

Counterparties

Issuer	Unione di Banche Italiane S.c.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., Banco di San Giorgio S.p.A., UBI Banca Private Investments S.p.A., Banca di Valle Camonica S.p.A., Banca Carime S.p.A. and Banca Popolare Commercio e Industria S.p.A
Guarantor	UBI Finance S.r.l.
Servicer	Unione di Banche Italiane S.c.p.a.
Calculation Agent	Unione di Banche Italiane S.c.p.a.
Liability Swap Provider	Unione di Banche Italiane S.c.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., Banco di San Giorgio S.p.A., UBI Banca Private Investments 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.c.p.a.
Luxembourg Account Provider	UBI Banca International S.A. Lux.

Series	Coupon
first	36.250.000,00
second	40.000.000,00
third (private placement)	2.753.965,28
fourth	33.750.000,00
fifth	15.625.000,00
sixth	52.500.000,00
seventh	33.750.000,00

Nominal Value Test (*)

A=	8.117.699.889,32	Adjusted Outstanding Principal Balance
B=	624.158.506,01	Principal Account plus Top-Up Assets
C=	0,00	Adjusted Outstanding Principal Balance of other eligible assets
Z=	444.805.277,33	
		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=	5.500.000.000,00	Principal Amount Outstanding of all Series of Covered Bonds
Total A*B+C-Z>=F	Pass	Pass / Fail
P= Asset Percentage	79,50%	
Amount of Credit Support	1.132.924.640,69	Result of the overcollateralisation in the Nominal Value Test

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

NPV Test (*)

A	7.962.021.918,82	NPV Assets plus or minus asset swap
B	5.879.707.278,02	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=	172.889.884,87	Interest on Interest Account
B=	-61.822.985,63	Asset Swap Differential
C=	208.372.160,50	Interest due in the next 12 months
D=	217.483.906,81	Interest Payments due under all outstanding Series of Covered Bonds
E=	6.645.213,20	Senior Liabilities
F=	-97.994.614,31	Payments due by the Guarantor under any Swap Agreement
A+B+C>=D+E+F	Pass	Pass/ Fail

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

Top Up Asset Test		
Top-up Assets	0,00	
Collections	797.048.390,88	
Recoveries	0,00	
Other	0,00	
TOTAL Top-up Assets Seller 1	797.048.390,88	
Are the Total Top-up Assets Seller 1 >15%	NO	
If Yes, Excess Top-up Amount of Seller 1	0	(Amount to be Transferred to Guarantor in the next Calculation Period if not cured via repayment of Term Loan)

UBI Finance Accounts at 31/07/2011 (opened with Ubi Banca International)

Interests Account	24.923.996,41
Principal Account	604.613.406,70
Reserve fund	138.962.682,01
Total	768.500.085,12

UBI Finance Balance Sheet

Cash	797.077.452,90
Mortgages	8.497.097.864,78
Authorised Investments / Substitution Assets	0
Total	9.294.175.317,68
Subordinated Loan	9.114.340.891,21
Other	7.006.105,36
Total	9.121.346.996,57

Credit Ratings

	Short Term (Moody's)	Short Term (S&P)	Short Term (Fitch)	Long Term (Moody's)	Long Term (S&P)	Long Term (Fitch)
UBI Banca	P-1	A-1	F1	A1	A	A
UBI Banca Event of Default?	NO	NO	NO	NO	NO	NO
UBI Finance Srl Event of Default?	NO	NO	NO	NO	NO	NO

Pool assets Analysis

Principal Pool Summary	EUR
Aggregate current Principal Outstanding Balance	8.497.097.864,78
Aggregate original Principal Outstanding Balance	12.135.692.143,54
Average current Principal Outstanding Balance	70.015,64
Average original Principal Outstanding Balance	99.997,46
Maximum current Principal Outstanding Balance	2.409.624,93
Maximum original Principal Outstanding Balance	2.500.000,00
Total number of Loans	121.360
Weighted average seasoning (months)	60,67
Weighted average remaining maturity (months)	191,31
Weighted average original term (months)	251,98
Weighted average Current LTV (%)	45,17%
Weighted average Original LTV (%)	57,28%
Weighted average interest rate (%)	3,51%
% of Floating Rate Assets (By Loans)	76,96%
% of Fixed Rate Assets (By Loans)	23,04%
Collateral Currency	EUR

