

**COVERED BOND INVESTOR REPORT**  
Report 31/12/2014

**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.
Service	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 3,250% 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 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	2.702.500,00
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	1.454.250,00
UBI BANCA TV CB due 13/10/2017	IT0005057945	16th (private placement)	13/10/2014	13/10/2017	Eur	700.000.000,00	320.211,11
UBI BANCA TV CB due 07/02/2025	IT0005067076	17th	07/11/2014	07/02/2025	Eur	1.000.000.000,00	3.150.684,93
<b>Total amount</b>						<b>11.514.854.548,00</b>	

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

(\*\*) Please be informed that the amount of the coupon is referred to the "first short interest period" ending on 07 February 2015

**Nominal Value Test (\*)**

A=	€ 13.948.010.584,53	Adjusted Outstanding Principal Balance
B=	€ 1.034.846.793,89	Principal Account plus Top-Up Assets (**)
C=	€ -	Adjusted Outstanding Principal Balance of other eligible assets
Y=	€ 308.093.904,67	Potential Set-off Amount
W=	€ 291.512.227,20	Commingling Amount
Z=	€ 701.083.242,03	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=	€ 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	€ 1.190.952.715,60	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.

**NPV Test (\*)**

A	€ 14.402.858.637,34	NPV Assets plus or minus asset swap
B	€ 12.379.389.760,26	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=	€ 224.469.761,05	Interest on Interest Account
B=	€ 0,00	Asset Swap Differential
C=	€ 317.694.917,14	Interest due in the next 12 months
D=	€ 29.155,54	Interest expected to be received from the Eligible Investments
E=	€ 317.616.210,03	Interest Payments due under all outstanding Series of Covered Bonds
F=	€ 8.666.095,13	Senior Liabilities
G=	€ -132.111.738,93	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	€ 99.445.710,49	
Recoveries	€ -	
Other (*)	€ 1.159.899.999,99	
<b>TOTAL Top-up Assets Seller</b>	€ 1.259.345.710,48	
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	€ 14.530.114.754,79
B Principal Account	€ 1.034.775.537,88
C Interest on Interest Account	€ 224.570.172,60
<b>Total A + B + C</b>	€ 15.789.460.465,27
<b>Principal Amount Outstanding all Series of Covered Bonds</b>	€ 11.514.854.548,00
<b>Nominal / Observed AP</b>	<b>72,93%</b>
<b>Break Even AP (drive by Fitch)</b>	<b>81,00%</b>

**UBI Finance Accounts at 31/12/2014 (Opened with Bank of New York Mellon-London Branch)**

Interests Account	€ 31.811.187,97
Principal Account	€ 37.893.197,20
Reserve fund Account	€ 22.254,07
Securities Account (*)	€ 1.159.900.000,00
<b>Total</b>	€ 1.229.626.639,24

**UBI Finance Assets and Liabilities**

Cash	€ 99.456.561,43
Mortgages	€ 14.530.114.754,79
Authorised Investments / Substitution Assets (*)	€ 1.159.900.000,00
<b>Total</b>	€ 15.789.471.316,22
Subordinated Loan	€ 15.554.043.765,49
Other	€ 22.667.673,36
<b>Total</b>	€ 15.576.711.438,85

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

Credit Ratings at 31/12/2014	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

Pool assets Analysis

Aggregate current Principal Outstanding Balance	€ 14.530.114.754,79
Aggregate original Principal Outstanding Balance	€ 21.105.116.362,16
Average current Principal Outstanding Balance	78.615,10
Average original Principal Outstanding Balance	114.189,11
Maximum current Principal Outstanding Balance	3.325.790,99
Maximum original Principal Outstanding Balance	4.700.000,00
Total number of Loans	184.826
Weighted average seasoning (months)	71,9
Weighted average remaining maturity (months)	213,37
Weighted average original term (months)	285,27
Weighted average Current LTV (%) - (indexed)	51,70%
Weighted average Original LTV (%)	60,80%
Weighted average interest rate (%)	2,47%
% of Floating Rate Assets (By Outstanding Balance)	83,51%
% of Fixed Rate Assets (By Outstanding Balance)	16,49%
Residential Mortgages Loans	100,00%
Collateral Currency	eur

