

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

05/07/2013

Quarterly Collection Period

01/03/2013

31/05/2013

Interest Period

28/03/2013

28/06/2013

Interest Payment Date

28/06/2013

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 - 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: 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: Securitisation Services S.p.A.
Swap Counterparty: UniCredit S.p.A. (formerly Known as UniCredito Italiano S.p.A.)

Cordusio RMBS - UCFin S.r.l. - Series 2006 - CLASS A1 NOTES

Interest Period		Interest Payment Date	Amount Accrued			Before Payments		Payments		After Payments	
Start (included)	End (excluded)		Coupon	Days	Interest Due	Unpaid Interest	Outstanding Principal	Interest	Principal	Unpaid Interest	Outstanding Principal
20/11/2006	30/03/2007	30/03/2007	3.739%	130	8,100,733.33	-	600,000,000.00	8,100,733.33	-	-	600,000,000.00
30/03/2007	29/06/2007	29/06/2007	3.984%	91	6,042,400.00	-	600,000,000.00	6,042,400.00	-	-	600,000,000.00
29/06/2007	28/09/2007	28/09/2007	4.234%	91	6,421,566.67	-	600,000,000.00	6,421,566.67	-	-	600,000,000.00
28/09/2007	31/12/2007	31/12/2007	4.796%	94	7,513,733.33	-	600,000,000.00	7,513,733.33	-	-	600,000,000.00
31/12/2007	31/03/2008	31/03/2008	4.835%	91	7,333,083.33	-	600,000,000.00	7,333,083.33	-	-	600,000,000.00
31/03/2008	30/06/2008	30/06/2008	4.798%	91	7,276,966.66	-	600,000,000.00	7,276,966.66	515,602,680.00	-	84,397,320.00
30/06/2008	30/09/2008	30/09/2008	5.025%	92	1,083,802.25	-	84,397,320.00	1,083,802.25	84,215,280.00	-	182,040.00
30/09/2008	31/12/2008	31/12/2008	5.212%	92	2,424.69	-	182,040.00	2,424.69	182,040.00	-	-
31/12/2008	31/03/2009	31/03/2009	3.043%	90	-	-	-	-	-	-	-
31/03/2009	30/06/2009	30/06/2009	1.601%	91	-	-	-	-	-	-	-
30/06/2009	30/09/2009	30/09/2009	1.190%	92	-	-	-	-	-	-	-
30/09/2009	31/12/2009	31/12/2009	0.809%	92	-	-	-	-	-	-	-
31/12/2009	31/03/2010	31/03/2010	0.777%	90	-	-	-	-	-	-	-
31/03/2010	30/06/2010	30/06/2010	0.705%	91	-	-	-	-	-	-	-
30/06/2010	30/09/2010	30/09/2010	0.824%	92	-	-	-	-	-	-	-
30/09/2010	31/12/2010	31/12/2010	0.950%	92	-	-	-	-	-	-	-
31/12/2010	31/03/2011	31/03/2011	1.083%	90	-	-	-	-	-	-	-
31/03/2011	30/06/2011	30/06/2011	1.289%	91	-	-	-	-	-	-	-
30/06/2011	30/09/2011	30/09/2011	1.601%	92	-	-	-	-	-	-	-
30/09/2011	30/12/2011	30/12/2011	1.614%	91	-	-	-	-	-	-	-
30/12/2011	30/03/2012	30/03/2012	1.457%	91	-	-	-	-	-	-	-
30/03/2012	29/06/2012	29/06/2012	0.857%	91	-	-	-	-	-	-	-
29/06/2012	28/09/2012	28/09/2012	0.722%	91	-	-	-	-	-	-	-
28/09/2012	31/12/2012	31/12/2012	0.292%	94	-	-	-	-	-	-	-
31/12/2012	28/03/2013	28/03/2013	0.255%	87	-	-	-	-	-	-	-
28/03/2013	28/06/2013	28/06/2013	0.283%	92	-	-	-	-	-	-	-