Current Loan Amount / Current Market Value	Number of Loans	%	Current Balance	%
0% - 20%	36.979	30,47%	1.070.977.645,16	12,60%
20% - 30%	20.141	16,60%	1.170.937.505,80	13,78%
30% - 40%	17.804	14,67%	1.323.713.666,33	15,58%
40% - 50%	15.125	12,46%	1.346.701.464,42	15,85%
50% - 60%	12.180	10,04%	1.237.466.572,85	14,56%
60% - 70%	10.082	8,31%	1.168.066.623,68	13,75%
70% - 80%	8.273	6,82%	1.078.876.203,58	12,70%
>80%	776	0,64%	100.358.182,96	1,18%
	121.360	100,00%	8.497.097.864,78	100,00%

Outstanding Loan Amount	Number of Loans	%	Current Balance	%
0 - 37,500	38.206	31,48%	827.068.969,59	9,73%
37,501 - 75,000	39.552	32,59%	2.179.090.832,91	25,65%
75,001 - 100,000	17.365	14,31%	1.505.542.665,20	17,72%
100,001 - 150,000	17.481	14,40%	2.115.305.685,35	24,89%
150,001 - 200,000	5.570	4,59%	952.197.318,62	11,21%
200,001 - 250,000	1.680	1,38%	372.733.554,36	4,39%
250,001 - 500,000	1.353	1,11%	427.734.032,60	5,03%
500,001 - 2500,000	153	0,13%	117.424.806,15	1,38%
	121.360	100,00%	8.497.097.864,78	100,00%

Interest Type	Number of Loans	%	Current Balance	%
Fixed rate	27.958	23,04%	1.941.231.013,88	22,85%
Floating rate	93.402	76,96%	6.555.866.850,90	77,15%
	121.360	100,00%	8.497.097.864,78	100,00%

Originator	Number of Loans	%	Current Balance	%
Banca Carime	12.336	10,16%	618.396.941,48	7,28%
Banco di Brescia	28.654	23,61%	2.257.349.115,33	26,57%
Banca di Valle Camonica	2.982	2,46%	201.230.733,90	2,37%
UBI Banca Private Investment	1.512	1,25%	124.607.813,76	1,47%
Banca Pop. Comm. e Industria	16.103	13,27%	1.225.160.282,67	14,42%
Banca Pop. di Ancona	8.701	7,17%	563.010.269,84	6,63%
Banca Pop. di Bergamo	36.632	30,18%	2.512.254.168,09	29,57%
Banco San Giorgio	3.390	2,79%	286.996.538,47	3,38%
Banca Regionale Europea	11.050	9,11%	708.092.001,24	8,33%
	121.360	100,00%	8.497.097.864,78	100,00%

Maturity Date	Number of Loans	%	Current Balance	%
2009 - 2012	3.272	2,70%	26.265.326,85	0,31%
2013 - 2017	29.071	23,95%	820.390.785,78	9,65%
2018 - 2022	31.965	26,34%	1.815.875.735,78	21,37%
2023 - 2027	26.146	21,54%	2.170.967.718,62	25,55%
2028 - 2032	13.457	11,09%	1.391.024.612,24	16,37%
2033 - 2037	10.622	8,75%	1.313.295.683,86	15,46%
2038 - 2042	6.049	4,98%	838.377.268,71	9,87%
2043 - 2047	473	0,39%	70.908.759,53	0,83%
2048 - 2059	305	0,25%	49.991.973,41	0,59%
	121.360	100,00%	8.497.097.864,78	100,00%