Current Loan Amount / Current Market Value (indexed)	Number of Loans	%	Current Balance	%
0% - 20%	48.425	26,20%	1.305.989.961,89	8,99%
20% - 30%	25.501	13,80%	1.458.079.706,73	10,03%
30% - 40%	23.422	12,67%	1.784.169.975,38	12,28%
40% - 50%	20.853	11,28%	1.909.014.258,75	13,14%
50% - 60%	19.392	10,49%	2.029.252.676,00	13,97%
60% - 70%	19.445	10,52%	2.330.227.838,90	16,04%
70% - 80%	23.049	12,47%	3.066.700.771,83	21,11%
>80%	4.749	2,57%	646.679.565,31	4,45%
	184.826	100,00%	14.530.114.754,79	100,00%

Outstanding Loan Amount	Number of Loans	%	Current Balance	%
0 - 37.500	51.873	28,07%	1.026.220.444,55	7,06%
37.501 - 75.000	52.063	28,17%	2.877.736.263,02	19,81%
75.001 - 100.000	26.719	14,46%	2.328.736.597,81	16,03%
100.001 - 150.000	35.236	19,06%	4.288.347.622,57	29,51%
150.001 - 200.000	12.169	6,58%	2.068.868.849,26	14,24%
200.001 - 250.000	3.710	2,01%	819.392.701,74	5,64%
250.001 - 500.000	2.742	1,48%	864.798.833,16	5,95%
> 500.000	314	0,17%	256.013.442,68	1,76%
	184.826	100,00%	14.530.114.754,79	100,00%

Interest Type	Number of Loans	%	Current Balance	%
Fixed rate	34.681	18,76%	2.395.974.350,08	16,49%
Floating rate	150.145	81,24%	12.134.140.404,71	83,51%
	184.826	100,00%	14.530.114.754,79	100,00%

Currency	Number of Loans	%	Current Balance	%
Eur	184.826	100,00%	14.530.114.754,79	100,00%
Other Currencies	0	0,00%	0,00	0,00%
	184.826	100,00%	14.530.114.754,79	100,00%

Originator	Number of Loans	%	Current Balance	%
Banca Carime	17.306	9,36%	999.594.555,68	6,88%
Banca Private Investment	2.611	1,41%	240.597.456,38	1,66%
Banca della Valle Camonica	3.647	1,97%	260.958.845,68	1,80%
Banco di Brescia	34.761	18,81%	2.710.537.728,14	18,65%
Banca Pop. Comm. e Industria	23.906	12,93%	2.042.818.069,93	14,06%
Banca Pop. di Ancona	17.634	9,54%	1.272.653.099,74	8,76%
Banca Regionale Europea	22.702	12,28%	1.697.004.121,49	11,68%
Banca Pop. di Bergamo	44.524	24,09%	3.323.963.107,74	22,89%
Ubi Banca	17.735	9,60%	1.981.987.770,01	13,64%
	184.826	100,00%	14.530.114.754,79	100,00%

Maturity Date	Number of Loans	%	Current Balance	%
2009 - 2012	15	0,01%	159.649,62	0,001%
2013 - 2017	19.074	10,32%	214.708.334,38	1,48%
2018 - 2022	40.146	21,72%	1.545.247.720,21	10,63%
2023 - 2027	38.593	20,88%	2.643.891.789,82	18,20%
2028 - 2032	28.402	15,37%	2.666.078.897,86	18,35%
2033 - 2037	28.498	15,42%	3.339.120.416,39	22,98%
2038 - 2042	23.103	12,50%	3.094.709.804,83	21,30%
2043 - 2047	5.441	2,94%	778.021.503,18	5,35%
> 2047	1.554	0,84%	248.176.638,50	1,71%
	184.826	100,00%	14.530.114.754,79	100,00%

