

COVERED BOND INVESTOR REPORT
Report 31/03/2015

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., UBI Banca Private Investment 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
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., UBI Banca Private Investment 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.
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	170.454.548,00	619.592,81
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 3.125% CB due 18/10/2015	IT0004649700	5th	18/10/2010	18/10/2015	Eur	500.000.000,00	15.625.000,00
UBI BANCA 5.250% CB due 28/01/2021	IT0004682395	6th	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	194.400.000,00	2.912.652,00
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 TV CB due 23/12/2018	IT0004983760	13th (private placement)	23/12/2013	23/12/2018	Eur	1.000.000.000,00	2.616.888,89
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	1.409.644,44
UBI BANCA TV CB due 13/10/2017	IT0005057945	16th (private placement)	13/10/2014	13/10/2017	Eur	700.000.000,00	297.500,00
UBI BANCA TV CB due 07/02/2025	IT0005067076	17th	07/11/2014	07/02/2025	Eur	1.000.000.000,00	12.500.000,00
						Total amount	11.514.854.548,00

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

Nominal Value Test (*)

A=	€ 13.512.987.114,98	Adjusted Outstanding Principal Balance
B=	€ 631.420.357,22 (**)	Principal Account plus Top-Up Assets
C=	€ -	Adjusted Outstanding Principal Balance of other eligible assets
Y=	€ 114.972.630,21 (***)	Potential Set-off Amount
W=	€ 284.693.653,52	Commingling Amount
Z=	€ 664.111.907,53	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=	€ 11.514.854.548,00	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	€ 619.865.634,89	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	€ 14.341.793.316,86	NPV Assets plus or minus asset swap
B	€ 12.334.327.127,05	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=	€ 178.001.088,58	Interest on Interest Account
B=	€ 0,00	Asset Swap Differential
C=	€ 300.318.876,07	Interest due in the next 12 months
D=	€ 0,00	Interest expected to be received from the Eligible Investments
E=	€ 325.748.921,91	Interest Payments due under all outstanding Series of Covered Bonds
F=	€ 8.566.759,38	Senior Liabilities
G=	€ -133.475.827,93	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	€ 76.721.445,80	
Recoveries	€ -	
Other (*)	€ 732.700.000,00	
TOTAL Top-up Assets Seller	€ 809.421.445,80	
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.

Asset Coverage Test

A Outstanding Principal Balance	€ 14.184.592.164,53
B Principal Account	€ 631.420.357,22
C Interest on Interest Account	€ 178.001.088,58
Total A + B + C	€ 14.994.013.610,33
Principal Amount Outstanding all Series of Covered Bonds	€ 11.514.854.548,00
Nominal / Observed AP	76,80%
Break Even AP (drive by Fitch)	81,00%

UBI Finance Accounts at 31/03/2015 (Opened with Bank of New York Mellon-London Branch)

Interests Account	€ 30.290.017,00
Principal Account	€ 20.862.800,41
Reserve fund Account	€ 85.115,98
Securities Account (*)	€ 732.700.000,00
Total	€ 783.937.933,39

UBI Finance Assets and Liabilities

Cash	€ 76.721.445,80
Mortgages	€ 14.184.592.164,53
Authorised Investments / Substitution Assets (*)	€ 732.700.000,00
Total	€ 14.994.013.610,33
Subordinated Loan	€ 14.804.043.765,49
Other	€ 577.422,74
Total	€ 14.804.621.188,23

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

Credit Ratings at 31/03/2015

	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-3	A-3	F2	Baa3	BBB-	BBB+
UBI Banca Event of Default?	NO	NO	NO	NO	NO	NO
UBI Finance Srl Event of Default?	NO	NO	NO	NO	NO	NO

Please be informed that on 2nd April 2015 the Rating Agency Fitch reviewed UBI Banca rating level, following a range of rating actions on the main Italian banks.
As a result, the current ratings of UBI Banca at 02/04/2015 are the following:

Credit Ratings at 02/04/2015

	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-3	A-3	F3	Baa3	BBB-	BBB
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

