporate Services Provider fees and expenses	-
g) Account Bank fees and expenses	-
h) Custodian fees and expenses	-
Fourth Amounts due to the Swap Counterparty	5,811,580.29
Fifth Instalment Premiums payable to the Originator	40,366.81
Sixth Interest on Class A Notes	-
Interest on Class A1 Notes	-
Interest on Class A2 Notes	2,324,686.59
Seventh Class A PDL reduction to 0	-
Eighth Interest on Class B Notes	115,310.00
Ninth Class B PDL reduction to 0	-
Tenth Interest on Class C Notes if Class C Trigger Event has not occurred	353,726.00
Eleventh Cash Reserve Account replenishment till target amount (if any Senior Notes o/s)	-
Twelfth Reduction of Class C PDL to zero	-
Thirteenth Credit and/or retain the remainder of the Interest Available Funds to the Principal Account if Junior Notes Trigger Event has occurred (if any Class A and/or Class B o/s)	-
Fourteenth Reduction of Junior Notes PDL to zero	1,557,262.18
Fifteenth Credit or retain an amount equal to the Principal Available Funds utilized under item (i) of the Pre-Enforcement Principal Priority of Payments	-
Sixteenth Any Swap termination payments	-
Seventeenth Any amounts due to:	
a) UCB under the terms of the Transfer Agreement	-
b) the Servicer of any Servicer's Arbitration Advance under the Servicing Agreement	-
Eighteenth Interest on the Subordinated Loan	-
Nineteenth Principal on the Subordinated Loan	-
Twentieth Any amounts due to UCB:	
a) in connection with a limited recourse loan under the terms of the Letter of Undertaking	-
b) under the terms of the Warranty and Indemnity Agreement	-
Twenty-first Other Issuer Creditor amounts	-
Twenty-second Interest on the Junior Notes (other than in (xxiii) below)	60,157.32
Twenty-third Junior Notes Additional Interest Amount	4,437,995.77
<b>Interest amount available after the payment of interest on the Class C Notes</b>	<b>6,055,415.27</b>

**PRE-ENFORCEMENT PRINCIPAL PRIORITY OF PAYMENT**

	<i>Euro</i>
<b>TOTAL ISSUER PRINCIPAL AVAILABLE FUNDS</b>	<b>67,000,536.36</b>
First All amounts under items (i) to (x) (excluding items (vii) and (ix)) of the Pre-Enforcement Interest Priority of Payments, to the extent not paid under the Pre-enforcement IPP	-
Second Class A1 Principal:	
(a) Up to the First Amortisation Interest Payment Date to credit the Principal Account	-
(b) Thereafter to pay Class A1 Principal	-
Third Class A2 Principal	67,000,264.00
Fourth Class B Principal	-
Fifth Class C Principal	-
Sixth Principal on the Subordinated Loan	-
Seventh Junior Notes Principal until the balance of the Junior Notes is € 30,000.00	-
Eighth Junior Notes Principal starting from the Final Redemption Date until the balance of the Junior Notes is zero	-
Ninth Junior Notes Additional Remuneration	-

