

BIPCA CORDUSIO RMBS

INVESTOR REPORT

Securitisation of a portfolio of performing mortgage originated by
Bipop Carire S.p.A.

| | | | |
|------|-------------|----------|---|
| Euro | 666,300,000 | Class A1 | Mortgage Backed Floating Rate Notes due June 2047 |
| Euro | 185,500,000 | Class A2 | Mortgage Backed Floating Rate Notes due June 2047 |
| Euro | 61,800,000 | Class B | Mortgage Backed Floating Rate Notes due June 2047 |
| Euro | 14,300,000 | Class C | Mortgage Backed Floating Rate Notes due June 2047 |
| Euro | 18,000,000 | Class D | Mortgage Backed Floating Rate Notes due June 2047 |
| Euro | 5,500,000 | Class E | Mortgage Backed Floating Rate Notes due June 2047 |
| Euro | 250,000 | Class F | Mortgage Backed Floating Rate Notes due June 2048 |

Investor Report Date

24/04/2012

Quarterly Collection Period

01/12/2011

29/02/2012

Interest Period

30/12/2011

30/03/2012

Interest Payment Date

30/03/2012

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BIPCA CORDUSIO RMBS

Issuer: Capital Mortgage S.r.l.
Issue Date: 19/12/2007
Sole Arranger: UniCredit Bank AG, London Branch (formerly known as Bayerische Hypo und Vereinsbank AG, London Branch)
Sole Lead Manager: UniCredit Bank AG

| Series | Class A1 | Class A2 | Class B | Class C | Class D | Class E | Class F |
|---------------------------------|-------------------------------------|-------------------------------------|------------------------------------|-----------------------------------|-------------------------------------|------------------------------------|---|
| Amount issued | 666,300,000.00 | 185,500,000.00 | 61,800,000.00 | 14,300,000.00 | 18,000,000.00 | 5,500,000.00 | 250,000.00 |
| Currency | Eur | Eur | Eur | Eur | Eur | Eur | Eur |
| Final Maturity Date | Jun-47 | Jun-47 | Jun-47 | Jun-47 | Jun-47 | Jun-47 | Jun-47 |
| Listing | Irish Stock Exchange | Irish Stock Exchange | Irish Stock Exchange | Irish Stock Exchange | Irish Stock Exchange | Irish Stock Exchange | Irish Stock Exchange |
| ISIN Code | IT0004302730 | IT0004302748 | IT0004302755 | IT0004302763 | IT0004302797 | IT0004302854 | IT0004302912 |
| Common Code | 33692951 | 33692978 | 33708645 | 33708661 | 33708670 | 33708726 | Not Assigned |
| Clearing System | Clearstream Euroclear | 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 | Euribor 3 M |
| Spread at Issuance | 50 | 70 | 90 | 135 | 270 | 450 | 500 |
| Rating at the Issue Date | Moody's Aaa | Moody's Aaa | Moody's Aa3 | Moody's A2 | Moody's Baa1 | Moody's Baa2 | Moody's Unrated |
| | Standard & Poor's AAA | Standard & Poor's AAA | Standard & Poor's AA | Standard & Poor's A | Standard & Poor's BBB | Standard & Poor's BB | Standard & Poor's Unrated |

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.)
Servicer: UniCredit S.p.A (formerly known as UniCredit Banca S.p.A.)
Interest Day Count: Actual/360
Corporate Servicer: UniCredit Credit Management Bank S.p.A. (formerly known as 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: 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.)
Principal Paying Agent: BNP Paribas Securities Services S.A., Milan Branch
Representative of Noteholders: BNP Paribas Securities Services S.A., Milan Branch
Swap Counterparty: UniCredit S.p.A (formerly known as UniCredit Banca S.p.A.)