Original Loan Amount / Original Market Value (*)	Number of Loans	%	Current Balance	%
0% - 20%	10.456	5,66%	401.118.625,14	2,76%
20% - 30%	16.356	8,85%	749.237.049,06	5,15%
30% - 40%	22.759	12,31%	1.295.517.418,88	8,92%
40% - 50%	26.401	14,28%	1.749.018.586,77	12,04%
50% - 60%	26.099	14,12%	2.025.277.838,93	13,94%
60% - 70%	26.192	14,17%	2.340.219.608,34	16,11%
70% - 80%	44.725	24,20%	4.885.781.720,74	33,63%
> 80%	11.838	6,40%	1.084.943.906,93	7,47%
	184.826	100,00%	14.530.114.754,79	100,00%

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

Seasoning (months)	Number of Loans	%	Current Balance	%
0 - 12	12	0,01%	1.545.418,61	0,01%
12 - 24	6.319	3,42%	725.327.669,89	4,99%
24 - 48	27.142	14,69%	3.046.806.850,09	20,97%
48 - 72	48.311	26,14%	4.970.585.970,20	34,21%
72 - 96	30.841	16,69%	2.591.551.943,64	17,84%
96 - 170	63.215	34,20%	3.021.048.009,18	20,79%
> 170	8.986	4,86%	173.248.893,18	1,19%
	184.826	100,00%	14.530.114.754,79	100,00%

Payment	Number of Loans	%	Current Balance	%
Monthly	178.069	96,34%	14.089.652.178,01	96,97%
Quarterly	1.258	0,68%	83.784.937,07	0,58%
Semi-Annual	4.063	2,20%	227.783.482,16	1,57%
Annual	1	0,001%	1.162.646,22	0,01%
Other	1.435	0,78%	127.731.511,33	0,88%
	184.826	100,00%	14.530.114.754,79	100,00%

<b>Geographical Distribution</b>	<b>Number of Loans</b>	<b>%</b>	<b>Current Balance</b>	<b>%</b>
Piemonte	15.827	8,56%	1.154.944.690,53	7,95%
Valle D'Aosta	147	0,08%	14.866.586,17	0,10%
Lombardia	87.195	47,18%	6.597.970.874,75	45,41%
Trentino Alto Adige	133	0,07%	14.357.820,21	0,10%
Veneto	4.408	2,38%	394.825.576,60	2,72%
Friuli Venezia Giulia	1.138	0,62%	81.655.577,33	0,56%
Liguria	7.266	3,93%	657.631.645,70	4,53%
Emilia Romagna	5.066	2,74%	435.729.282,07	3,00%
Toscana	1.521	0,82%	168.472.650,23	1,16%
Umbria	1.702	0,92%	122.460.097,69	0,84%
Marche	7.137	3,86%	474.534.984,41	3,27%
Lazio	15.977	8,64%	1.580.338.573,52	10,88%
Abruzzo	2.267	1,23%	168.428.259,11	1,16%
Molise	701	0,38%	40.537.258,52	0,28%
Campania	10.905	5,90%	979.675.822,58	6,74%
Puglia	8.104	4,38%	536.454.913,58	3,69%
Basilicata	1.354	0,73%	67.508.480,54	0,46%
Calabria	8.014	4,34%	430.210.001,94	2,96%
Sicilia	2.819	1,53%	283.132.327,79	1,95%
Sardegna	3.145	1,70%	326.379.331,52	2,25%
	<b>184.826</b>	<b>100,00%</b>	<b>14.530.114.754,79</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	178.924	96,81%	14.005.477.460,72	96,39%
1<=2m	898	0,49%	72.652.002,37	0,50%
2<=3m	517	0,28%	43.958.637,29	0,30%
3<=6m	910	0,49%	77.371.439,24	0,53%
6<=12m	1.065	0,58%	96.797.147,33	0,67%
>=12	2.512	1,36%	233.858.067,84	1,61%
	<b>184.826</b>	<b>100,00%</b>	<b>14.530.114.754,79</b>	<b>100,00%</b>

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