## CORDUSIO RMBS S.r.l. - CASH FLOW ALLOCATION

### POST-ENFORCEMENT PRIORITY OF PAYMENT

*Euro*

<b>TOTAL ISSUER INTEREST AVAILABLE FUNDS</b>		<i>not applicable</i>
First	Taxes due and payable by the Issuer (if Expenses Account is insufficient or if not paid by UCB)	<i>not applicable</i>
Second	Issuer/RoN expenses: a) Corporate fees, expenses of Issuer b) Fees, taxes, expenses and costs due for the listing, deposit or ratings of the Notes c) Fees, expenses to be paid to the RoN	<i>not applicable</i> <i>not applicable</i> <i>not applicable</i>
Third	Third Party Fees and Expenses: a) Paying Agent fees and expenses b) Agent Bank fees and expenses c) Computation Agent fees and expenses d) Services fees and expenses e) Corporate Servicer fees and expenses f) Corporate Services Provider fees and expenses g) Account Bank fees and expenses h) Custodian fees and expenses	<i>not applicable</i> <i>not applicable</i> <i>not applicable</i> <i>not applicable</i> <i>not applicable</i> <i>not applicable</i> <i>not applicable</i> <i>not applicable</i>
Fourth	Amount due to the Swap Counterparty	<i>not applicable</i>
Fifth	Instalment Premiums payable to the Originator	<i>not applicable</i>
Sixth	Interest on Class A Notes: Interest on Class A1 Notes Interest on Class A2 Notes	<i>not applicable</i> <i>not applicable</i>
Seventh	Class A Principal	<i>not applicable</i>
Eighth	Interest on Class B Notes	<i>not applicable</i>
Ninth	Class B Principal	<i>not applicable</i>
Tenth	Interest on Class C Notes	<i>not applicable</i>
Eleventh	Class C Principal	<i>not applicable</i>
Twelfth	Any Swap termination payments	<i>not applicable</i>
Thirteenth	Any amounts due to the UCB a) in respect of the Originator's Claims under the Transfer Agreement b) in respect of the Servicer's Arbitration Advance under the Servicing Agreement	<i>not applicable</i> <i>not applicable</i>
Fourteenth	Interest on the Subordinated Loan	<i>not applicable</i>
Fifteenth	Principal on the Subordinated Loan	<i>not applicable</i>
Sixteenth	Any amounts due to UCB: a) in connection with a limited recourse loan under the Letter of Undertaking b) under the terms of the Warranty and Indemnity Agreement	<i>not applicable</i> <i>not applicable</i>
Seventeenth	Interest on the Junior Notes	<i>not applicable</i>
Eighteenth	Principal on the Junior Notes	<i>not applicable</i>
Nineteenth	Junior Notes Additional Interest	<i>not applicable</i>

## CORDUSIO RMBS S.r.l. - PORTFOLIO PERFORMANCE

### PRINCIPAL DEFICIENCY LEDGER

	PDL at start	Amount debited to the PDL	Amount credited to the PDL	PDL at end
Class A Notes	-	-	-	-
Class B Notes	-	-	-	-
Class C Notes	-	-	-	-
Class Junior Notes	-	1,557,262.18	1,557,262.18	-

### ARREAR CLAIMS

Description	Number of Loans	Outstanding Amount	% over the Outstanding Portfolio Amount
from 0 to 29 days	101	3,492,947.70	0.28%
from 30 days to 59 days	0	-	0.00%
from 60 days to 89 days	63	2,189,780.53	0.17%
from 90 days to 119 days	58	2,595,553.79	0.21%
from 120 days to 149 days	59	2,854,347.01	0.23%
from 150 days to 179 days	32	1,301,133.94	0.10%
from 180 days to 209 days	20	852,845.66	0.07%
from 210 days to 239 days	23	1,010,642.01	0.08%
from 240 days to 269 days	15	481,168.53	0.04%
from 270 days to 299 days	3	66,116.68	0.01%
from 300 days to 329 days	3	150,738.19	0.01%
from 330 days to 359 days	0	-	0.00%
above 360 days	0	-	0.00%
<b>Total</b>	<b>377</b>	<b>14,995,274.04</b>	<b>1.20%</b>

Outstanding Amount of Claims in Arrears for more than 90 days (a)	Initial Portfolio Outstanding Amount (b) *	> 90 Day Arrear Claims ratio (c) = (a)/(b)
9,312,545.81	2,990,089,151.13	0.31%

### DEFAULTED CLAIMS

Cumulative Outstanding Amount of Defaulted Claims (a)	Initial Portfolio Outstanding Amount (b) *	Cumulative Defaulted Claims Ratio (c) = (a)/(b)
19,333,551.35	2,990,089,151.13	0.65%

Junior Notes Trigger Event if (c) >=7%	<b>NOT OCCURRED</b>
Class C Notes Trigger Event if (c) >=9.4%	<b>NOT OCCURRED</b>

### PRE-PAYMENT

Total Prepayments during previous Collection Period	Portfolio Outstanding Amount at start of previous Collection Period	Annualised Prepayment rate during previous Collection Period
23,348,275.15	1,304,564,654.01	8.49%

Annualised Weighted Average Prepayment Rate since the beginning of the first Collection Period	7.09%
--	-------

### CASH RESERVE

Balance at Start of Collection Period	Amounts paid in accordance with the Priority of Payments	Amounts received in accordance with the Priority of Payments	Balance at end of Interest Payment Date
2,990,089.00	0	0	2,990,089.00
<b>Target Amount</b>			
2,990,089.00			