BIPCA CORDUSIO RMBS - Issuer Available Funds

| | <i>Euro</i> | | <i>Euro</i> |
|--|----------------------|--|----------------------|
| TOTAL ISSUER INTEREST AVAILABLE FUNDS | 7,996,219.64 | TOTAL ISSUER PRINCIPAL AVAILABLE FUNDS | 14,945,978.04 |
| (a) Interest Collections related to the Mortgage Loans received by the Issuer* | 3,693,444.70 | (a) All Principal Components related to the Mortgage Loans received by the Issuer | 13,041,743.40 |
| (b) Without duplication of (a) above Interest Components invested in Eligible Investments | - | (b) Any Principal Deficiency Ledger Amount calculated at the Calculation Date | 1,904,146.49 |
| (c) All Recoveries made by the Servicer in accordance with the Servicing Agreement | 198,195.08 | (c) Principal component of the proceeds deriving from the sale of Receivables under the Transaction Documents (other than Defaulted Claims) | - |
| (d) All amounts received under the Hedging Agreement by the Issuer | 4,092,690.55 | (d) Funds Provisioned for Amortisation (up to the First Amortisation Interest Payment Date) | 88.15 |
| (e) All net interest amounts received on the Accounts (other than the Expenses Account) by the Issuer | 11,889.31 | (e) Any other amount received from the Originator under the Warranty and Indemnity Agreement | - |
| (f) Interest component of the proceeds deriving from the sale of Receivables under the Transaction Documents (other than Defaulted Claims) | - | (f) Any amount credited and/or retained on each IPD under items (xvii) and (xviii) of the Pre-Trigger Interest Priority of Payment | - |
| (g) Cash Reserve excess / amount drawn in the period | - | (g) On the Calculation Date immediately preceding the Calculation Date after the Final Redemption Date, any amounts standing to the credit of the Expenses Account | - |
| (h) All amounts (without duplication of the above) received from any party to the Transaction Documents by the Issuer, other than principal components received from the Originator and any amount received pursuant to the Warranty and Indemnity Agreement | - | | |
| TOTAL ISSUER AVAILABLE FUNDS | 21,038,051.19 | | |

BIPCA CORDUSIO RMBS - Priority of Payments

PRE-TRIGGER INTEREST PRIORITY OF PAYMENT

| | | Euro |
|----------------------|---|---|
| | TOTAL ISSUER INTEREST AVAILABLE FUNDS | 7,996,219.64 |
| <i>First</i> | a) Any expenses to be paid by the Issuer in order to preserve the existence b) An amount to bring the Expenses Account to the Retention Amount | - 6,116.51 |
| <i>Second</i> | Fees, expenses to be paid to the RoN | 1,815.00 |
| <i>Third</i> | Third Party Fees and Expenses: a) Fees, costs and expenses of Issuer b) Servicer fees and expenses c) Paying Agents and Listing Agent fees and expenses d) Computation Agent fees and expenses e) Account Bank fees and expenses f) Custodian Bank fees and expenses g) Corporate Servicer fees and expenses | 53,291.27 72,363.91 250.00 26,050.00 - - 5,542.09 |
| <i>Fourth</i> | Amounts due to the Hedging Counterparty | 2,143,206.50 |
| <i>Fifth</i> | Interest on Class A Notes a) Interest on Class A1 Notes b) Interest on Class A2 Notes | 1,595,098.81 978,600.10 |
| <i>Sixth</i> | Senior Notes PDL reduction to zero | - |
| <i>Seventh</i> | Interest on Class B Notes if Class B Trigger Event has not occurred | 357,267.52 |
| <i>Eighth</i> | Class B PDL reduction to zero | - |
| <i>Ninth</i> | Interest on Class C Notes if Class C Trigger Event has not occurred | 98,934.95 |
| <i>Tenth</i> | Class C PDL to zero | - |
| <i>Eleventh</i> | Interest on Class D Notes if Class D Trigger Event has not occurred | 185,958.50 |
| <i>Twelfth</i> | Class D PDL to zero | - |
| <i>Thirteenth</i> | Interest on Class E Notes if Class E Trigger Event has not occurred | 81,845.65 |
| <i>Fourteenth</i> | Class E PDL to zero | 1,654,146.49 |
| <i>Fifteenth</i> | Reduction of Junior Notes PDL to zero | 250,000.00 |
| <i>Sixteenth</i> | Cash Reserve Account replenishment till target amount (if any Rated Notes o/s) | - |
| <i>Seventeenth</i> | Credit or retain an amount equal to the Principal Available Funds utilized under item (i) of the Pre-Trigger Principal Priority of Payments | - |
| <i>Eighteenth</i> | All amounts due and payable to the Sole Lead Manager | - |
| <i>Nineteenth</i> | Any Swap termination payments | - |
| <i>Twentieth</i> | Any amounts due to Bipop Carire under the terms of the Transfer Agreement | 485,732.34 |
| <i>Twenty-first</i> | Any other amount payable to Bipop Carire according to the Transaction Documents | - |
| <i>Twenty-second</i> | Interest on the Subordinated Loan | - |
| <i>Twenty-third</i> | Principal on the Subordinated Loan | - |
| <i>Twenty-fourth</i> | Any amounts due and payable to the Other Issuer Creditors | - |
| <i>Twenty-fifth</i> | Interest on the Junior Notes (other than in (xxvi) below) | - |
| <i>Twenty-sixth</i> | Junior Notes Additional Interest | - |