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

	<i>Euro</i>		<i>Euro</i>
TOTAL ISSUER INTEREST AVAILABLE FUNDS	7,429,780.18	TOTAL ISSUER PRINCIPAL AVAILABLE FUNDS	29,984,974.10
(a) Interest Components related to the Mortgage Loans received by the Issuer	6,668,414.01	(a) All Principal Components related to the Mortgage Loans received by the Issuer	26,756,268.40
(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	18,421.23	(c) Any principal Deficiency Ledger Amount calculated at the Calculation Date	3,228,681.92
(d) All amounts received from the Swap Counterparty by the Issuer	499,726.60	(d) Funds Provisioned for Amortisation (up to the First Amortisation Interest Payment Date)	23.78
(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	243,218.34		
(j) On the Calculation Date immediately preceding the Maturity Date, the amount standing to the credit of the Cash Reserve Account at such date	-		
<hr/>			
	<i>Euro</i>		
TOTAL ISSUER AVAILABLE FUNDS	34,186,072.36		

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

PRE-ENFORCEMENT INTEREST PRIORITY OF PAYMENT

	Euro
TOTAL ISSUER INTEREST AVAILABLE FUNDS	7,429,780.18
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	145,036.63
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	2,405.23
d) Amount necessary to replenish the Expenses Account up to Retention Amount	117.31
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	1,250.00
c) Computation Agent fees and expenses	28,412.50
d) Services fees and expenses	479,480.56
e) Corporate Servicer fees and expenses	50,289.18
f) Stichting Corporate Services Provider fees and expenses	-
g) Account Bank fees and expenses	2,500.00
h) Custodian fees and expenses	-
Fourth Amounts due to the Swap Counterparty	2,467,317.31
Fifth Instalment Premiums payable to the Originator	3,617.43
Sixth Interest on Class A Notes	-
Interest on Class A1 Notes	-
Interest on Class A2 Notes	775,175.24
Seventh Class A PDL reduction to zero	-
Eighth Interest on Class B Notes if Class B Trigger Event has not occurred	90,658.33
Ninth Class B PDL reduction to zero	-
Tenth Interest on Class C Notes if Class C Trigger Event has not occurred	39,163.88
Eleventh Reduction of Class C PDL to zero	-
Twelfth Interest on Class D Notes if Class D Trigger Event has not occurred	115,674.66
Thirteenth Reduction of Class D PDL to zero	-
Fourteenth Reduction of Junior Notes PDL to zero	3,228,681.92
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	3,228,681.92

PRE-ENFORCEMENT PRINCIPAL PRIORITY OF PAYMENT

	Euro
TOTAL ISSUER PRINCIPAL AVAILABLE FUNDS	29,984,974.10
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	29,984,964.00
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	-	3,228,681.92	3,228,681.92	-

ARREAR CLAIMS

Description	Number of Loans	Outstanding Amount	% over the Outstanding Portfolio Amount
from 0 to 29 days	161	9,613,039.19	0.94%
from 30 days to 59 days	92	5,423,385.43	0.53%
from 60 days to 89 days	69	4,147,080.43	0.40%
from 90 days to 119 days	51	3,150,075.78	0.31%
from 120 days to 149 days	55	3,639,901.60	0.36%
from 150 days to 179 days	41	2,614,897.24	0.26%
from 180 days to 209 days	43	3,002,259.68	0.29%
from 210 days to 239 days	30	2,099,244.17	0.21%
from 240 days to 269 days	29	1,984,654.68	0.19%
from 270 days to 299 days	16	1,118,800.25	0.11%
from 300 days to 329 days	19	1,638,356.56	0.16%
from 330 days to 359 days	10	591,694.80	0.06%
above 360 days	-	-	0.00%
Total	616	39,023,389.81	3.81%

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)
19,839,884.76	2,495,969,427.59	0.79%

DEFAULTED CLAIMS

Cumulative Outstanding Amount of Defaulted Claims (a) *	Initial Portfolio Outstanding Amount (b) *	Cumulative Defaulted Claims Ratio (c) = (a)/(b)
96,954,734.01	2,495,969,427.59	3.88%

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	Annualised Prepayment rate during previous Collection Period
6,716,097.62	974,383,296.03	2.73%

Annualised Weighted Average Prepayment Rate since the beginning of the first Collection Period
7.96%