Cash Reserve Release if:	Check
< 50% of Initial Outstanding Balance of Notes	Yes
PDLs are equal to 0	Yes
Cash Reserve not less than Target Cash Reserve Amount	Yes
Cumulative Defaulted Claims ratio < 2.91%	Yes
> 90 Days Arrear Claims ratio < 5.85%	Yes

\* The information refers to the outstanding balance of the portfolio as of the 28/02/2005

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

General Information about the Portfolio <sup>(1)</sup>	At the end of the current Collection Period	At the end of the previous Collection Period
a.1 Number of Loans:	33,535	34,662
a.2 Outstanding Portfolio Amount:	1,237,565,581.23	1,304,564,654.01
a.3 Average Outstanding Portfolio Amount:	36,903.70	37,636.74
a.4 Weighted Average Seasoning (months):	97.24	94.99
a.5 Weighted Average Current LTV:	35.71%	36.36%
a.6 Weighted Average Remaining Term (months):	104.37	106.38

b. Outstanding amount	At the end of the current Collection Period				At the end of the previous Collection Period			
	Number of Loans	% on Total Number of Loans Outstanding	Amount Outstanding	% on Total Amount Outstanding	Number of Loans	% on Total Number of Loans Outstanding	Amount Outstanding	% on Total Amount Outstanding
b.1 from 0 (included) to 10.000 (excluded) Euro	3,720	11.09%	19,481,023.50	1.57%	3,801	10.97%	19,303,777.19	1.48%
b.2 from 10.000 (included) to 25.000 (excluded) Euro	9,276	27.66%	165,404,998.52	13.37%	9,232	26.63%	165,321,102.78	12.67%
b.3 from 25.000 (included) to 50.000 (excluded) Euro	12,228	36.46%	442,642,178.35	35.77%	12,696	36.63%	460,903,216.73	35.33%
b.4 from 50.000 (included) to 75.000 (excluded) Euro	5,452	16.26%	330,449,182.10	26.70%	5,817	16.78%	352,984,568.99	27.06%
b.5 from 75.000 (included) to 100.000 (excluded) Euro	1,995	5.95%	168,648,941.80	13.63%	2,161	6.23%	183,167,865.88	14.04%
b.6 from 100.000 (included) to 150.000 (excluded) Euro	722	2.15%	84,499,335.64	6.83%	795	2.29%	93,147,399.30	7.14%
b.7 from 150.000 (included) to 200.000 (excluded) Euro	110	0.33%	18,412,553.35	1.49%	126	0.36%	21,170,033.03	1.62%
b.8 from 200.000 (included) to 300.000 (excluded) Euro	30	0.09%	7,406,540.83	0.60%	31	0.09%	7,632,487.86	0.59%
b.9 over 300.000 (included) Euro	2	0.01%	620,827.14	0.05%	3	0.01%	934,202.25	0.07%
<b>b.10 Total</b>	<b>33,535</b>	<b>100.00%</b>	<b>1,237,565,581.23</b>	<b>100.00%</b>	<b>34,662</b>	<b>100.00%</b>	<b>1,304,564,654.01</b>	<b>100.00%</b>

c. Portfolio Seasoning <sup>(2)</sup>	At the end of the current Collection Period				At the end of the previous Collection Period			
	Number of Loans	% on Total Number of Loans Outstanding	Amount Outstanding	% on Total Amount Outstanding	Number of Loans	% on Total Number of Loans Outstanding	Amount Outstanding	% on Total Amount Outstanding
c.1 from 18 (included) to 24 (excluded) months	-	0.00%	-	0.00%	-	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	0.00%	-	0.00%	0	0.00%	-	0.00%
c.4 from 72 (included) to 96 (excluded) months	14,775	44.06%	674,585,191.69	54.51%	17,060	49.22%	782,418,195.90	59.98%
c.5 from 96 (included) to 108 (excluded) months	6,881	20.52%	234,888,898.83	18.98%	6,242	18.01%	210,607,528.16	16.14%
c.6 from 108 (included) to 120 (excluded) months	5,704	17.01%	158,664,876.73	12.82%	6,236	17.99%	170,002,694.81	13.03%
c.7 from 120 (included) to 150 (excluded) months	6,175	18.41%	169,426,613.98	13.69%	5,124	14.78%	141,536,235.14	10.85%
c.8 from 150 (included) to 180 (excluded) months	-	0.00%	-	0.00%	-	0.00%	-	0.00%
c.9 over 180 (included) months	-	0.00%	-	0.00%	-	0.00%	-	0.00%
<b>c.10 Total</b>	<b>33,535</b>	<b>100.00%</b>	<b>1,237,565,581.23</b>	<b>100.00%</b>	<b>34,662</b>	<b>100.00%</b>	<b>1,304,564,654.01</b>	<b>100.00%</b>