PRE-TRIGGER PRINCIPAL PRIORITY OF PAYMENT

| | | Euro |
|-----------------|---|----------------------|
| | TOTAL ISSUER PRINCIPAL AVAILABLE FUNDS | 14,945,978.04 |
| <i>First</i> | All amounts under items (i) to (xiv) (excluding items (vii), (ix), (xi) and (xiii)) of the Pre-Enforcement Interest Priority of Payments, to the extent not paid under the Pre-enforcement IPoP | - |
| <i>Second</i> | Class A1 Principal: (a) Up to the First Amortisation Interest Payment Date to credit the Principal Account (b) Thereafter to pay Class A1 Principal | - 14,945,908.56 |
| <i>Third</i> | Class A2 Principal | - |
| <i>Fourth</i> | Class B Principal | - |
| <i>Fifth</i> | Class C Principal | - |
| <i>Sixth</i> | Class D Principal | - |
| <i>Seventh</i> | Class E Principal | - |
| <i>Eighth</i> | Any amount due and payable toward satisfaction of the Sole Lead Manager to the extent not paid under item (xviii) of the IPoP | - |
| <i>Ninth</i> | Principal on the Subordinated Loan to the extent not paid under item (xxiii) of the IPoP | - |
| <i>Tenth</i> | Junior Notes Principal until the balance of the Junior Notes is € 20,000.00 | - |
| <i>Eleventh</i> | Junior Notes Principal starting from the Final Redemption Date until the balance of the Junior Notes is zero | - |
| <i>Twelfth</i> | Junior Notes Additional Remuneration | - |

