

**COVERED BOND INVESTOR REPORT**  
Reference date 31/12/2015

**Counterparties**

Issuer: Unione di Banche Italiane S.p.a.  
 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	IT0004399491	3rd (private placement)	30/04/2010	30/04/2022	Eur	147.727.276,00	499.106,07
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	8th	28/01/2011	28/01/2021	Eur	1.000.000.000,00	52.500.000,00
UBI BANCA 4,500% CB due 22/02/2016	IT0004692346	7th	22/02/2011	22/02/2016	Eur	750.000.000,00	33.750.000,00
UBI BANCA TV CB due 18/11/2021	IT0004777444	8th (private placement)	18/11/2011	18/11/2021	Eur	166.600.000,00	2.347.366,23
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	1.107.672,22
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	1.890.000,00
UBI BANCA TV CB due 14/12/2022	IT0005155673	19th	14/12/2015	14/12/2022	Eur	500.000.000,00	347.569,44
						<b>Total amount</b>	<b>10.514.327.276,00</b>

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

**Nominal Value Test (\*)**

A=	€	13.566.729.369,99	Adjusted Outstanding Principal Balance
B=	€	189.481.826,82 (**)	Principal Account plus Top-Up Assets
C=	€	-	Adjusted Outstanding Principal Balance of other eligible assets
Y=	€	72.210.096,15 (***)	Potential Set-off Amount
W=	€	290.092.200,45	Commingling Amount
Z=	€	562.650.737,27	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=	€	10.514.327.276,00	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	€	1.367.259.831,04	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	€	14.061.984.792,40	NPV Assets plus or minus asset swap
B	€	11.234.930.005,46	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=	€	241.147.562,00	Interest on Interest Account
B=	€	0,00	Asset Swap Differential
C=	€	276.520.201,33	Interest due in the next 12 months
D=	€	0,00	Interest expected to be received from the Eligible Investments
E=	€	299.344.328,68	Interest Payments due under all outstanding Series of Covered Bonds
F=	€	8.527.435,04	Senior Liabilities
G=	€	-126.392.781,83	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	€	430.629.388,82	
Recoveries		-	
Other (*)	€	-	
<b>TOTAL Top-up Assets Seller</b>	€	430.629.388,82	
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	€	29.570.778,72
Principal Account	€	167.208.430,40
Reserve fund Account	€	206.675.580,55
Securities Account (*)	€	-
<b>Total</b>	€	403.454.789,67

**UBI Finance Assets and Liabilities**

Cash	€	430.629.388,82
Mortgages	€	14.459.325.818,87
Authorised Investments / Substitution Assets (*)	€	-
<b>Total</b>	€	14.889.955.207,69
Subordinated Loan	€	14.631.838.492,18
Other	€	7.945.176,14
<b>Total</b>	€	14.639.781.668,32

(\* 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	F-3	R-1 (low)	Baa2	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	€ 14.459.325.818,87
Aggregate original Principal Outstanding Balance	€ 21.482.964.129,28
Average current Principal Outstanding Balance	€ 77.850,06
Average original Principal Outstanding Balance	€ 115.665,84
Maximum current Principal Outstanding Balance	€ 3.092.677,63
Maximum original Principal Outstanding Balance	€ 4.700.000,00
Total number of Loans	185.733
Weighted average seasoning (months)	77,91
Weighted average remaining maturity (months)	210,46
Weighted average original term (months)	288,38
Weighted average Current LTV (%) - (indexed)	51,79%
Weighted average Original LTV (%)	61,78%
Weighted average interest rate (%)	2,26%
% of Floating Rate Assets (By Outstanding Balance)	85,92%
% of Fixed Rate Assets (By Outstanding Balance)	14,08%
Residential Mortgages Loans	100,00%
Collateral Currency	eur