d. Current LTV Ratio	At the end of the current Collection Period				At the end of the previous Collection Period			
	Number of Loans	% on Total Number of Loans Outstanding	Amount Outstanding	% on Total Amount Outstanding	Number of Loans	% on Total Number of Loans Outstanding	Amount Outstanding	% on Total Amount Outstanding
d.1 from 0% (included) to 10% (excluded)	4,714	14.06%	43,424,802.90	3.51%	4,834	13.95%	44,030,346.13	3.38%
d.2 from 10% (included) to 20% (excluded)	6,312	18.82%	146,753,972.01	11.86%	6,205	17.90%	145,302,048.70	11.14%
d.3 from 20% (included) to 30% (excluded)	8,285	24.71%	269,947,530.78	21.81%	8,235	23.76%	274,120,881.29	21.01%
d.4 from 30% (included) to 40% (excluded)	5,630	16.79%	252,500,588.38	20.40%	6,133	17.69%	271,252,037.87	20.79%
d.5 from 40% (included) to 50% (excluded)	5,197	15.50%	290,089,647.07	23.44%	5,451	15.73%	305,370,234.52	23.41%
d.6 from 50% (included) to 60% (excluded)	3,277	9.77%	225,146,333.64	18.19%	3,576	10.32%	246,169,928.38	18.87%
d.7 from 60% (included) to 70% (excluded)	120	0.36%	9,702,706.45	0.78%	228	0.66%	18,319,177.12	1.40%
d.8 from 70% (included) to 80% (excluded)	-	0.00%	-	0.00%	-	0.00%	-	0.00%
<b>d.9 Total</b>	<b>33,535</b>	<b>100.00%</b>	<b>1,237,565,581.23</b>	<b>100.00%</b>	<b>34,662</b>	<b>100.00%</b>	<b>1,304,564,654.01</b>	<b>100.00%</b>

e.	Remaining Term <sup>(a)</sup>	At the end of the current Collection Period				At the end of the previous Collection Period			
		Number of Loans	% on Total Number of Loans Outstanding	Amount Outstanding	% on Total Amount Outstanding	Number of Loans	% on Total Number of Loans Outstanding	Amount Outstanding	% on Total Amount Outstanding
e.1	from 0 (included) to 12 months (excluded)	1,597	4.76%	4,538,865.69	0.37%	1,845	5.32%	5,601,276.25	0.43%
e.2	from 12 (included) to 24 months (excluded)	1,923	5.73%	18,429,741.13	1.49%	1,737	5.01%	16,368,486.10	1.25%
e.3	from 24 (included) to 48 months (excluded)	4,415	13.17%	86,380,412.84	6.98%	4,730	13.65%	95,365,652.32	7.31%
e.4	from 48 (included) to 72 months (excluded)	7,582	22.61%	198,002,433.62	16.00%	7,435	21.45%	199,692,489.37	15.31%
e.5	from 72 (included) to 96 months (excluded)	5,756	17.16%	222,112,362.63	17.95%	5,221	15.06%	195,778,150.17	15.01%
e.6	from 96 (included) to 120 months (excluded)	4,389	13.09%	210,970,904.62	17.05%	5,435	15.68%	263,396,341.05	20.19%
e.7	from 120 (included) to 160 months (excluded)	6,457	19.25%	394,963,366.01	31.91%	5,606	16.17%	337,248,350.77	25.85%
e.8	from 160 (included) to 200 months (excluded)	1,416	4.22%	102,167,494.69	8.26%	2,653	7.65%	191,113,907.98	14.65%
e.9	over 200 (included) months	0	0.00%	-	0.00%	0	0.00%	-	0.00%
<b>e.10</b>	<b>Total</b>	<b>33,535</b>	<b>100.00%</b>	<b>1,237,565,581.23</b>	<b>100.00%</b>	<b>34,662</b>	<b>100.00%</b>	<b>1,304,564,654.01</b>	<b>100.00%</b>