BIPCA CORDUSIO RMBS - CASH FLOW ALLOCATION

POST-TRIGGER PRIORITY OF PAYMENT

| | | <i>Euro</i> |
|---------------|---|--|
| | TOTAL ISSUER INTEREST AVAILABLE FUNDS | <i>not applicable</i> |
| First | Expenses due and payable by the Issuer (if Expenses Account is insufficient or if not paid by Bipop) | <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 | Interest on Class A Notes: Interest on Class A1 Notes Interest on Class A2 Notes | <i>not applicable</i> <i>not applicable</i> |
| Sixth | Class A Principal Class A1 Principal Class A2 Principal | <i>not applicable</i> <i>not applicable</i> |
| Seventh | Interest on Class B Notes | <i>not applicable</i> |
| Eighth | Class B Principal | <i>not applicable</i> |
| Ninth | Interest on Class C Notes | <i>not applicable</i> |
| Tenth | Class C Principal | <i>not applicable</i> |
| Eleventh | Interest on Class D Notes | <i>not applicable</i> |
| Twelfth | Class D Principal | <i>not applicable</i> |
| Thirteenth | Interest on Class E Notes | <i>not applicable</i> |
| Fourteenth | Class E Principal | <i>not applicable</i> |
| Fifteenth | All amounts due and payable to the Sole Lead Manager | <i>not applicable</i> |
| Sixteenth | Any Swap termination payments | <i>not applicable</i> |
| Seventeenth | Amounts due to Bipop Carire S.p.A. in respect of: a) Purchase Price b) Interest on the purchase price c) Accrued Interest Component | <i>not applicable</i> <i>not applicable</i> <i>not applicable</i> |
| Eighteenth | Interest on the Subordinated Loan | <i>not applicable</i> |
| Nineteenth | Any amounts due to Bipop Carire S.p.A. a) under the terms of the Transfer Agreement b) under the terms of the Warranty and Indemnity Agreement c) in connection with a limited recourse loan under the Letter of Undertaking d) in connection with any other Transaction Document | <i>not applicable</i> <i>not applicable</i> <i>not applicable</i> <i>not applicable</i> |
| Twentieth | Principal on the Subordinated Loan | <i>not applicable</i> |
| Twenty-first | Other Expense to be paid to fulfill obligations to Other Issuer Creditors | <i>not applicable</i> |
| Twenty-second | Interest on the Junior Notes | <i>not applicable</i> |
| Twenty-third | Principal on the Junior Notes until the balance of the Junior Notes is €20,000.00 | <i>not applicable</i> |
| Twenty-fourth | On the Post -Enforcement Final Redemption Date and thereafter Principal on the Junior Notes until their redemption in full | <i>not applicable</i> |
| Twenty-fifth | Junior Notes Additional Interest | <i>not applicable</i> |

BIPCA CORDUSIO RMBS - 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 E Notes | - | 1,654,146.49 | 1,654,146.49 | - |
| Class Junior Notes | - | 250,000.00 | 250,000.00 | - |

ARREAR CLAIMS

| Description | Number of Loans | Outstanding Amount | % over the Outstanding Portfolio Amount |
|---------------------------|-----------------|----------------------|---|
| from 0 to 29 days | 31.00 | 3,997,047.59 | 0.63% |
| from 30 days to 59 days | - | - | 0.00% |
| from 60 days to 89 days | 25.00 | 2,626,375.86 | 0.41% |
| from 90 days to 119 days | 14.00 | 1,647,211.46 | 0.26% |
| from 120 days to 149 days | 16.00 | 1,949,806.54 | 0.31% |
| from 150 days to 179 days | 13.00 | 1,447,846.85 | 0.23% |
| from 180 days to 209 days | 11.00 | 1,256,467.58 | 0.20% |
| from 210 days to 239 days | 9.00 | 930,940.55 | 0.15% |
| from 240 days to 269 days | 8.00 | 784,503.05 | 0.12% |
| from 270 days to 299 days | 3.00 | 329,400.87 | 0.05% |
| from 300 days to 329 days | 5.00 | 751,433.70 | 0.12% |
| from 330 days to 359 days | 2.00 | 327,349.10 | 0.05% |
| above 360 days | - | - | 0.00% |
| Total | 137 | 16,048,383.15 | 2.51% |

| 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) |
|---|--|--|
| 9,424,959.70 | 951,664,009.00 | 0.99% |

DEFAULTED CLAIMS

| Cumulative Outstanding Amount of Defaulted Claims (a) | Initial Portfolio Outstanding Amount (b) * | Cumulative Defaulted Claims Ratio (c) = (a)/(b) |
|--|--|---|
| 36,470,399.66 | 951,664,009.00 | 3.83% |
| Class D Gross Cumulative Defaults Trigger brach if (c) >=6% | | |
| NOT OCCURRED | | |
| Class C Gross Cumulative Defaults Trigger brach if (c) >=8% | | |
| NOT OCCURRED | | |
| Class B Gross Cumulative Defaults Trigger brach if (c) >=10% | | |
| NOT OCCURRED | | |
| Class A Gross Cumulative Defaults Trigger brach if (c) >=15% | | |
| NOT OCCURRED | | |

