

**COVERED BOND INVESTOR REPORT**  
Reference date 31/05/2016

**Counterparties**

Issuer	Unione di Banche Italiane S.p.a.
Sellers	Banco di Brescia S.p.A., Banca Regionale Europea S.p.A., Banca Popolare di Bergamo S.p.A, Banca Popolare di Ancona S.p.A., IW Bank S.p.A., Banca di Valle Camonica S.p.A., Banca Carime S.p.A., Banca Popolare Commercio e Industria S.p.A and UBI Banca S.p.A.
Guarantor	UBI Finance S.r.l.
Servicer	Unione di Banche Italiane S.p.a.
Calculation Agent	Unione di Banche Italiane S.p.a.
Liability Swap Provider	Unione di Banche Italiane S.p.a.
Asset Swap Provider:	Banco di Brescia S.p.A., Banca Regionale Europea S.p.A., Banca Popolare di Bergamo S.p.A, Banca Popolare di Ancona S.p.A., IW Bank S.p.A., Banca di Valle Camonica S.p.A., Banca Carime S.p.A. and Banca Popolare Commercio e Industria S.p.A
Italian Account Provider	Unione di Banche Italiane S.p.a.
English Account Provider	Bank of New York Mellon - London Branch

Denomination	ISIN	Series (*)	Issue Date	Maturity Date	Currency	Principal	Coupon
UBI BANCA 3.625% CB due 23/9/2016	IT0004533896	1st	23/09/2009	23/09/2016	Eur	1.000.000.000,00	36.250.000,00
UBI BANCA 4.000% CB due 16/12/2019	IT0004558794	2nd	16/12/2009	16/12/2019	Eur	1.000.000.000,00	40.000.000,00
UBI BANCA TV CB due 30/04/2022	IT0004599491	3rd (private placement)	30/04/2010	30/04/2022	Eur	138.363.840,00	288.700,76
UBI BANCA 3.375% CB due 15/09/2017	IT0004619109	4th	15/09/2010	15/09/2017	Eur	1.000.000.000,00	33.750.000,00
UBI BANCA 5.250% CB due 28/01/2021	IT0004682305	6th	28/01/2011	28/01/2021	Eur	1.000.000.000,00	52.500.000,00
UBI BANCA TV CB due 18/11/2021	IT0004777444	8th (private placement)	18/11/2011	18/11/2021	Eur	152.700.000,00	2.073.899,93
UBI BANCA 3.125% CB due 14/10/2020	IT0004966195	12th	14/10/2013	14/10/2020	Eur	1.500.000.000,00	46.875.000,00
UBI BANCA 3.125% CB due 05/02/2024	IT0004992878	14th	05/02/2014	05/02/2024	Eur	1.000.000.000,00	31.250.000,00
UBI BANCA TV CB due 05/03/2019	IT0005002677	15th (private placement)	05/03/2014	05/03/2019	Eur	700.000.000,00	950.191,67
UBI BANCA 1.25% CB due 07/02/2025	IT0005067076	17th	07/11/2014	07/02/2025	Eur	1.000.000.000,00	12.500.000,00
UBI BANCA 1% CB due 27/01/2023	IT0005140030	18th	27/10/2015	27/01/2023	Eur	750.000.000,00	7.500.000,00
UBI BANCA TV CB due 14/12/2022	IT0005155673	19th (private placement)	14/12/2015	14/12/2022	Eur	500.000.000,00	218.500,00
UBI BANCA TV CB due 31/03/2022	IT0005175465	20th (private placement)	31/03/2016	31/03/2022	Eur	1.000.000.000,00	399.388,89
<b>Total amount</b>						<b>10.739.063.640,00</b>	

(\* Please be informed that all redeemed notes have not been included in the list above.