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
14,341,816.66	243,218.34	-	14,098,598.32
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	<i>not applicable</i>
	b) Fees, taxes, expenses and costs due for the listing, deposit or ratings of the Notes	<i>not applicable</i>
	c) Fees, expenses to be paid to the RoN	<i>not applicable</i>
Third	Third Party Fees and Expenses:	
	a) Paying Agent fees and expenses	<i>not applicable</i>
	b) Agent Bank fees and expenses	<i>not applicable</i>
	c) Computation Agent fees and expenses	<i>not applicable</i>
	d) Services fees and expenses	<i>not applicable</i>
	e) Corporate Servicer fees and expenses	<i>not applicable</i>
	f) Corporate Services Provider fees and expenses	<i>not applicable</i>
	g) Account Bank fees and expenses	<i>not applicable</i>
	h) Custodian fees and expenses	<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	<i>not applicable</i>
	Interest on Class A2 Notes	<i>not applicable</i>
Seventh	Class A Principal	<i>not applicable</i>
	Class A1 Principal	<i>not applicable</i>
	Class A12Principal	<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	<i>not applicable</i>
	b) in respect of the Servicer's Arbitration Advance under the Servicing Agreement	<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	<i>not applicable</i>
	b) under the terms of the Warranty and Indemnity Agreement	<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:	18,415	18,727
a.2 Outstanding Portfolio Amount:	944,398,613	974,383,296
a.3 Average Outstanding Portfolio Amount (1):	51,284	52,031
a.4 Weighted Average Seasoning (months) (2):	118.72	115.90
a.5 Weighted Average Current LTV (2):	48.95%	49.45%
a.6 Weighted Average Remaining Term (months) (2):	172	174

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	2,254	12.24%	13,393,605	1.42%	2,075	11.08%	12,694,461	1.30%
b.2 from 10.000 (included) to 25.000 (excluded) Euro	3,018	16.39%	51,448,375	5.45%	3,218	17.18%	54,716,870	5.62%
b.3 from 25.000 (included) to 50.000 (excluded) Euro	4,502	24.45%	168,043,707	17.79%	4,543	24.26%	170,085,461	17.46%
b.4 from 50.000 (included) to 75.000 (excluded) Euro	4,106	22.30%	253,655,019	26.86%	4,186	22.35%	259,288,820	26.61%
b.5 from 75.000 (included) to 100.000 (excluded) Euro	2,676	14.53%	231,393,768	24.50%	2,733	14.59%	236,671,838	24.29%
b.6 from 100.000 (included) to 150.000 (excluded) Euro	1,690	9.18%	196,594,151	20.82%	1,787	9.54%	208,227,054	21.37%
b.7 from 150.000 (included) to 200.000 (excluded) Euro	139	0.75%	23,074,091	2.44%	152	0.81%	25,209,521	2.59%
b.8 from 200.000 (included) to 300.000 (excluded) Euro	29	0.16%	6,490,696	0.69%	32	0.17%	7,181,267	0.74%
b.9 over 300.000 (included) Euro	1	0.01%	305,201	0.03%	1	0.01%	308,005	0.03%
b.10 Total	18,415	100.00%	944,398,613	100.00%	18,727	99.99%	974,383,296	100.01%

