

Counterparties	
Issuer	Unione di Banche Italiane S.p.a.
Sellers	IW Bank 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	n.a.
Account Provider	Unione di Banche Italiane S.p.a.
Back-up Account Provider	Bank of New York Mellon - London Branch

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	90.909.096,00	120.613,64
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	100.944,44
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
UBI BANCA 1,125% CB due 04/10/2027	IT0005283491	23rd	04/10/2017	04/10/2027	Eur	1.250.000.000,00	14.062.500,00
UBI BANCA 0,50% CB due 15/07/2024	IT0005320673	24th	15/01/2018	15/07/2024	Eur	500.000.000,00	2.500.000,00
UBI BANCA 1,25% CB due 15/01/2030	IT0005320665	25th	15/01/2018	15/01/2030	Eur	500.000.000,00	6.250.000,00
UBI BANCA 1,780% CB due 23/02/2033	IT0005325151	26th	23/02/2018	23/02/2033	Eur	90.000.000,00	1.602.000,00
UBI BANCA 1,750% CB due 25/02/2033	IT0005325334	27th	26/02/2018	25/02/2033	Eur	160.000.000,00	2.800.000,00
<b>Total amount</b>						<b>11.590.909.096,00</b>	

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

Nominal Value Test (*)			
A=	€	14.423.327.910,28	Adjusted Outstanding Principal Balance
B=	€	205.972.233,86 (**)	Principal Account plus Top-Up Assets
C=	€	-	Adjusted Outstanding Principal Balance of other eligible assets
F=	€	11.590.909.096,00	Principal Amount Outstanding of all Series of Covered Bonds
Total A*B+C>=F Pass Pass / Fail			
P= Asset Percentage		93,00%	
Amount of Credit Support	€	2.028.758.094,42	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	€	15.212.548.517,79	NPV Assets plus or minus asset swap
B	€	12.297.842.886,78	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=	€	236.984.165,01	Interest on Interest Account
B=	€	0,00	Asset Swap Differential
C=	€	248.437.043,34	Interest due in the next 12 months
D=	€	0,00	Interest expected to be received from the Eligible Investments
E=	€	227.254.789,26	Interest Payments due under all outstanding Series of Covered Bonds
F=	€	10.709.940,22	Senior Liabilities
G=	€	0,00	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	-		
Public Entities Securities	-		
Collections	€	442.956.398,87	
Recoveries	-		
Other (*)	-		
<b>TOTAL Top-up Assets Seller</b>	€	<b>442.956.398,87</b>	
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	€	25.308.344,24
Principal Account	€	184.636.168,15
Reserve fund Account	€	208.732.557,38
Securities Account (*)	€	-
<b>Total</b>	€	<b>418.677.069,77</b>

**UBI Finance Assets and Liabilities**

Cash	€	442.956.398,87
Mortgages	€	15.136.555.483,36
Authorised Investments / Substitution Assets (*)	€	-
<b>Total</b>	€	<b>15.579.511.882,23</b>
Subordinated Loan	€	15.354.765.899,81
Other	€	6.545.594,03
<b>Total</b>	€	<b>15.361.311.493,84</b>

(\*) 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-2 (high)	Baa2	BBB-	BBB-	BBB
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	€ 15.136.555.483,36
Aggregate original Principal Outstanding Balance	€ 23.092.568.382,89
Average current Principal Outstanding Balance	€ 78.433,44
Average original Principal Outstanding Balance	€ 119.659,29
Maximum current Principal Outstanding Balance	€ 3.752.959,98
Maximum original Principal Outstanding Balance	€ 6.300.000,00
Total number of Loans	192.986
Weighted average seasoning (months)	82,18
Weighted average remaining maturity (months)	209,84
Weighted average original term (months)	292,02
Weighted average Current LTV (%) - (indexed)	52,46%
Weighted average Original LTV (%)	62,51%
Weighted average interest rate (%)	1,90%
% of Floating Rate Assets (By Outstanding Balance)	72,96%
% of Fixed Rate Assets (By Outstanding Balance)	27,04%
Residential Mortgages Loans	100,00%
Collateral Currency	EUR

Current Loan Amount / Current Market Value (indexed)	Number of Loans	%	Current Balance	%
0% - 20%	47.550	24,64%	1.231.483.744,39	8,14%
20% - 30%	24.617	12,76%	1.407.590.387,28	9,30%
30% - 40%	23.547	12,20%	1.770.615.689,32	11,70%
40% - 50%	22.692	11,76%	2.067.687.360,65	13,66%
50% - 60%	22.010	11,40%	2.269.487.577,19	14,99%
60% - 70%	24.669	12,78%	2.865.928.937,77	18,93%
70% - 80%	22.920	11,88%	2.881.319.854,39	19,04%
>80%	4.981	2,58%	642.441.932,37	4,24%
	192.986	100,00%	15.136.555.483,36	100,00%

Outstanding Loan Amount	Number of Loans	%	Current Balance	%
0 - 37.500	52.775	27,35%	1.040.084.464,18	6,87%
37.501 - 75.000	54.400	28,19%	3.019.924.207,07	19,95%
75.001 - 100.000	30.741	15,93%	2.678.604.639,60	17,70%
100.001 - 150.000	36.659	19,00%	4.435.433.781,93	29,30%
150.001 - 200.000	11.491	5,95%	1.955.862.010,01	12,92%
200.001 - 250.000	3.711	1,92%	819.866.822,64	5,42%
250.001 - 500.000	2.853	1,48%	902.285.582,95	5,96%
> 500,000	356	0,18%	284.493.974,98	1,88%
	192.986	100,00%	15.136.555.483,36	100,00%