Aggregate current Principal Outstanding Balance	€ 14.184.592.164,53
Aggregate original Principal Outstanding Balance	€ 20.827.878.241,84
Average current Principal Outstanding Balance	€ 78.066,43
Average original Principal Outstanding Balance	€ 114.628,47
Maximum current Principal Outstanding Balance	€ 3.207.750,15
Maximum original Principal Outstanding Balance	€ 4.700.000,00
Total number of Loans	181.699
Weighted average seasoning (months)	74,63
Weighted average remaining maturity (months)	211,77
Weighted average original term (months)	286,39
Weighted average Current LTV (%) (indexed)	51,34%
Weighted average Original LTV (%)	60,92%
Weighted average interest rate (%)	2,41%
% of Floating Rate Assets (By Outstanding Balance)	83,89%
% of Fixed Rate Assets (By Outstanding Balance)	16,11%
Residential Mortgages Loans	100,00%
Collateral Currency	eur

Current Loan Amount / Current Market Value (indexed)

	Number of Loans	%	Current Balance	%
0% - 20%	48.115	26,48%	1.298.136.321,80	9,16%
20% - 30%	25.196	13,87%	1.441.915.485,54	10,17%
30% - 40%	23.104	12,72%	1.755.858.800,68	12,38%
40% - 50%	20.592	11,33%	1.874.836.409,78	13,22%
50% - 60%	19.073	10,50%	2.001.837.526,52	14,11%
60% - 70%	19.440	10,70%	2.323.103.492,20	16,38%
70% - 80%	22.161	12,20%	2.944.155.315,11	20,76%
>80%	4.018	2,21%	543.748.812,90	3,83%
	181.699	100,00%	14.184.592.164,53	100,00%

Outstanding Loan Amount

	Number of Loans	%	Current Balance	%
0 - 37.500	51.558	28,38%	1.025.218.896,16	7,23%
37.501 - 75.000	51.214	28,19%	2.829.379.276,23	19,95%
75.001 - 100.000	28.210	14,42%	2.284.102.169,90	16,10%
100.001 - 150.000	34.462	18,97%	4.189.456.841,48	29,54%
150.001 - 200.000	11.759	6,47%	1.998.221.255,88	14,09%
200.001 - 250.000	3.563	1,96%	786.855.339,12	5,55%
250.001 - 500.000	2.631	1,45%	829.380.746,69	5,85%
> 500.000	302	0,17%	241.983.639,07	1,71%
	181.699	100,00%	14.184.592.164,53	100,00%

Interest Type

	Number of Loans	%	Current Balance	%
Fixed rate	33.541	18,46%	2.285.825.685,59	16,11%
Floating rate	148.158	81,54%	11.898.766.478,94	83,89%
	181.699	100,00%	14.184.592.164,53	100,00%

Currency

	Number of Loans	%	Current Balance	%
Eur	181.699	100,00%	14.184.592.164,53	100,00%
Other Currencies	0	0,00%	0,00	0,00%
	181.699	100,00%	14.184.592.164,53	100,00%

Originator

	Number of Loans	%	Current Balance	%
Banca Carime	16.933	9,32%	973.884.725,28	6,87%
Banca Private Investment	2.575	1,42%	234.568.495,40	1,65%
Banca della Valle Camonica	3.574	1,97%	254.122.819,58	1,79%
Banco di Brescia	34.146	18,79%	2.645.194.255,99	18,65%
Banca Pop. Comm. e Industria	23.473	12,92%	1.987.500.533,42	14,01%
Banca Pop. di Ancona	17.328	9,54%	1.240.893.381,25	8,75%
Banca Regionale Europea	22.296	12,27%	1.655.904.611,96	11,67%
Banca Pop. di Bergamo	43.737	24,07%	3.239.038.083,80	22,83%
Ubi Banca	17.637	9,71%	1.953.485.257,85	13,77%
	181.699	100,00%	14.184.592.164,53	100,00%

Maturity Date

	Number of Loans	%	Current Balance	%
2009 - 2012	14	0,01%	119.020,01	0,001%
2013 - 2017	17.136	9,43%	180.143.852,83	1,27%
2018 - 2022	39.750	21,88%	1.466.201.003,03	10,34%
2023 - 2027	38.323	21,09%	2.570.258.762,69	18,12%
2028 - 2032	28.260	15,55%	2.618.171.441,39	18,46%
2033 - 2037	28.438	15,65%	3.295.476.087,20	23,23%
2038 - 2042	22.778	12,54%	3.033.113.862,35	21,38%
2043 - 2047	5.442	3,00%	773.621.424,71	5,45%
> 2047	1.558	0,86%	247.486.710,32	1,74%
	181.699	100,00%	14.184.592.164,53	100,00%