PRE-PAYMENT

| Total Prepayments during previous Collection Period | Portfolio Outstanding Amount at start of previous Collection Period | Annualised Prepayment rate during previous Collection Period |
|---|---|--|
| 5,322,778.24 | 619,777,149.07 | 3.44% |
| Annualised Weighted Average Prepayment Rate since the beginning of the first Collection Period | | |
| 4.73% | | |

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 |
|---------------------------------------|--|--|---|
| 9,514,000.00 | - | - | 9,514,000.00 |

* The information refers to the outstanding balance of the portfolio as of the 31/07/2007

BIPCA CORDUSIO RMBS - 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: | 6,710 | 6,783 |
| a.2 Outstanding Portfolio Amount: | 604,831,337.01 | 619,777,149.07 |
| a.3 Average Outstanding Portfolio Amount (1): | 90,138.80 | 91,372.13 |
| a.4 Weighted Average Seasoning (years) (2): | 5.73 | 5.48 |
| a.5 Weighted Average Current LTV (2): | 54.90% | 55.47% |
| a.6 Weighted Average Remaining Term (years) (2): | 18.86 | 19.06 |

| 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 | 53 | 0.79% | 357,489.19 | 0.06% | 50 | 0.74% | 335,792.65 | 0.05% |
| b.2 from 10.000 (included) to 25.000 (excluded) Euro | 326 | 4.86% | 6,013,571.24 | 0.99% | 311 | 4.58% | 5,794,266.68 | 0.93% |
| b.3 from 25.000 (included) to 50.000 (excluded) Euro | 943 | 14.05% | 36,130,866.20 | 5.97% | 922 | 13.59% | 35,440,597.88 | 5.72% |
| b.4 from 50.000 (included) to 75.000 (excluded) Euro | 1,141 | 17.00% | 71,713,389.00 | 11.86% | 1,141 | 16.82% | 71,697,761.22 | 11.57% |
| b.5 from 75.000 (included) to 100.000 (excluded) Euro | 1,500 | 22.35% | 130,478,241.20 | 21.57% | 1,509 | 22.25% | 131,253,208.19 | 21.18% |
| b.6 from 100.000 (included) to 150.000 (excluded) Euro | 2,223 | 33.13% | 269,440,430.65 | 44.55% | 2,290 | 33.76% | 278,089,973.94 | 44.87% |
| b.7 from 150.000 (included) to 200.000 (excluded) Euro | 466 | 6.94% | 78,454,205.02 | 12.97% | 492 | 7.25% | 82,803,180.94 | 13.36% |
| b.8 from 200.000 (included) to 300.000 (excluded) Euro | 58 | 0.86% | 12,243,144.51 | 2.02% | 68 | 1.00% | 14,362,367.57 | 2.32% |
| b.9 from 300.000 (included) Euro | - | 0.00% | - | 0.00% | - | 0.00% | - | 0.00% |
| b.10 Total | 6,710 | 99.98% | 604,831,337.01 | 99.99% | 6,783 | 99.99% | 619,777,149.07 | 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 1 (included) to 6 (excluded) months | - | 0.00% | - | 0.00% | - | 0.00% | - | 0.00% |
| c.2 from 6 (included) to 12 (excluded) months | - | 0.00% | - | 0.00% | - | 0.00% | - | 0.00% |
| c.3 from 12 (included) to 18 (excluded) months | - | 0.00% | - | 0.00% | - | 0.00% | - | 0.00% |
| c.4 from 18 (included) to 24 (excluded) months | - | 0.00% | - | 0.00% | - | 0.00% | - | 0.00% |
| c.5 from 24 (included) to 48 (excluded) months | - | 0.00% | - | 0.00% | - | 0.00% | - | 0.00% |
| c.6 from 48 (included) to 72 (excluded) months | 4,439 | 66.15% | 424,068,709.56 | 70.11% | 5,299 | 78.12% | 508,652,801.18 | 82.07% |
| c.7 from 72 (included) to 96 (excluded) months | 2,220 | 33.08% | 178,899,499.01 | 29.58% | 1,445 | 21.30% | 109,618,810.30 | 17.69% |
| c.8 from 96 (included) to 108 (excluded) months | 36 | 0.54% | 1,136,412.36 | 0.19% | 39 | 0.57% | 1,505,537.59 | 0.24% |
| c.9 from 108 (included) to 120 (excluded) months | 15 | 0.22% | 726,716.08 | 0.12% | - | 0.00% | - | 0.00% |
| c.10 from 120 (included) to 150 (excluded) months | - | 0.00% | - | 0.00% | - | 0.00% | - | 0.00% |
| c.11 from 150 (included) to 180 (excluded) months | - | 0.00% | - | 0.00% | - | 0.00% | - | 0.00% |
| c.12 over 180 (included) months | - | 0.00% | - | 0.00% | - | 0.00% | - | 0.00% |
| c.13 Total | 6,710 | 99.99% | 604,831,337.01 | 100.00% | 6,783 | 99.99% | 619,777,149.07 | 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) | 146 | 2.18% | 2,286,222.26 | 0.38% | 135 | 1.99% | 2,076,910.52 | 0.34% |
| d.2 from 10% (included) to 20% (excluded) | 475 | 7.08% | 16,356,423.45 | 2.70% | 468 | 6.90% | 16,180,928.68 | 2.61% |
| d.3 from 20% (included) to 30% (excluded) | 680 | 10.13% | 36,687,161.90 | 6.07% | 658 | 9.70% | 36,136,266.19 | 5.83% |
| d.4 from 30% (included) to 40% (excluded) | 747 | 11.13% | 54,732,696.77 | 9.05% | 741 | 10.92% | 54,816,123.22 | 8.84% |
| d.5 from 40% (included) to 50% (excluded) | 890 | 13.26% | 76,558,489.92 | 12.66% | 883 | 13.02% | 76,038,791.35 | 12.27% |
| d.6 from 50% (included) to 60% (excluded) | 1,183 | 17.63% | 116,280,755.91 | 19.23% | 1,164 | 17.16% | 115,392,076.71 | 18.62% |
| d.7 from 60% (included) to 70% (excluded) | 2,166 | 32.28% | 250,834,825.05 | 41.47% | 2,108 | 31.08% | 241,106,927.60 | 38.90% |
| d.8 from 70% (included) to 80% (excluded) | 423 | 6.30% | 51,094,761.75 | 8.45% | 626 | 9.23% | 78,029,124.80 | 12.59% |
| d.9 Total | 6,710 | 99.99% | 604,831,337.01 | 100.01% | 6,783 | 100.00% | 619,777,149.07 | 100.00% |