f.	By Region of Originating Branch <sup>(a)</sup>	At the end of the current Collection Period				At the end of the previous Collection Period			
		Number of Loans	% on Total Number of Loans Outstanding	Amount Outstanding	% on Total Amount Outstanding	Number of Loans	% on Total Number of Loans Outstanding	Amount Outstanding	% on Total Amount Outstanding
f.1	Abruzzo	708	2.11%	24,027,612.03	1.94%	725	2.09%	25,082,251.69	1.92%
f.2	Basilicata	156	0.47%	4,370,659.96	0.35%	162	0.47%	4,633,862.19	0.36%
f.3	Calabria	563	1.68%	15,108,666.11	1.22%	582	1.68%	15,976,995.50	1.22%
f.4	Campania	2,770	8.26%	85,693,756.60	6.92%	2,877	8.30%	90,431,018.45	6.93%
f.5	Emilia - Romagna	2,439	7.27%	104,237,876.21	8.42%	2,507	7.23%	110,291,206.48	8.45%
f.6	Friuli-Venezia Giulia	907	2.70%	32,673,627.71	2.64%	937	2.70%	34,585,107.70	2.65%
f.7	Lazio	4,665	13.91%	184,432,982.30	14.90%	4,805	13.86%	194,016,806.14	14.87%
f.8	Liguria	1,087	3.24%	35,556,230.22	2.87%	1,124	3.24%	37,563,288.11	2.88%
f.9	Lombardia	6,191	18.46%	261,417,916.79	21.12%	6,396	18.45%	274,563,614.15	21.05%
f.10	Marche	393	1.17%	15,601,830.66	1.26%	403	1.16%	16,532,167.87	1.27%
f.11	Molise	78	0.23%	2,780,139.90	0.22%	81	0.23%	3,036,703.72	0.23%
f.12	Piemonte	3,502	10.44%	126,604,830.15	10.23%	3,616	10.43%	133,366,142.71	10.22%
f.13	Puglia	2,159	6.44%	62,398,957.73	5.04%	2,238	6.46%	65,949,584.66	5.06%
f.14	Sardegna	549	1.64%	16,724,507.23	1.35%	567	1.64%	17,634,128.31	1.35%
f.15	Sicilia	2,329	6.94%	67,662,465.80	5.47%	2,436	7.03%	71,677,733.25	5.49%
f.16	Toscana	2,104	6.27%	79,250,175.31	6.40%	2,192	6.32%	84,288,290.52	6.46%
f.17	Trentino - Alto Adige	150	0.45%	7,606,947.67	0.61%	152	0.44%	7,887,823.48	0.60%
f.18	Umbria	312	0.93%	10,062,270.11	0.81%	317	0.91%	10,549,114.11	0.81%
f.19	Valle d'Aosta	36	0.11%	1,237,752.58	0.10%	39	0.11%	1,318,675.43	0.10%
f.20	Veneto	2,437	7.27%	100,116,376.16	8.09%	2,506	7.23%	105,180,139.54	8.06%
<b>f.4</b>	<b>Total</b>	<b>33,535</b>	<b>100.00%</b>	<b>1,237,565,581.23</b>	<b>100.00%</b>	<b>34,662</b>	<b>100.00%</b>	<b>1,304,564,654.01</b>	<b>100.00%</b>

g. Payment Frequency	At the end of the current Collection Period				At the end of the previous Collection Period			
	Number of Loans	% on Total Number of Loans Outstanding	Amount Outstanding	% on Total Amount Outstanding	Number of Loans	% on Total Number of Loans Outstanding	Amount Outstanding	% on Total Amount Outstanding
g.1 Monthly	31,994	95.40%	1,190,639,052.21	96.21%	33,047	95.34%	1,254,656,875.65	96.17%
g.2 Quarterly	1,541	4.60%	46,926,529.02	3.79%	1,615	4.66%	49,907,778.36	3.83%
<b>g.3 Total</b>	<b>33,535</b>	<b>100.00%</b>	<b>1,237,565,581.23</b>	<b>100.00%</b>	<b>34,662</b>	<b>100.00%</b>	<b>1,304,564,654.01</b>	<b>100.00%</b>

