

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

(*) Please note that on the 21st November 2016 Banca Regionale Europea S.p.A. ("BRE") and Banca Popolare Commercio e Industria S.p.A. ("BPCI") and afterwards on the 20th February 2017 Banco di Brescia S.p.A. ("BBS"), Banca Popolare di Bergamo S.p.A. ("BPB"), Banca Popolare di Ancona S.p.A. ("BPA"), Banca Carime S.p.A. ("CARIME") and Banca di Valle Camonica S.p.A. ("BVC") were merged into Unione di Banche Italiane S.p.A. ("UBI BANCA"); consequently, in the tables reported below all data related to the merged Sellers are included in the UBI BANCA figures and the data related to each of these Sellers are null.

Denomination	ISIN	Series (*)	Issue Date	Maturity Date	Currency	Principal	Coupon
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	125.000.004,00	201.427,09
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 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 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	1.250.000.000,00	12.500.000,00
UBI BANCA TV CB due 14/12/2022	IT0005155673	19th (private placement)	14/12/2015	14/12/2022	Eur	500.000.000,00	90.722,22
UBI BANCA TV CB due 31/03/2022	IT0005175465	20th (private placement)	31/03/2016	31/03/2022	Eur	1.000.000.000,00	176.944,44
UBI BANCA TV CB due 23/12/2018	IT0005202343	21st (private placement)	23/06/2016	23/12/2018	Eur	750.000.000,00	-
UBI BANCA 0,375% CB due 14/09/2026	IT0005215147	22nd	14/09/2016	14/09/2026	Eur	1.000.000.000,00	3.750.000,00
Total amount						11.125.000.004,00	

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

Nominal Value Test (*)

A=	€	12.588.640.815,68	Adjusted Outstanding Principal Balance
B=	€	166.830.841,08 (**)	Principal Account plus Top-Up Assets
C=	€	-	Adjusted Outstanding Principal Balance of other eligible assets
Y=	€	29.340.274,81 (***)	Potential Set-off Amount
W=	€	-	Commingling Amount
Z=	€	66.078.086,78	stands for the sum of the minimum between (a) the monthly outstanding aggregate Principal Amount of the Covered Bonds and (b) the monthly cash balance on the Collection Accounts, multiplied by the monthly Negative Carry Factor.
F=	€	11.125.000.004,00	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	€	653.848.434,07	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	€	12.960.810.011,73	NPV Assets plus or minus asset swap
B	€	11.659.297.173,18	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=	€	174.690.305,20	Interest on Interest Account
B=	€	0,00	Asset Swap Differential
C=	€	227.792.186,50	Interest due in the next 12 months
D=	€	0,00	Interest expected to be received from the Eligible Investments
E=	€	235.060.496,58	Interest Payments due under all outstanding Series of Covered Bonds
F=	€	9.958.285,34	Senior Liabilities
G=	€	-109.488.140,25	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	€	341.521.146,28	
Recoveries		-	
Other (*)	€	-	
TOTAL Top-up Assets Seller	€	341.521.146,28	
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	€	19.182.130,61
Principal Account	€	158.668.146,70
Reserve fund Account	€	154.715.093,10
Securities Account (*)	€	-
Total	€	332.565.370,41

UBI Finance Assets and Liabilities

Cash	€	341.521.146,28
Mortgages	€	13.524.160.081,45
Authorised Investments / Substitution Assets (*)	€	-
Total	€	13.865.681.227,73
Subordinated Loan	€	13.698.625.903,21
Other	€	2.630.550,11
Total	€	13.701.256.453,32

(*) 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	F3	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

UBI Finance	UBI
Aggregate current Principal Outstanding Balance	€ 13.524.160.081,45
Aggregate original Principal Outstanding Balance	€ 20.954.180.123,31
Average current Principal Outstanding Balance	€ 75.832,28
Average original Principal Outstanding Balance	€ 117.493,71
Maximum current Principal Outstanding Balance	€ 2.877.301,05
Maximum original Principal Outstanding Balance	€ 6.300.000,00
Total number of Loans	178.343
Weighted average seasoning (months)	87,26
Weighted average remaining maturity (months)	205,49
Weighted average original term (months)	292,75
Weighted average Current LTV (%) - (Indexed)	51,75%
Weighted average Original LTV (%)	62,28%
Weighted average interest rate (%)	1,94%
% of Floating Rate Assets (By Outstanding Balance)	84,64%
% of Fixed Rate Assets (By Outstanding Balance)	15,36%
Residential Mortgages Loans	100,00%
Collateral Currency	EUR