| e. | Remaining Term ⁽⁶⁾ | 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) | 11 | 0.16% | 68,754.16 | 0.01% | 9 | 0.13% | 62,251.11 | 0.01% |
| e.2 | from 12 (included) to 24 months (excluded) | 32 | 0.48% | 399,467.40 | 0.07% | 29 | 0.43% | 406,588.65 | 0.07% |
| e.3 | from 24 (included) to 48 months (excluded) | 245 | 3.65% | 6,117,536.66 | 1.01% | 208 | 3.07% | 5,391,154.58 | 0.87% |
| e.4 | from 48 (included) to 72 months (excluded) | 239 | 3.56% | 8,592,388.37 | 1.42% | 280 | 4.13% | 10,082,719.09 | 1.63% |
| e.5 | from 72 (included) to 96 months (excluded) | 146 | 2.18% | 6,848,144.44 | 1.13% | 116 | 1.71% | 5,431,322.45 | 0.88% |
| e.6 | from 96 (included) to 120 months (excluded) | 688 | 10.25% | 40,069,786.74 | 6.62% | 634 | 9.35% | 37,305,315.76 | 6.02% |
| e.7 | from 120 (included) to 160 months (excluded) | 433 | 6.45% | 32,722,980.23 | 5.41% | 422 | 6.22% | 30,382,274.95 | 4.90% |
| e.8 | from 160 (included) to 200 months (excluded) | 1,388 | 20.69% | 113,051,263.03 | 18.69% | 1,515 | 22.34% | 125,609,957.40 | 20.27% |
| e.9 | over 200 (included) months | 3,528 | 52.58% | 396,960,995.98 | 65.63% | 3,570 | 52.63% | 405,105,565.08 | 65.36% |
| e.10 | Total | 6,710 | 100.00% | 604,831,337.01 | 99.99% | 6,783 | 100.01% | 619,777,149.07 | 100.01% |