**Nominal Value Test (\*)**

A=	€ 14.247.163.533,57	Adjusted Outstanding Principal Balance
B=	€ 215.668.526,48 (**)	Principal Account plus Top-Up Assets
C=	€ -	Adjusted Outstanding Principal Balance of other eligible assets
Y=	€ 52.061.093,74 (***)	Potential Set-off Amount
W=	€ 304.496.020,41	Commingling Amount
Z=	€ 548.350.816,03	The weighted average remaining maturity of all Covered Bonds (expressed in years) then outstanding multiplied by the Euro Equivalent of the aggregate Principal Amount Outstanding of the Covered Bonds multiplied by the Negative Carry Factor
F=	€ 10.739.063.640,00	Principal Amount Outstanding of all Series of Covered Bonds
Total A*P+B+C-Y-W-Z>=F	Pass	Pass / Fail
P= Asset Percentage	93,00%	
Amount of Credit Support	€ 1.821.559.042,52	Result of the overcollateralisation in the Nominal Value Test

(\* The amounts are net of loans which presently are not eligible

(\*\*) For this report Top-Up Assets are represented by eligible investments only.

(\*\*\*) Please be informed that starting from 31/03/2015 the Potential Set Off Amount takes into account the support provided by the Deposit Guarantee Scheme

**NPV Test (\*)**

A	€ 14.839.555.245,14	NPV Assets plus or minus asset swap
B	€ 11.432.831.525,25	NPV CB plus or minus CB swap
TEST A>B	Pass	Pass / Fail

(\*The amounts are net of loans which presently are not eligible

**Interest Cover Test (\*)**

A=	€ 279.452.137,44	Interest on Interest Account
B=	€ 0,00	Asset Swap Differential
C=	€ 273.399.897,64	Interest due in the next 12 months
D=	€ 0,00	Interest expected to be received from the Eligible Investments
E=	€ 270.606.617,80	Interest Payments due under all outstanding Series of Covered Bonds
F=	€ 9.530.875,29	Senior Liabilities
G=	€ -123.076.607,86	Payments due by the Guarantor under any Swap Agreement
A+B+C+D>=E+F+G	Pass	Pass/ Fail

(\* The amounts are net of loans which presently are not eligible

**Top Up Asset Test**

Top-up Assets	€ -	
Collections	€ 495.120.663,92	
Recoveries	€ -	
Other (*)	€ -	
<b>TOTAL Top-up Assets Seller</b>	<b>€ 495.120.663,92</b>	
Are the Total Top-up Assets Seller >15%	No	
If Yes, Excess Top-up Amount of Seller	€ 0,00	( Amount to be Transferred to Guarantor in the next Calculation Period if not cured via repayment of Term Loan)

(\* The item "other" in this report is represented by eligible investments only.

**UBI Finance Accounts at the Reference Date (Opened with Bank of New York Mellon-London Branch)**

Interests Account	€ 27.478.524,43
Principal Account	€ 193.121.072,57
Reserve fund Account	€ 249.335.233,15
Securities Account (*)	€ -
<b>Total</b>	<b>€ 469.934.830,15</b>

**UBI Finance Assets and Liabilities**

Cash	€ 495.120.663,92
Mortgages	€ 15.092.744.350,05
Authorised Investments / Substitution Assets (*)	€ -
<b>Total</b>	<b>€ 15.587.865.013,97</b>
Subordinated Loan	€ 15.290.625.903,21
Other	€ 12.008.162,52
<b>Total</b>	<b>€ 15.302.634.065,73</b>

(\*) qualified investments, included investment of Reserve Fund Amount

**Credit Ratings at the Reference Date**

	Short Term (Moody's)	Short Term (S&P)	Short Term (Fitch)	Short Term (Dbrs)	Long Term (Moody's)	Long Term (S&P)	Long Term (Fitch)	Long Term (Dbrs)
UBI Banca	P-2	A-3	F3	R-1 (low)	Baa1	BBB-	BBB	BBB (high)
UBI Banca Event of Default?	NO	NO	NO	NO	NO	NO	NO	NO
UBI Finance Srl Event of Default?	NO	NO	NO	NO	NO	NO	NO	NO

**Pool assets Analysis**

Aggregate current Principal Outstanding Balance	€ 15.092.744.350,05
Aggregate original Principal Outstanding Balance	€ 22.332.974.022,42
Average current Principal Outstanding Balance	€ 78.693,29
Average original Principal Outstanding Balance	€ 116.443,72
Maximum current Principal Outstanding Balance	€ 3.026.269,89
Maximum original Principal Outstanding Balance	€ 6.300.000,00
Total number of Loans	191.792
Weighted average seasoning (months)	76,93
Weighted average remaining maturity (months)	211,93
Weighted average original term (months)	288,86
Weighted average Current LTV (%) - (indexed)	52,05%
Weighted average Original LTV (%)	61,89%
Weighted average interest rate (%)	2,11%
% of Floating Rate Assets (By Outstanding Balance)	84,33%
% of Fixed Rate Assets (By Outstanding Balance)	15,67%
Residential Mortgages Loans	100,00%
Collateral Currency	eur