Current Loan Amount / Current Market Value (Indexed)	Number of Loans	%	Current Balance	%
0% - 20%	48.065	25,88%	1.310.910.489,53	9,07%
20% - 30%	25.511	13,74%	1.443.122.425,88	9,98%
30% - 40%	23.291	12,54%	1.742.295.104,25	12,05%
40% - 50%	20.888	11,25%	1.882.777.476,88	13,02%
50% - 60%	19.522	10,51%	2.022.083.202,76	13,98%
60% - 70%	20.311	10,94%	2.400.890.762,01	16,60%
70% - 80%	23.216	12,50%	3.000.601.000,88	20,75%
>80%	4.929	2,65%	656.645.356,68	4,54%
	185.733	100,00%	14.459.325.818,87	100,00%

Outstanding Loan Amount	Number of Loans	%	Current Balance	%
0 - 37.500	52.380	28,20%	1.063.020.422,62	7,35%
37.501 - 75.000	52.666	28,36%	2.912.225.172,33	20,14%
75.001 - 100.000	27.433	14,77%	2.389.364.595,10	16,52%
100.001 - 150.000	35.166	18,93%	4.266.620.782,20	29,51%
150.001 - 200.000	11.591	6,24%	1.967.118.321,42	13,60%
200.001 - 250.000	3.593	1,93%	792.984.372,23	5,48%
250.001 - 500.000	2.599	1,40%	821.095.557,48	5,68%
> 500.000	305	0,16%	246.896.595,49	1,71%
	185.733	100,00%	14.459.325.818,87	100,00%

Interest Type	Number of Loans	%	Current Balance	%
Fixed rate	31.102	16,75%	2.035.606.671,21	14,08%
Floating rate	154.631	83,25%	12.423.719.147,66	85,92%
	185.733	100,00%	14.459.325.818,87	100,00%

Currency	Number of Loans	%	Current Balance	%
Eur	185.733	100,00%	14.459.325.818,87	100,00%
Other Currencies	0	0,00%	0,00	0,00%
	185.733	100,00%	14.459.325.818,87	100,00%

Originator	Number of Loans	%	Current Balance	%
Banca Carime	16.932	9,12%	981.054.353,17	6,78%
IW Bank (formerly UBI Banca Private Investment)	2.558	1,38%	229.454.019,52	1,59%
Banca della Valle Camonica	3.609	1,94%	256.549.682,90	1,77%
Banco di Brescia	34.399	18,52%	2.663.411.873,58	18,42%
Banca Pop. Comm. e Industria	24.115	12,98%	2.058.951.897,14	14,24%
Banca Pop. di Ancona	18.153	9,77%	1.307.848.721,13	9,05%
Banca Regionale Europea	22.424	12,07%	1.657.444.633,48	11,46%
Banca Pop. di Bergamo	46.245	24,90%	3.435.127.544,08	23,76%
Ubi Banca	17.298	9,31%	1.869.483.093,87	12,93%
	185.733	100,00%	14.459.325.818,87	100,00%

Maturity Date	Number of Loans	%	Current Balance	%
2009 - 2012	10	0,01%	92.741,91	0,001%
2013 - 2017	11.752	6,33%	100.289.067,83	0,69%
2018 - 2022	39.528	21,28%	1.272.800.418,39	8,80%
2023 - 2027	39.726	21,39%	2.489.710.127,80	17,22%
2028 - 2032	30.124	16,22%	2.655.715.563,05	18,37%
2033 - 2037	30.309	16,32%	3.386.093.717,31	23,42%
2038 - 2042	24.436	13,16%	3.163.854.236,59	21,88%
2043 - 2047	8.096	4,36%	1.115.552.684,20	7,72%
> 2047	1.752	0,94%	275.217.261,79	1,90%
	185.733	100,00%	14.459.325.818,87	100,00%