| f. | By Region of Originating Branch | 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 | 3 | 0.04% | 133,439.90 | 0.02% | 3 | 0.04% | 136,001.51 | 0.02% |
| f.2 | Basilicata | 0 | 0.00% | - | 0.00% | - | 0.00% | - | 0.00% |
| f.3 | Calabria | 3 | 0.04% | 155,787.36 | 0.03% | 3 | 0.04% | 160,494.67 | 0.03% |
| f.4 | Campania | 3 | 0.04% | 287,695.40 | 0.05% | 3 | 0.04% | 292,457.56 | 0.05% |
| f.5 | Emilia - Romagna | 1,752 | 26.11% | 154,881,182.59 | 25.61% | 1,768 | 26.07% | 158,680,214.17 | 25.60% |
| f.6 | Friuli-Venezia Giulia | 131 | 1.95% | 10,629,155.13 | 1.76% | 132 | 1.95% | 10,906,130.09 | 1.76% |
| f.7 | Lazio | 100 | 1.49% | 7,554,320.83 | 1.25% | 101 | 1.49% | 7,817,316.61 | 1.26% |
| f.8 | Liguria | 283 | 4.22% | 25,324,297.91 | 4.19% | 285 | 4.20% | 25,856,255.79 | 4.17% |
| f.9 | Lombardia | 3,471 | 51.73% | 317,213,120.12 | 52.45% | 3,509 | 51.73% | 325,047,032.66 | 52.45% |
| f.10 | Marche | 40 | 0.60% | 3,696,989.31 | 0.61% | 40 | 0.59% | 3,748,313.25 | 0.60% |
| f.11 | Molise | 0 | 0.00% | - | 0.00% | - | 0.00% | - | 0.00% |
| f.12 | Piemonte | 299 | 4.46% | 25,630,255.90 | 4.24% | 307 | 4.53% | 26,491,065.63 | 4.27% |
| f.13 | Puglia | 4 | 0.06% | 280,589.52 | 0.05% | 4 | 0.06% | 287,134.80 | 0.05% |
| f.14 | Sardegna | 10 | 0.15% | 775,627.15 | 0.13% | 10 | 0.15% | 787,984.85 | 0.13% |
| f.15 | Sicilia | 1 | 0.01% | 24,210.92 | 0.00% | 1 | 0.01% | 24,859.32 | 0.00% |
| f.16 | Toscana | 155 | 2.31% | 15,751,951.81 | 2.60% | 157 | 2.31% | 16,103,571.51 | 2.60% |
| f.17 | Trentino - Alto Adige | 38 | 0.57% | 3,619,204.94 | 0.60% | 38 | 0.56% | 3,667,522.97 | 0.59% |
| f.18 | Umbria | 1 | 0.01% | 113,574.54 | 0.02% | 1 | 0.01% | 116,142.91 | 0.02% |
| f.19 | Valle d'Aosta | 1 | 0.01% | 142,119.35 | 0.02% | 1 | 0.01% | 143,523.82 | 0.02% |
| f.20 | Veneto | 415 | 6.18% | 38,617,814.33 | 6.38% | 420 | 6.19% | 39,511,126.95 | 6.38% |
| f.21 | Totale | 6,710 | 99.98% | 604,831,337.01 | 100.01% | 6,783 | 99.98% | 619,777,149.07 | 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 | 6,710 | 100.00% | 604,831,337.01 | 100.00% | 6,783 | 100.00% | 619,777,149.07 | 100.00% |
| | g.2 Other | - | 0.00% | - | 0.00% | - | 0.00% | - | 0.00% |
| | g.3 Total | 6,710 | 100.00% | 604,831,337.01 | 100.00% | 6,783 | 100.00% | 619,777,149.07 | 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 | 6,286 | 93.68% | 566,266,202.94 | 93.62% | 6,382 | 94.09% | 582,803,960.86 | 94.03% |