Original Loan Amount / Original Market Value (*)

	Number of Loans	%	Current Balance	%
0% - 20%	10.086	5,55%	384.270.698,96	2,71%
20% - 30%	15.870	8,73%	721.167.701,24	5,08%
30% - 40%	22.245	12,24%	1.257.805.548,44	8,87%
40% - 50%	25.884	14,25%	1.698.926.747,16	11,98%
50% - 60%	25.685	14,14%	1.971.648.429,87	13,90%
60% - 70%	25.835	14,22%	2.285.425.337,34	16,11%
70% - 80%	44.379	24,42%	4.803.496.295,92	33,86%
> 80%	11.715	6,45%	1.061.851.407,60	7,49%
	181.699	100,00%	14.184.592.164,53	100,00%

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

Seasoning (months)

	Number of Loans	%	Current Balance	%
0 - 12	0	0,00%	0,00	0,00%
12 - 24	5.023	2,76%	571.871.740,52	4,03%
24 - 48	22.787	12,54%	2.527.172.265,54	17,82%
48 - 72	48.382	26,63%	5.029.894.939,38	35,46%
72 - 96	32.518	17,90%	2.761.786.922,41	19,47%
96 - 170	63.262	34,82%	3.094.066.385,28	21,81%
> 170	9.727	5,35%	199.799.911,40	1,41%
	181.699	100,00%	14.184.592.164,53	100,00%

Payment

	Number of Loans	%	Current Balance	%
Monthly	175.108	96,37%	13.753.471.740,47	96,96%
Quarterly	1.193	0,66%	80.719.319,43	0,57%
Semi-Annual	3.951	2,17%	220.914.676,21	1,56%
Annual	1	0,001%	1.162.648,22	0,01%
Other	1.446	0,80%	128.323.782,20	0,90%
	181.699	100,00%	14.184.592.164,53	100,00%

Geographical Distribution	Number of Loans	%	Current Balance	%
Piemonte	15.555	8,56%	1.126.900.891,92	7,94%
Valle D'Aosta	145	0,08%	14.486.050,61	0,10%
Lombardia	85.607	47,11%	6.429.700.842,81	45,33%
Trentino Alto Adige	129	0,07%	14.117.895,59	0,10%
Veneto	4.338	2,39%	386.481.181,77	2,72%
Friuli Venezia Giulia	1.118	0,62%	79.825.310,07	0,56%
Liguria	7.162	3,94%	642.718.162,82	4,53%
Emilia Romagna	4.993	2,75%	425.489.238,66	3,00%
Toscana	1.506	0,83%	164.857.981,68	1,16%
Umbria	1.682	0,93%	119.434.323,43	0,84%
Marche	7.018	3,86%	462.249.903,34	3,26%
Lazio	15.709	8,65%	1.541.552.254,90	10,87%
Abruzzo	2.238	1,23%	164.746.893,25	1,16%
Molise	684	0,38%	39.476.484,26	0,28%
Campania	10.740	5,91%	960.944.540,92	6,77%
Puglia	7.925	4,36%	523.739.648,41	3,69%
Basilicata	1.323	0,73%	65.511.191,95	0,46%
Calabria	7.887	4,34%	420.199.455,57	2,96%
Sicilia	2.812	1,55%	280.020.320,06	1,97%
Sardegna	3.128	1,72%	322.139.592,51	2,27%
	181.699	100,00%	14.184.592.164,53	100,00%

Current and delays	Number of Loans	%	Current Balance	%
Current <= 1m	175.135	96,39%	13.589.310.333,41	95,80%
1<=2m	1.246	0,69%	106.702.597,65	0,75%
2<=3m	616	0,34%	54.658.031,49	0,39%
3<=6m	847	0,47%	77.277.567,14	0,54%
6<=12m	985	0,54%	87.183.742,63	0,61%
>=12	2.870	1,58%	269.459.892,21	1,90%
	181.699	100,00%	14.184.592.164,53	100,00%

Contact

If you have any queries regarding this report please contact:

UBI Banca - Investor Relations

investor.relations@ubibanca.it
phone +39 035 3922217 or +39 035 3923535

UBI Banca - Funzione Amm.ne Società Veicolo

Calculation.Agent@ubibanca.it