h. Payment Methodology	At the end of the current Collection Period				At the end of the previous Collection Period			
	Number of Loans	% on Total Number of Loans Outstanding	Amount Outstanding	% on Total Amount Outstanding	Number of Loans	% on Total Number of Loans Outstanding	Amount Outstanding	% on Total Amount Outstanding
h.1 Direct Debit	30,719	91.60%	1,145,333,439.32	92.55%	31,806	91.76%	1,210,453,830.68	92.79%
h.2 R.I.D.	2,013	6.00%	68,219,439.37	5.51%	2,051	5.92%	70,409,376.45	5.40%
h.3 Cash	803	2.39%	24,012,702.54	1.94%	805	2.32%	23,701,446.88	1.82%
h.4 Other	-	0.00%	-	0.00%	-	0.00%	-	0.00%
<b>h.5 Total</b>	<b>33,535</b>	<b>100.00%</b>	<b>1,237,565,581.23</b>	<b>100.00%</b>	<b>34,662</b>	<b>100.00%</b>	<b>1,304,564,654.01</b>	<b>100.00%</b>

i. Type of Interest	At the end of the current Collection Period				At the end of the previous Collection Period			
	Number of Loans	% on Total Number of Loans Outstanding	Amount Outstanding	% on Total Amount Outstanding	Number of Loans	% on Total Number of Loans Outstanding	Amount Outstanding	% on Total Amount Outstanding
i.1 Fixed	15,731	46.91%	517,237,931.95	41.79%	16,242	46.86%	547,875,587.98	42.00%
i.2 Floating	16,705	49.81%	660,401,117.20	53.36%	17,055	49.20%	688,620,129.22	52.79%
i.3 Optional currently Fixed (5)	317	0.95%	17,088,567.42	1.38%	410	1.18%	21,707,604.19	1.66%
i.4 Optional currently Floating (5)	782	2.33%	42,837,964.66	3.46%	955	2.76%	46,361,332.62	3.55%
<b>i.5 Total</b>	<b>33,535</b>	<b>100.00%</b>	<b>1,237,565,581.23</b>	<b>100.00%</b>	<b>34,662</b>	<b>100.00%</b>	<b>1,304,564,654.01</b>	<b>100.00%</b>

l. Interest Rate (Fixed and Optional currently Fixed) <sup>(1)</sup>	At the end of the current Collection Period				At the end of the previous Collection Period			
	Number of Loans	% on Total Number of Loans Outstanding	Amount Outstanding	% on Total Amount Outstanding	Number of Loans	% on Total Number of Loans Outstanding	Amount Outstanding	% on Total Amount Outstanding
l.1 0% (included) - 3% (excluded)	4.00	0.01%	254,545.65	0.02%	3.00	0.01%	168,883.25	0.01%
l.2 3% (included) - 4% (excluded)	106.00	0.32%	4,646,877.36	0.38%	67.00	0.19%	3,591,750.53	0.28%
l.3 4% (included) - 5% (excluded)	440	1.31%	11,809,226.67	0.95%	432	1.25%	11,347,008.16	0.87%
l.4 5% (included) - 6% (excluded)	6,069	18.10%	208,683,732.27	16.86%	6,298	18.17%	225,455,495.83	17.28%
l.5 >=6%	9,429	28.12%	308,932,117.42	24.96%	9,852	28.42%	329,020,054.40	25.22%
<b>l.6 Total</b>	<b>16,048</b>	<b>47.85%</b>	<b>534,326,499.37</b>	<b>43.18%</b>	<b>16,652</b>	<b>48.04%</b>	<b>569,583,192.17</b>	<b>43.66%</b>

m. Spread (Floating and Optional currently Floating) <sup>(2)</sup>	At the end of the current Collection Period				At the end of the previous Collection Period			
	Number of Loans	% on Total Number of Loans Outstanding	Amount Outstanding	% on Total Amount Outstanding	Number of Loans	% on Total Number of Loans Outstanding	Amount Outstanding	% on Total Amount Outstanding
m.1 0% (included) - 1% (excluded)	-	0.00%	-	0.00%	-	0.00%	-	0.00%
m.2 1% (included) - 1.25% (excluded)	6,606	19.70%	251,209,072.98	20.30%	6,838	19.73%	265,039,075.96	20.32%
m.3 1.25% (included) - 1.5% (excluded)	6,862	20.46%	280,824,569.52	22.69%	7,055	20.35%	293,113,166.25	22.47%
m.4 1.5% (included) - 1.75% (excluded)	2,601	7.76%	113,111,911.96	9.14%	2,673	7.71%	118,089,378.46	9.05%
m.5 1.75% (included) - 2% (excluded)	758	2.26%	39,279,460.02	3.17%	753	2.17%	38,698,243.79	2.97%
m.6 >=2%	660	1.97%	18,814,067.38	1.52%	691	1.99%	20,041,597.38	1.54%
<b>m.7 Total</b>	<b>17,487</b>	<b>52.15%</b>	<b>703,239,081.86</b>	<b>56.82%</b>	<b>18,010</b>	<b>51.96%</b>	<b>734,981,461.84</b>	<b>56.34%</b>