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	0.00%	-	0.00%	0	0.00%	-	0.00%
c.2 from 24 (included) to 48 (excluded) months	0	0.00%	-	0.00%	0	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	0	0.00%	-	0.00%	380	2.03%	30,183,211.59	3.10%
c.5 from 96 (included) to 108 (excluded) months	4,286	23.27%	326,981,128.95	34.62%	5,188	27.70%	392,719,809.00	40.30%
c.6 from 108 (included) to 120 (excluded) months	3,617	19.64%	226,507,856.31	23.98%	3,544	18.92%	205,281,494.08	21.07%
c.7 from 108 (included) to 120 (excluded) months	7,267	39.46%	333,506,688.14	35.31%	6,807	36.35%	296,487,840.86	30.43%
c.8 from 150 (included) to 180 (excluded) months	3,245	17.62%	57,402,939.61	6.08%	2,808	14.99%	49,710,940.50	5.10%
c.9 over 180 (included) months	0	0.00%	-	0.00%	0	0.00%	-	0.00%
c.10 Total	18,415	100.00%	944,398,613	99.99%	18,727	99.99%	974,383,296	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)	2,184	11.86%	15,465,256.16	1.64%	2,006	10.71%	14,981,754.69	1.54%
d.2 from 10% (included) to 20% (excluded)	2,292	12.45%	40,047,355.05	4.24%	2,405	12.84%	41,290,603.39	4.24%
d.3 from 20% (included) to 30% (excluded)	2,072	11.25%	65,593,186.85	6.95%	2,078	11.10%	65,686,324.19	6.74%
d.4 from 30% (included) to 40% (excluded)	2,551	13.85%	112,468,596.41	11.91%	2,572	13.73%	111,726,207.08	11.47%
d.5 from 40% (included) to 50% (excluded)	2,870	15.59%	166,820,267.85	17.66%	2,776	14.82%	159,540,527.29	16.37%
d.6 from 50% (included) to 60% (excluded)	3,817	20.73%	294,668,560.54	31.20%	3,911	20.88%	297,162,537.93	30.50%
d.7 from 60% (included) to 70% (excluded)	2,628	14.27%	249,257,778.91	26.39%	2,976	15.89%	283,788,050.30	29.12%
d.8 from 70% (included) to 80% (excluded)	1	0.01%	77,611.24	0.01%	3	0.02%	207,291.16	0.02%
d.9 Total	18,415	100.00%	944,398,613	100.00%	18,727	99.99%	974,383,296	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)	682	3.70%	2,670,938.84	0.28%	420	2.24%	1,392,131.87	0.14%
e.2	from 12 (included) to 24 months (excluded)	1,329	7.22%	10,644,446.19	1.13%	1,457	7.78%	11,868,071.63	1.22%
e.3	from 24 (included) to 48 months (excluded)	2,037	11.06%	31,598,617.07	3.35%	2,108	11.26%	32,628,822.19	3.35%
e.4	from 48 (included) to 72 months (excluded)	1,417	7.69%	37,164,681.72	3.94%	1,518	8.11%	39,085,675.57	4.01%
e.5	from 72 (included) to 96 months (excluded)	1,770	9.61%	63,510,483.75	6.72%	1,788	9.55%	65,576,099.04	6.73%
e.6	from 96 (included) to 120 months (excluded)	1,970	10.70%	91,016,545.70	9.64%	1,852	9.89%	85,313,695.45	8.76%
e.7	from 120 (included) to 160 months (excluded)	2,036	11.06%	116,584,818.11	12.34%	2,184	11.66%	125,252,224.14	12.85%
e.8	from 160 (included) to 200 months (excluded)	3,747	20.35%	277,617,681.05	29.40%	3,619	19.33%	264,920,226.89	27.19%
e.9	over 200 (included) months	3,427	18.61%	313,590,400.58	33.21%	3,781	20.19%	348,346,349.25	35.75%
e.10	Total	18,415	100.00%	944,398,613.01	100.01%	18,727	100.01%	974,383,296.03	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	343	1.86%	14,601,663.81	1.55%	347	1.85%	14,986,535.92	1.54%
f.2	Basilicata	78	0.42%	2,313,731.22	0.24%	79	0.42%	2,394,398.53	0.25%
f.3	Calabria	242	1.31%	7,960,555.76	0.84%	246	1.31%	8,212,767.72	0.84%