Current Loan Amount / Current Market Value (indexed)	Number of Loans	%	Current Balance	%
0% - 20%	48.639	25,36%	1.330.562.334,05	8,82%
20% - 30%	25.792	13,45%	1.472.304.608,45	9,76%
30% - 40%	23.834	12,43%	1.805.022.779,30	11,96%
40% - 50%	21.890	11,41%	1.997.612.652,44	13,17%
50% - 60%	20.612	10,76%	2.148.441.756,55	14,23%
60% - 70%	21.643	11,28%	2.567.883.114,51	17,01%
70% - 80%	25.235	13,16%	3.217.450.030,68	21,32%
>80%	4.147	2,16%	563.467.074,07	3,73%
	191.792	100,00%	15.092.744.350,05	100,00%

Outstanding Loan Amount	Number of Loans	%	Current Balance	%
0 - 37,500	52.849	27,56%	1.072.491.147,78	7,11%
37,501 - 75,000	54.138	28,23%	3.002.833.496,66	19,90%
75,001 - 100,000	28.893	15,06%	2.518.077.937,29	16,68%
100,001 - 150,000	37.009	19,30%	4.487.221.006,39	29,73%
150,001 - 200,000	12.070	6,29%	2.947.912.694,12	19,57%
200,001 - 250,000	3.753	1,96%	629.243.301,11	4,19%
250,001 - 500,000	2.753	1,44%	871.484.788,29	5,77%
> 500,000	327	0,17%	263.474.978,41	1,75%
	191.792	100,00%	15.092.744.350,05	100,00%

Interest Type	Number of Loans	%	Current Balance	%
Fixed rate	34.074	17,77%	2.364.494.100,99	15,67%
Floating rate	157.718	82,23%	12.728.250.249,06	84,33%
	191.792	100,00%	15.092.744.350,05	100,00%

Currency	Number of Loans	%	Current Balance	%
Eur	191.792	100,00%	15.092.744.350,05	100,00%
Other Currencies	0	0,00%	0,00	0,00%
	191.792	100,00%	15.092.744.350,05	100,00%

Originator	Number of Loans	%	Current Balance	%
Banca Carime	16.289	8,49%	925.635.628,70	6,13%
IW Bank (formerly UBI Banca Private Investment)	2.458	1,28%	217.795.900,83	1,44%
Banca della Valle Camonica	3.500	1,82%	244.093.467,93	1,62%
Banco di Brescia	36.314	18,93%	2.863.250.125,40	18,97%
Banca Pop. Comm. e Industria	25.992	13,55%	2.290.155.316,58	15,17%
Banca Pop. di Ancona	19.004	9,91%	1.384.775.121,73	9,18%
Banca Regionale Europea	23.404	12,20%	1.746.962.693,10	11,57%
Banca Pop. di Bergamo	47.925	24,99%	3.622.333.171,43	24,00%
Ubi Banca	16.906	8,81%	1.797.722.924,35	11,91%
	191.792	100,00%	15.092.744.350,05	100,00%

Maturity Date	Number of Loans	%	Current Balance	%
2009 - 2012	10	0,01%	61.761,11	0,001%
2013 - 2017	9.275	4,84%	66.960.044,49	0,44%
2018 - 2022	38.949	20,31%	1.156.609.004,20	7,66%
2023 - 2027	40.759	21,25%	2.469.888.860,88	16,36%
2028 - 2032	31.880	16,62%	2.757.622.327,17	18,27%
2033 - 2037	32.169	16,77%	3.535.267.872,13	23,42%
2038 - 2042	25.916	13,51%	3.315.777.676,70	21,97%
2043 - 2047	10.972	5,72%	1.500.289.153,63	9,94%
> 2047	1.862	0,97%	290.237.649,74	1,92%
	191.792	100,00%	15.092.744.350,05	100,00%