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

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

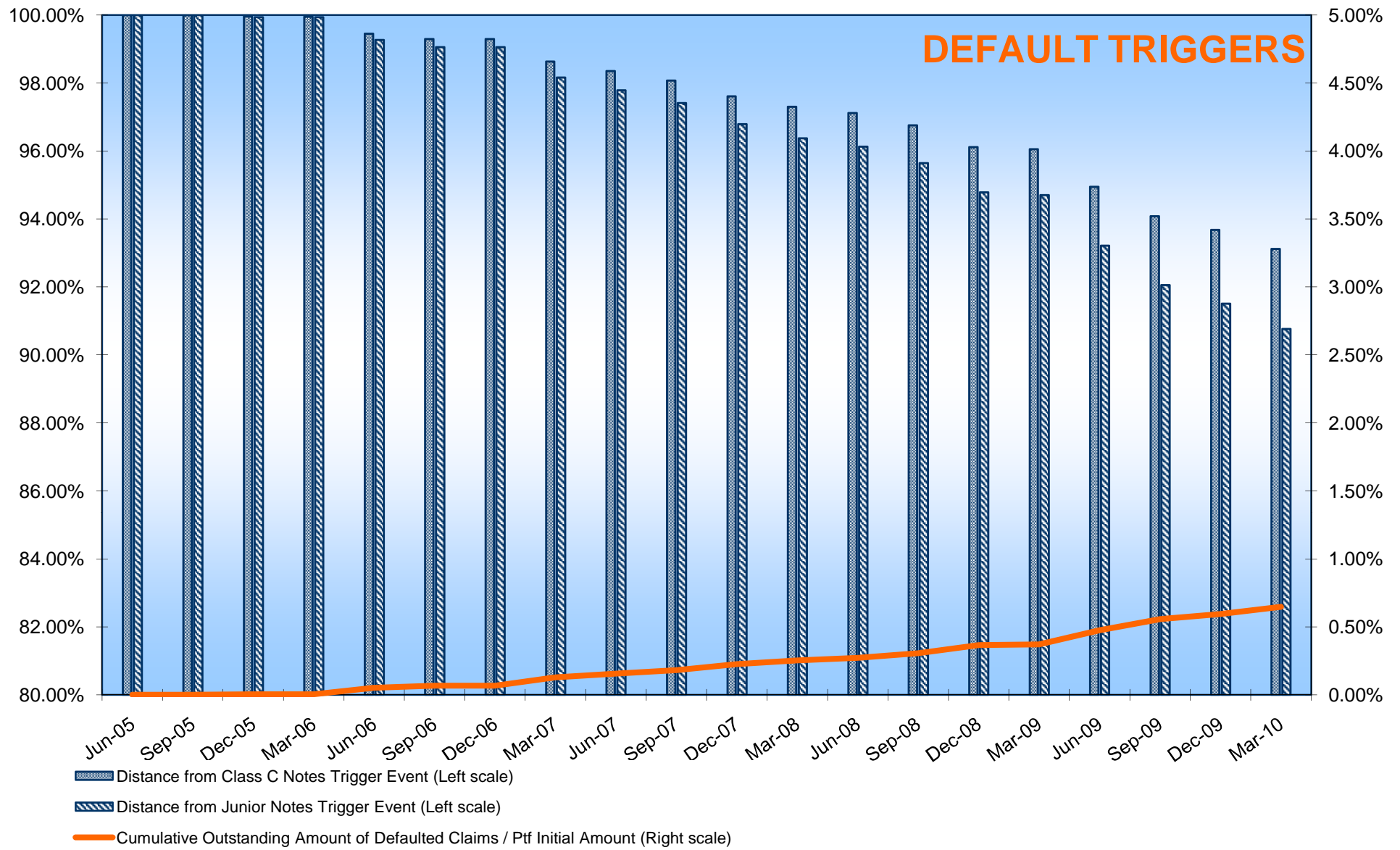
(3) Calculated as the difference between the maturity date and the date representing the end of the collection period

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

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







# WEIGHTED AVERAGE CPR