f.4	Campania	1,471	7.99%	54,426,216.43	5.76%	1,508	8.05%	56,572,230.60	5.81%
f.5	Emilia - Romagna	875	4.75%	62,566,677.25	6.63%	882	4.71%	63,999,563.12	6.57%
f.6	Friuli-Venezia Giulia	137	0.74%	7,339,639.84	0.78%	139	0.74%	7,581,888.41	0.78%
f.7	Lazio	3,191	17.33%	166,545,912.49	17.64%	3,258	17.40%	172,187,945.43	17.67%
f.8	Liguria	313	1.70%	13,217,773.54	1.40%	321	1.71%	13,728,783.47	1.41%
f.9	Lombardia	5,242	28.47%	313,877,661.55	33.24%	5,328	28.45%	323,268,663.01	33.18%
f.10	Marche	67	0.36%	4,386,592.96	0.46%	68	0.36%	4,441,227.16	0.46%
f.11	Molise	53	0.29%	2,482,465.02	0.26%	54	0.29%	2,529,647.32	0.26%
f.12	Piemonte	3,146	17.08%	141,481,198.38	14.98%	3,197	17.07%	146,554,464.22	15.04%
f.13	Puglia	1,075	5.84%	38,116,068.35	4.04%	1,087	5.80%	39,479,936.30	4.05%
f.14	Sardegna	176	0.96%	8,912,032.73	0.94%	178	0.95%	9,164,578.48	0.94%
f.15	Sicilia	918	4.99%	40,687,342.52	4.31%	928	4.96%	41,707,457.28	4.28%
f.16	Toscana	115	0.62%	7,231,146.54	0.77%	119	0.64%	7,550,462.28	0.77%
f.17	Trentino - Alto Adige	45	0.24%	2,371,305.62	0.25%	45	0.24%	2,426,255.78	0.25%
f.18	Umbria	270	1.47%	14,353,295.13	1.52%	273	1.46%	14,757,456.99	1.51%
f.19	Valle d'Aosta	67	0.36%	2,677,696.06	0.28%	69	0.37%	2,748,528.18	0.28%
f.20	Veneto	591	3.21%	38,849,637.81	4.11%	601	3.21%	40,090,505.83	4.11%
f.4	Total	18,415	100.00%	944,398,613.01	100.00%	18,727	100.00%	974,383,296.03	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	18,415	100.00%	944,398,613.01	100.00%	18,727	100.00%	974,383,296.03	100.00%
	g.2 Quarterly	0	0.00%	-	0.00%	0	0.00%	-	0.00%
	g.3 Total	18,415	100.00%	944,398,613.01	100.00%	18,727	100.00%	974,383,296.03	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	13,724	74.53%	680,784,923.38	72.09%	13,985	74.68%	706,729,573.42	72.53%
	h.2 R.I.D.	4,250	23.08%	235,106,485.30	24.89%	4,333	23.14%	240,889,962.01	24.72%
	h.3 Cash	441	2.39%	28,507,204.33	3.02%	409	2.18%	26,763,760.60	2.75%
	h.4 Other	0	0.00%	-	0.00%	0	0.00%	-	0.00%
	h.5 Total	18,415	100.00%	944,398,613.01	100.00%	18,727	100.00%	974,383,296.03	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	4,382	23.80%	125,997,628.69	13.34%	4,504	24.05%	132,101,329.95	13.56%
	i.2 Floating	11,283	61.27%	634,241,103.32	67.16%	11,448	61.13%	653,651,552.65	67.08%
	i.3 Optional currently Fixed ^(a)	1,435	7.79%	92,463,690.71	9.79%	1,447	7.73%	94,540,908.27	9.70%
	i.4 Optional currently Floating ^(a)	1,315	7.14%	91,696,190.29	9.71%	1,328	7.09%	94,089,505.16	9.66%
	i.5 Total	18,415	100.00%	944,398,613.01	100.00%	18,727	100.00%	974,383,296.03	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)	1,151	6.25%	73,483,849.99	7.78%	1,022	5.46%	65,675,289.64	6.74%
	l.2 3% (included) - 4% (excluded)	196	1.06%	13,806,721.86	1.46%	319	1.70%	22,072,248.93	2.27%
	l.3 4% (included) - 5% (excluded)	132	0.72%	4,896,565.15	0.52%	167	0.89%	6,646,778.34	0.68%
	l.4 5% (included) - 6% (excluded)	1,338	7.27%	35,805,476.11	3.79%	1,419	7.58%	37,965,353.87	3.90%
	l.5 >=6%	3,000	16.29%	90,468,706.29	9.58%	3,024	16.15%	94,282,567.44	9.68%
	l.6 Total	5,817	31.59%	218,461,319.40	23.13%	5,951	31.78%	226,642,238.22	23.27%