Original Loan Amount / Original Market Value (*)	Number of Loans	%	Current Balance	%
0% - 20%	10.047	5,24%	394.100.170,42	2,61%
20% - 30%	15.979	8,33%	752.155.651,02	4,98%
30% - 40%	22.684	11,83%	1.296.318.210,65	8,59%
40% - 50%	26.579	13,86%	1.758.038.143,24	11,65%
50% - 60%	27.188	14,18%	2.089.155.083,58	13,84%
60% - 70%	27.145	14,15%	2.380.512.669,86	15,77%
70% - 80%	49.563	25,84%	5.276.589.468,51	34,96%
> 80%	12.607	6,57%	1.145.875.052,77	7,59%
	191.792	100,00%	15.092.744.350,05	100,00%

(\*) It refers to the LTV at the time of granting of the loan

Seasoning (months)	Number of Loans	%	Current Balance	%
0 - 12	4.588	2,39%	515.047.188,22	3,41%
12 - 24	11.219	5,85%	1.212.135.264,68	8,03%
24 - 48	16.135	8,41%	1.630.964.034,48	10,81%
48 - 72	36.418	18,99%	3.821.536.673,02	25,32%
72 - 96	41.125	21,44%	3.769.168.960,14	24,97%
96 - 170	68.249	35,58%	3.810.843.263,19	25,25%
> 170	14.058	7,33%	333.048.766,32	2,21%
	191.792	100,00%	15.092.744.350,05	100,00%

Payment	Number of Loans	%	Current Balance	%
Monthly	185.603	96,77%	14.668.634.837,87	97,19%
Quarterly	1.043	0,54%	77.090.512,58	0,51%
Semi-Annual	3.594	1,87%	210.910.581,17	1,40%
Annual	1	0,001%	1.162.646,22	0,01%
Other	1.551	0,81%	134.945.772,21	0,89%
	191.792	100,00%	15.092.744.350,05	100,00%

<b>Geographical Distribution</b>	<b>Number of Loans</b>	<b>%</b>	<b>Current Balance</b>	<b>%</b>
Piemonte	18.102	9,44%	1.310.819.903,50	8,69%
Valle D'Aosta	167	0,09%	16.552.785,81	0,11%
Lombardia	91.414	47,66%	7.077.129.594,24	46,89%
Trentino Alto Adige	141	0,07%	14.470.801,15	0,10%
Veneto	4.648	2,42%	408.713.112,02	2,71%
Friuli Venezia Giulia	1.160	0,60%	83.943.391,94	0,56%
Liguria	8.334	4,35%	728.642.087,91	4,83%
Emilia Romagna	5.484	2,86%	489.910.944,00	3,11%
Toscana	1.534	0,80%	162.789.246,02	1,08%
Umbria	1.705	0,89%	118.167.979,33	0,78%
Marche	6.996	3,65%	458.187.524,61	3,04%
Lazio	16.312	8,51%	1.594.749.235,52	10,57%
Abruzzo	2.247	1,17%	161.508.911,49	1,07%
Molise	698	0,36%	41.313.837,33	0,27%
Campania	10.431	5,44%	908.610.633,94	6,02%
Puglia	7.748	4,04%	511.346.444,83	3,39%
Basilicata	1.264	0,66%	61.477.707,42	0,41%
Calabria	7.518	3,92%	393.627.166,60	2,61%
Sicilia	2.758	1,44%	262.901.361,09	1,74%
Sardegna	3.131	1,63%	307.862.681,30	2,04%
	<b>191.792</b>	<b>100,00%</b>	<b>15.092.744.350,05</b>	<b>100,00%</b>

  

<b>Current and delays</b>	<b>Number of Loans</b>	<b>%</b>	<b>Current Balance</b>	<b>%</b>
Current <= 1m	184.553	96,23%	14.422.865.453,77	95,56%
1<=2m	935	0,49%	81.365.593,61	0,54%
2<=3m	504	0,26%	44.014.733,59	0,29%
3<=6m	805	0,42%	73.964.385,02	0,49%
6<=12m	794	0,41%	69.051.479,43	0,46%
>=12	4.201	2,19%	401.482.704,63	2,66%
	<b>191.792</b>	<b>100,00%</b>	<b>15.092.744.350,05</b>	<b>100,00%</b>

**Contact**

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