| | h.2 Other | 424 | 6.32% | 38,565,134.07 | 6.38% | 401 | 5.91% | 36,973,188.21 | 5.97% |
| | h.3 Total | 6,710 | 100.00% | 604,831,337.01 | 100.00% | 6,783 | 100.00% | 619,777,149.07 | 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 | 436 | 6.50% | 29,562,368.37 | 4.89% | 440 | 6.49% | 30,342,207.40 | 4.90% |
| | i.2 Floating | 6,191 | 92.27% | 568,265,185.33 | 93.95% | 6,260 | 92.29% | 582,426,781.41 | 93.97% |
| | i.3 Optional currently Fixed ^(a) | 29 | 0.43% | 3,025,273.43 | 0.50% | 28 | 0.41% | 2,959,228.16 | 0.48% |
| | i.4 Optional currently Floating ^(a) | 54 | 0.80% | 3,978,509.88 | 0.66% | 55 | 0.81% | 4,048,932.10 | 0.65% |
| | i.5 Total | 6,710 | 100.00% | 604,831,337.01 | 100.00% | 6,783 | 100.00% | 619,777,149.07 | 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) | 11 | 0.16% | 1,143,949.95 | 0.19% | 10 | 0.15% | 1,060,273.77 | 0.17% |
| | l.2 3% (included) - 4% (excluded) | 17 | 0.25% | 1,745,754.57 | 0.29% | 17 | 0.25% | 1,761,227.30 | 0.28% |
| | l.3 4% (included) - 5% (excluded) | 59 | 0.88% | 3,728,741.82 | 0.62% | 60 | 0.88% | 3,910,638.41 | 0.63% |
| | l.4 5% (included) - 6% (excluded) | 352 | 5.25% | 24,946,972.53 | 4.12% | 355 | 5.23% | 25,492,244.80 | 4.11% |
| | l.5 >=6% | 26 | 0.39% | 1,022,222.93 | 0.17% | 26 | 0.38% | 1,077,051.28 | 0.17% |
| | l.6 Total | 465 | 6.93% | 32,587,641.80 | 5.39% | 468 | 6.89% | 33,301,435.56 | 5.36% |

| 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) | 4,286 | 63.87% | 392,875,388.62 | 64.96% | 4,329 | 63.82% | 402,222,106.82 | 64.90% |
| | m.2 1% (included) - 1.25% (excluded) | 944 | 14.07% | 83,321,537.19 | 13.78% | 954 | 14.06% | 85,461,656.27 | 13.79% |
| | m.3 1.25% (included) - 1.5% (excluded) | 610 | 9.09% | 53,578,705.72 | 8.86% | 618 | 9.11% | 55,045,788.42 | 8.88% |
| | m.4 1.5% (included) - 1.75% (excluded) | 259 | 3.86% | 25,608,911.36 | 4.23% | 262 | 3.86% | 26,129,000.80 | 4.22% |
| | m.5 1.75% (included) - 2% (excluded) | 139 | 2.07% | 16,048,837.99 | 2.65% | 145 | 2.14% | 16,799,775.00 | 2.71% |
| | m.6 >=2% | 7 | 0.10% | 810,314.33 | 0.13% | 7 | 0.10% | 817,386.20 | 0.13% |
| | m.7 Total | 6,245 | 93.06% | 572,243,695.21 | 94.61% | 6,315 | 93.09% | 586,475,713.51 | 94.63% |

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

(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