Original Loan Amount / Original Market Value (*)	Number of Loans	%	Current Balance	%
0% - 20%	10.114	5,45%	389.621.295,24	2,69%
20% - 30%	15.884	8,55%	736.481.958,80	5,09%
30% - 40%	22.363	12,04%	1.260.077.665,15	8,71%
40% - 50%	25.969	13,98%	1.693.106.348,53	11,71%
50% - 60%	26.175	14,09%	1.988.253.604,57	13,75%
60% - 70%	26.309	14,16%	2.296.940.386,41	15,89%
70% - 80%	46.513	25,04%	4.959.800.960,31	34,30%
> 80%	12.406	6,68%	1.135.043.599,86	7,85%
	185.733	100,00%	14.459.325.818,87	100,00%

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

Seasoning (months)	Number of Loans	%	Current Balance	%
0 - 12	18	0,01%	2.288.578,05	0,02%
12 - 24	9.137	4,92%	980.539.653,37	6,78%
24 - 48	15.983	8,61%	1.651.137.661,32	11,42%
48 - 72	42.204	22,72%	4.453.026.229,45	30,80%
72 - 96	38.931	20,9%	3.477.238.997,43	24,05%
96 - 170	67.308	36,24%	3.612.279.879,47	24,98%
> 170	12.152	6,54%	282.814.819,78	1,96%
	185.733	100,00%	14.459.325.818,87	100,00%

Payment	Number of Loans	%	Current Balance	%
Monthly	179.476	96,63%	14.036.487.978,86	97,08%
Quarterly	1.074	0,58%	75.695.527,87	0,52%
Semi-Annual	3.637	1,96%	209.710.967,67	1,45%
Annual	1	0,001%	1.162.646,22	0,01%
Other	1.545	0,83%	136.268.698,25	0,94%
	185.733	100,00%	14.459.325.818,87	100,00%

<b>Geographical Distribution</b>	<b>Number of Loans</b>	<b>%</b>	<b>Current Balance</b>	<b>%</b>
Piemonte	17.515	9,43%	1.261.626.527,04	8,73%
Valle D'Aosta	161	0,09%	15.638.633,68	0,11%
Lombardia	87.423	47,07%	6.625.495.259,56	45,82%
Trentino Alto Adige	134	0,07%	14.398.260,78	0,10%
Veneto	4.403	2,37%	387.311.151,07	2,68%
Friuli Venezia Giulia	1.099	0,59%	79.042.954,26	0,55%
Liguria	8.062	4,34%	707.643.222,98	4,89%
Emilia Romagna	5.140	2,77%	436.281.966,91	3,02%
Toscana	1.515	0,82%	159.875.227,98	1,11%
Umbria	1.621	0,87%	112.676.807,99	0,78%
Marche	6.738	3,63%	437.687.523,93	3,03%
Lazio	15.601	8,40%	1.512.901.623,25	10,46%
Abruzzo	2.152	1,16%	154.814.679,72	1,07%
Molise	662	0,36%	38.082.688,02	0,26%
Campania	10.450	5,63%	913.954.906,12	6,32%
Puglia	8.042	4,33%	539.516.214,69	3,73%
Basilicata	1.331	0,72%	65.776.550,43	0,45%
Calabria	7.758	4,18%	413.691.426,45	2,86%
Sicilia	2.782	1,50%	269.337.223,04	1,86%
Sardegna	3.144	1,69%	313.572.971,07	2,17%
	<b>185.733</b>	<b>100,00%</b>	<b>14.459.325.818,87</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	178.782	96,26%	13.827.540.024,03	95,63%
1<=2m	803	0,43%	64.430.123,74	0,45%
2<=3m	502	0,27%	42.371.800,48	0,29%
3<=6m	802	0,43%	68.761.129,93	0,48%
6<=12m	1.086	0,58%	96.692.879,09	0,67%
>=12	3.758	2,02%	359.529.861,60	2,49%
	<b>185.733</b>	<b>100,00%</b>	<b>14.459.325.818,87</b>	<b>100,00%</b>

**Contact**

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