Original Loan Amount / Original Market Value (*)	Number of Loans	%	Current Balance	%
0% - 20%	8.133	6,70%	299.149.163,55	3,52%
20% - 30%	13.479	11,11%	579.757.051,63	6,82%
30% - 40%	17.510	14,43%	942.181.379,51	11,09%
40% - 50%	19.497	16,07%	1.240.733.372,68	14,60%
50% - 60%	17.828	14,69%	1.324.012.462,74	15,58%
60% - 70%	16.665	13,73%	1.401.647.667,51	16,50%
70% - 81%	21.016	17,32%	2.069.892.167,65	24,36%
81% - 91%	7.232	5,96%	639.724.599,51	7,53%
	121.360	100,00%	8.497.097.864,78	100,00%

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

Seasoning (months)	Number of Loans	%	Current Balance	%
0 - 12	594	0,49%	74.744.308,98	0,88%
12 - 24	8.021	6,61%	919.775.567,38	10,82%
24 - 48	26.688	21,99%	2.638.791.765,20	31,06%
48 - 72	24.280	20,01%	1.974.214.410,06	23,23%
72 - 96	24.000	19,78%	1.434.769.003,70	16,89%
96 - 170	37.605	30,99%	1.453.304.944,25	17,10%
> 170	172	0,14%	1.497.865,21	0,02%
	121.360	100,00%	8.497.097.864,78	100,00%

Payment	Number of Loans	%	Current Balance	%
Monthly	116.581	96,06%	8.222.449.028,99	96,77%
Quarterly	1.338	1,10%	77.409.596,92	0,91%
Semi-Annual	3.386	2,79%	192.260.368,60	2,26%
Annual	2	0,00%	1.332.823,10	0,02%
Monthly with final maxi instalments	53	0,04%	3.646.047,17	0,04%
	121.360	100,00%	8.497.097.864,78	100,00%

Geographical Distribution	Number of Loans	%	Current Balance	%
Piemonte	8.790	7,24%	563.196.778,12	6,63%
Valle D'Aosta	97	0,08%	7.532.159,84	0,09%
Lombardia	71.531	58,94%	5.123.320.905,68	60,29%
Trentino Alto Adige	80	0,07%	6.322.599,92	0,07%
Veneto	2.891	2,38%	246.967.727,33	2,91%
Friuli Venezia Giulia	812	0,67%	60.129.860,06	0,71%
Liguria	3.851	3,17%	329.874.188,47	3,88%
Emilia Romagna	3.042	2,51%	239.688.860,28	2,82%
Toscana	663	0,55%	59.767.220,84	0,70%
Umbria	671	0,55%	46.367.790,46	0,55%
Marche	4.088	3,37%	250.171.449,54	2,94%
Lazio	8.747	7,21%	716.710.839,87	8,43%
Abruzzo	879	0,72%	51.979.745,89	0,61%
Molise	314	0,26%	14.221.500,03	0,17%
Campania	3.140	2,59%	196.525.126,16	2,31%
Puglia	5.260	4,33%	283.870.189,36	3,34%
Basilicata	969	0,80%	40.836.462,12	0,48%
Calabria	5.060	4,17%	228.606.249,81	2,69%
Sicilia	175	0,14%	11.802.228,83	0,14%
Sardegna	300	0,25%	19.205.982,17	0,23%
	121.360	100,00%	8.497.097.864,78	100,00%

Current and delays	Number of Loans	%	Current Balance	%
Current <= 1m	119.480	98,45%	8.339.272.346,41	98,14%
1<=2m	674	0,56%	51.797.153,34	0,61%
2<=3m	233	0,19%	19.304.414,12	0,23%
3<=6m	368	0,30%	32.769.025,81	0,39%
6<=12m	345	0,28%	29.395.078,78	0,35%
>=12	260	0,21%	24.559.846,32	0,29%
	121.360	100,00%	8.497.097.864,78	100,00%

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