Interest Type	Number of Loans	%	Current Balance	%
Fixed rate	48.428	25,09%	4.092.707.439,88	27,04%
Floating rate	144.558	74,91%	11.043.848.043,48	72,96%
	192.986	100,00%	15.136.555.483,36	100,00%

Currency	Number of Loans	%	Current Balance	%
Eur	192.986	100,00%	15.136.555.483,36	100,00%
Other Currencies	0	0,00%	0,00	0,00%
	192.986	100,00%	15.136.555.483,36	100,00%

Originator	Number of Loans	%	Current Balance	%
IW Bank (formerly UBI Banca Private Investment)	2.027	1,05%	162.301.030,67	1,07%
Ubi Banca	190.959	98,95%	14.974.254.452,69	98,93%
	192.986	100,00%	15.136.555.483,36	100,00%

Maturity Date	Number of Loans	%	Current Balance	%
2009 - 2012	3	0,002%	20.178,03	0,0001%
2013 - 2017	146	0,08%	2.134.456,10	0,01%
2018 - 2022	31.236	16,19%	525.603.467,16	3,47%
2023 - 2027	41.012	21,25%	2.000.098.874,76	13,21%
2028 - 2032	35.419	18,35%	2.705.538.448,53	17,87%
2033 - 2037	36.837	19,09%	3.741.501.867,49	24,72%
2038 - 2042	28.591	14,82%	3.428.088.361,25	22,65%
2043 - 2047	17.806	9,23%	2.442.971.663,69	16,14%
> 2047	1.936	1,00%	290.598.166,35	1,92%
	192.986	100,00%	15.136.555.483,36	100,00%

Original Loan Amount / Original Market Value (*)	Number of Loans	%	Current Balance	%
0% - 20%	8.477	4,39%	318.456.108,19	2,10%
20% - 30%	14.571	7,55%	678.382.572,72	4,48%
30% - 40%	21.273	11,02%	1.199.902.324,10	7,93%
40% - 50%	26.277	13,62%	1.737.221.419,84	11,48%
50% - 60%	27.622	14,31%	2.097.869.692,18	13,86%
60% - 70%	28.345	14,69%	2.457.051.413,86	16,23%
70% - 80%	54.311	28,14%	5.619.780.174,86	37,13%
> 80%	12.110	6,28%	1.027.891.777,61	6,79%
	192.986	100,00%	15.136.555.483,36	100,00%

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

Seasoning (months)	Number of Loans	%	Current Balance	%
0 - 12	3.185	1,650%	369.264.683,06	2,440%
12 - 24	16.749	8,68%	1.950.885.467,45	12,89%
24 - 48	23.641	12,25%	2.353.005.703,39	15,55%
48 - 72	14.875	7,71%	1.344.666.436,92	8,88%
72 - 96	29.732	15,41%	2.780.530.704,89	18,37%
96 - 170	82.332	42,66%	5.781.784.704,45	38,07%
> 170	22.472	11,64%	576.417.783,20	3,81%
	192.986	100,00%	15.136.555.483,36	100,00%

Payment	Number of Loans	%	Current Balance	%
Monthly	188.078	97,46%	14.799.625.482,94	97,77%
Quarterly	791	0,41%	61.679.703,60	0,41%
Semi-Annual	2.754	1,43%	164.892.554,53	1,09%
Annual	0	0,00%	0,00	0,00%
Other	1.363	0,71%	110.357.742,29	0,73%
	192.986	100,00%	15.136.555.483,36	100,00%

Geographical Distribution	Number of Loans	%	Current Balance	%
Piemonte	17.708	9,18%	1.263.169.785,36	8,35%
Valle D'Aosta	188	0,10%	18.230.549,46	0,12%
Lombardia	92.574	47,97%	7.285.094.700,51	48,13%
Trentino Alto Adige	154	0,08%	15.953.546,57	0,11%
Veneto	4.728	2,45%	415.348.778,00	2,74%
Friuli Venezia Giulia	1.113	0,58%	75.713.783,09	0,50%
Liguria	8.236	4,27%	684.742.678,01	4,52%
Emilia Romagna	6.020	3,12%	519.857.008,25	3,43%
Toscana	1.481	0,77%	149.902.699,47	0,99%
Umbria	1.752	0,91%	117.891.926,16	0,78%
Marche	6.979	3,62%	444.890.458,50	2,94%
Lazio	16.698	8,65%	1.623.587.772,33	10,73%
Abruzzo	2.207	1,14%	154.504.599,29	1,02%
Molise	709	0,37%	40.192.877,21	0,27%
Campania	10.143	5,26%	846.596.731,41	5,59%
Puglia	8.235	4,27%	546.535.904,30	3,61%
Basilicata	1.330	0,69%	68.828.073,20	0,45%
Calabria	7.197	3,73%	366.342.137,11	2,42%
Sicilia	2.611	1,35%	231.350.367,01	1,53%
Sardegna	2.923	1,51%	267.821.108,12	1,77%
	192.986	100,00%	15.136.555.483,36	100,00%

Current and delays	Number of Loans	%	Current Balance	%
Current <= 1m	185.800	96,28%	14.477.722.928,41	95,65%
1<=2m	918	0,48%	68.694.705,95	0,45%
2<=3m	420	0,22%	34.118.821,28	0,23%
3<=6m	810	0,42%	67.850.214,74	0,45%
6<=12m	864	0,45%	70.017.309,05	0,46%
>=12	4.174	2,16%	418.151.505,93	2,76%
	192.986	100,00%	15.136.555.483,36	100,00%

Public Sector Bonds

Denomination	ISIN	Issuer	Issue Date	Maturity Date	Currency	Outstanding Principal	MtM Value
<b>Total amount</b>						-	-

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