Current Loan Amount / Current Market Value (indexed)	Number of Loans	%	Current Balance	%
0% - 20%	47.334	26,54%	1.241.820.286,30	9,18%
20% - 30%	24.155	13,54%	1.349.264.963,23	9,98%
30% - 40%	22.075	12,38%	1.636.435.842,68	12,10%
40% - 50%	20.130	11,29%	1.782.851.853,05	13,18%
50% - 60%	18.778	10,53%	1.922.438.482,88	14,21%
60% - 70%	20.561	11,53%	2.388.029.611,37	17,66%
70% - 80%	20.480	11,48%	2.559.418.203,57	18,92%
>80%	4.830	2,71%	643.900.838,37	4,76%
	178.343	100,00%	13.524.160.081,45	100,00%

Outstanding Loan Amount	Number of Loans	%	Current Balance	%
0 - 37.500	52.412	29,39%	1.051.214.109,20	7,77%
37.501 - 75.000	50.281	28,19%	2.786.113.782,79	20,60%
75.001 - 100.000	26.726	14,99%	2.328.445.937,74	17,22%
100.001 - 150.000	33.018	18,51%	3.994.244.612,17	29,53%
150.001 - 200.000	10.161	5,70%	1.722.388.224,46	12,74%
200.001 - 250.000	3.173	1,78%	700.013.462,48	5,18%
250.001 - 500.000	2.303	1,29%	727.156.554,79	5,38%
> 500.000	269	0,15%	214.583.397,82	1,59%
	178.343	100,00%	13.524.160.081,45	100,00%

Interest Type	Number of Loans	%	Current Balance	%
Fixed rate	30.766	17,25%	2.077.956.576,67	15,36%
Floating rate	147.577	82,75%	11.446.203.504,78	84,64%
	178.343	100,00%	13.524.160.081,45	100,00%

Currency	Number of Loans	%	Current Balance	%
Eur	178.343	100,00%	13.524.160.081,45	100,00%
Other Currencies	0	0,00%	0,00	0,00%
	178.343	100,00%	13.524.160.081,45	100,00%

Originator	Number of Loans	%	Current Balance	%
IW Bank (formerly UBI Banca Private Investment)	2.279	1,28%	193.210.461,21	1,43%
Ubi Banca	176.064	98,72%	13.330.949.620,24	98,57%
	178.343	100,00%	13.524.160.081,45	100,00%

Maturity Date	Number of Loans	%	Current Balance	%
2009 - 2012	8	0,004%	49.156,78	0,0004%
2013 - 2017	4.054	2,27%	20.367.990,51	0,15%
2018 - 2022	36.941	20,71%	881.473.419,23	6,52%
2023 - 2027	39.048	21,89%	2.148.583.939,01	15,89%
2028 - 2032	30.615	17,17%	2.492.026.560,39	18,43%
2033 - 2037	30.684	17,21%	3.237.301.421,23	23,94%
2038 - 2042	24.707	13,85%	3.068.693.400,63	22,69%
2043 - 2047	10.441	5,85%	1.393.368.732,09	10,30%
> 2047	1.845	1,03%	282.295.461,58	2,09%
	178.343	100,00%	13.524.160.081,45	100,00%