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)	1	0.01%	12,391.99	0.00%	2	0.01%	117,169.97	0.01%
	m.2 1% (included) - 1.25% (excluded)	4,310	23.40%	156,596,897.60	16.58%	4,390	23.44%	163,443,490.60	16.77%
	m.3 1.25% (included) - 1.5% (excluded)	5,088	27.63%	308,713,750.86	32.69%	5,144	27.47%	316,957,991.62	32.53%
	m.4 1.5% (included) - 1.75% (excluded)	2,969	16.12%	245,744,333.59	26.02%	3,006	16.05%	251,934,977.94	25.86%
	m.5 1.75% (included) - 2% (excluded)	147	0.80%	11,353,773.97	1.20%	149	0.80%	11,701,484.75	1.20%
	m.6 >=2%	83	0.45%	3,516,145.60	0.37%	85	0.45%	3,585,942.93	0.37%
	m.7 Total	12,598	68.41%	725,937,293.61	76.86%	12,776	68.22%	747,741,057.81	76.74%

(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

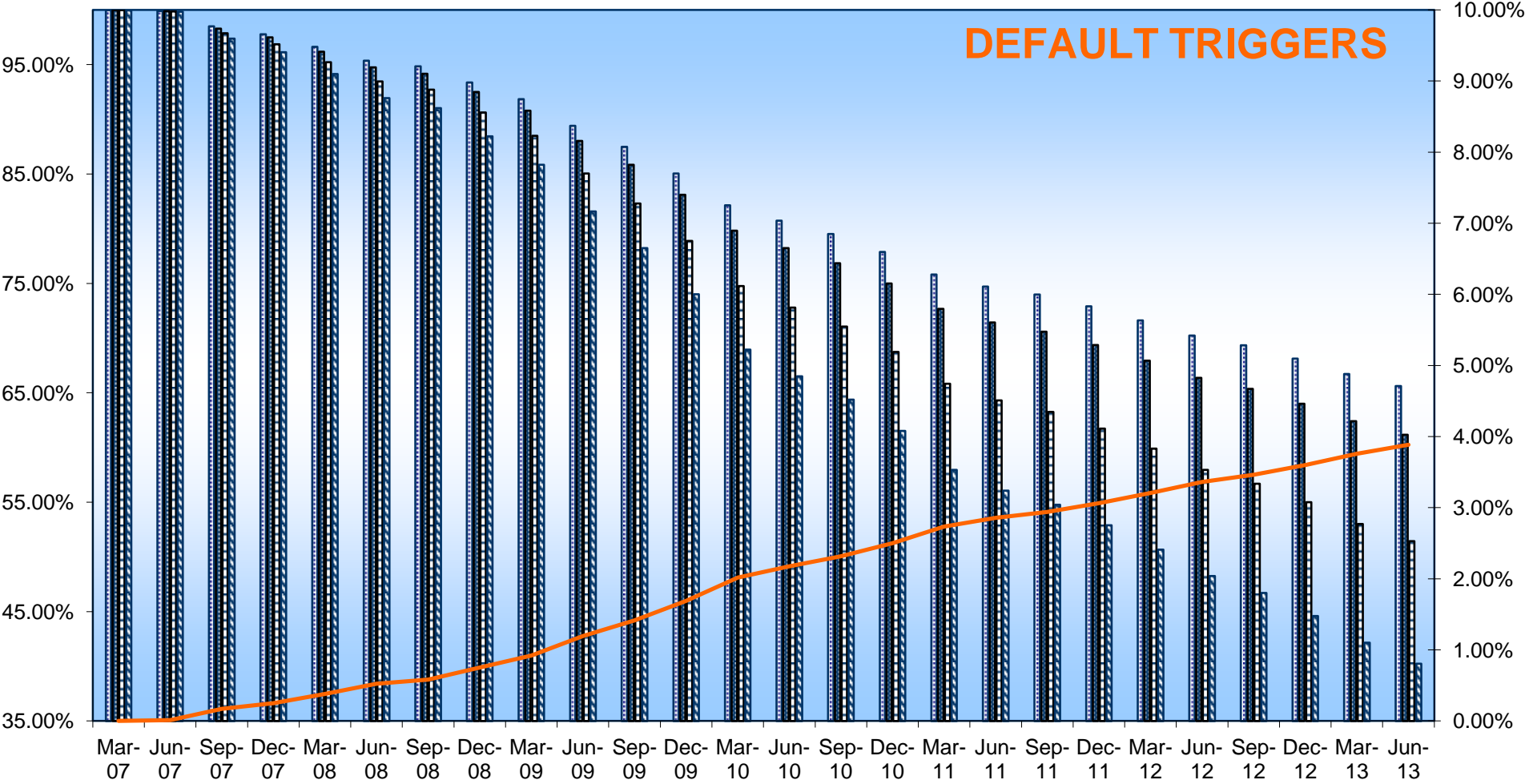
(3) Calculated as the difference between the maturity date and the date representing the end of the collection period

(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)