Original Loan Amount / Original Market Value (*)	Number of Loans	%	Current Balance	%
0% - 20%	8.977	5,03%	336.791.802,72	2,49%
20% - 30%	14.411	8,08%	649.643.401,50	4,80%
30% - 40%	20.681	11,60%	1.129.448.240,97	8,35%
40% - 50%	24.439	13,70%	1.540.247.620,84	11,39%
50% - 60%	25.263	14,17%	1.853.611.218,38	13,71%
60% - 70%	25.476	14,28%	2.135.053.021,16	15,79%
70% - 80%	47.178	26,45%	4.847.591.589,20	35,84%
> 80%	11.918	6,68%	1.031.773.186,68	7,63%
	178.343	100,00%	13.524.160.081,45	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	0,000%	0,00	0,000%
12 - 24	5.615	3,15%	602.807.880,84	4,46%
24 - 48	18.661	10,46%	1.860.115.139,47	13,75%
48 - 72	19.932	11,18%	1.980.761.530,17	14,65%
72 - 96	44.720	25,08%	4.240.410.263,41	31,35%
96 - 170	71.596	40,15%	4.393.260.321,06	32,48%
> 170	17.819	9,99%	446.804.946,50	3,30%
	178.343	100,00%	13.524.160.081,45	100,00%

Payment	Number of Loans	%	Current Balance	%
Monthly	172.776	96,88%	13.154.040.713,43	97,26%
Quarterly	906	0,51%	63.894.215,45	0,47%
Semi-Annual	3.145	1,76%	178.705.802,81	1,32%
Annual	1	0,001%	58.824,79	0,00%
Other	1.515	0,85%	127.460.524,97	0,94%
	178.343	100,00%	13.524.160.081,45	100,00%

Geographical Distribution	Number of Loans	%	Current Balance	%
Piemonte	16.815	9,43%	1.171.256.540,53	8,66%
Valle D'Aosta	154	0,09%	13.418.329,77	0,10%
Lombardia	84.873	47,59%	6.343.244.455,52	46,90%
Trentino Alto Adige	129	0,07%	12.483.742,42	0,09%
Veneto	4.326	2,43%	366.522.569,96	2,71%
Friuli Venezia Giulia	1.094	0,61%	75.746.387,34	0,56%
Liguria	7.718	4,33%	646.732.405,61	4,78%
Emilia Romagna	5.091	2,85%	418.644.385,92	3,10%
Toscana	1.432	0,80%	144.558.570,35	1,07%
Umbria	1.567	0,88%	103.117.372,69	0,76%
Marche	6.503	3,65%	405.897.648,33	3,00%
Lazio	15.102	8,47%	1.428.332.960,30	10,56%
Abruzzo	2.040	1,14%	142.480.095,54	1,05%
Molise	631	0,35%	34.809.011,82	0,26%
Campania	9.814	5,50%	825.344.239,83	6,10%
Puglia	7.188	4,03%	454.965.005,64	3,36%
Basilicata	1.167	0,65%	53.628.894,56	0,40%
Calabria	7.018	3,94%	350.634.557,88	2,59%
Sicilia	2.692	1,51%	248.476.349,72	1,84%
Sardegna	2.989	1,68%	283.866.557,72	2,10%
	178.343	100,00%	13.524.160.081,45	100,00%

Current and delays	Number of Loans	%	Current Balance	%
Current <= 1m	170.304	95,49%	12.793.261.297,82	94,60%
1<=2m	735	0,41%	60.199.614,25	0,45%
2<=3m	730	0,41%	59.515.120,80	0,44%
3<=6m	890	0,50%	73.988.707,23	0,55%
6<=12m	917	0,51%	79.155.199,88	0,59%
>=12	4.767	2,67%	458.040.141,47	3,39%
	178.343	100,00%	13.524.160.081,45	100,00%

Contact

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With reference to the transaction specified above, this report is prepared by Unione di Banche Italiane S.p.A. acting as calculation agent (the "Calculation Agent" or "UBI") in accordance with the criteria described in the relevant transaction documents (the "Transaction Documents"). Terms and expressions used in this report have the respective meanings given to them in the Transaction Documents.

Certain information included in this report may be provided by other agents appointed under the Transaction Documents. The Calculation Agent shall be entitled to, and may, rely upon the information and reports received by such agents and will not be required to verify the accuracy or completeness of such notice, reports or information received by them.

Calculations contained in this report are made in accordance with the criteria described in the Transaction Documents.

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