

## Mortgage Portfolio Summary al 31/12/2010

| Residential Mortgage            |                 |
|---------------------------------|-----------------|
| Total Loan Balance              | € 2.652.669.204 |
| Average Loan Balance            | € 88.632        |
| Number of Loans                 | 29.929          |
| WA Seasoning (in months):       | 252,58          |
| WA Remaining Terms (in months): | 214,92          |
| WA LTV (in %):                  | 50,05%          |

| Commercial Mortgage             |               |
|---------------------------------|---------------|
| Total Loan Balance              | € 132.934.830 |
| Average Loan Balance            | € 129.566     |
| Number of Loans                 | 1.026         |
| WA Seasoning (in months):       | 173,39        |
| WA Remaining Terms (in months): | 87,37         |
| WA LTV (in %):                  | 23,62%        |

| Total                           |                 |
|---------------------------------|-----------------|
| Total Loan Balance              | € 2.785.604.034 |
| Average Loan Balance            | € 89.989        |
| Number of Loans                 | 30.955          |
| WA Seasoning (in months):       | 248,80          |
| WA Remaining Terms (in months): | 208,83          |
| WA LTV (in %):                  | 48,79%          |

## Years to Maturity

| Total             |                      |                |               |
|-------------------|----------------------|----------------|---------------|
| Years to Maturity | Amount               | % of Total     | Number        |
| up to 5 yrs       | 122.460.817          | 4,40%          | 3.463         |
| over 5 - 10 yrs   | 400.452.608          | 14,38%         | 6.551         |
| over 10 - 15 yrs  | 643.175.667          | 23,09%         | 7.479         |
| over 15 - 20 yrs  | 553.324.820          | 19,86%         | 5.350         |
| over 20 - 25 yrs  | 473.154.099          | 16,99%         | 3.935         |
| over 25 - 30 yrs  | 586.192.113          | 21,04%         | 4.134         |
| over 30 yrs       | 6.843.909            | 0,25%          | 43            |
| <b>Total</b>      | <b>2.785.604.034</b> | <b>100,00%</b> | <b>30.955</b> |

| Commercial        |                    |                |              |
|-------------------|--------------------|----------------|--------------|
| Years to Maturity | Amount             | % of Total     | Number       |
| up to 5 yrs       | 48.186.660         | 36,25%         | 556          |
| over 5 - 10 yrs   | 50.084.620         | 37,68%         | 321          |
| over 10 - 15 yrs  | 30.417.051         | 22,88%         | 125          |
| over 15 - 20 yrs  | 3.405.506          | 2,56%          | 20           |
| over 20 - 25 yrs  | 840.993            | 0,63%          | 4            |
| over 25 - 30 yrs  | -                  | 0,00%          | -            |
| over 30 yrs       | -                  | 0,00%          | -            |
| <b>Total</b>      | <b>132.934.830</b> | <b>100,00%</b> | <b>1.026</b> |

| Residential       |                      |                |               |
|-------------------|----------------------|----------------|---------------|
| Years to Maturity | Amount               | % of Total     | Number        |
| up to 5 yrs       | 74.274.158           | 2,80%          | 2.907         |
| over 5 - 10 yrs   | 350.367.989          | 13,21%         | 6.230         |
| over 10 - 15 yrs  | 612.758.616          | 23,10%         | 7.354         |
| over 15 - 20 yrs  | 549.919.315          | 20,73%         | 5.330         |
| over 20 - 25 yrs  | 472.313.106          | 17,81%         | 3.931         |
| over 25 - 30 yrs  | 586.192.113          | 22,10%         | 4.134         |
| over 30 yrs       | 6.843.909            | 0,26%          | 43            |
| <b>Total</b>      | <b>2.652.669.204</b> | <b>100,00%</b> | <b>29.929</b> |

## Current Loan To Value

| Total                 |                      |             |               |
|-----------------------|----------------------|-------------|---------------|
| Current Loan to Value | Amount               | % of Total  | Number        |
| up to 10%             | 58.732.956           | 2,11%       | 1.750         |
| over 10% - 20%        | 191.380.170          | 6,87%       | 3.886         |
| over 20% - 30%        | 313.596.485          | 11,26%      | 4.632         |
| over 30% - 40%        | 384.680.443          | 13,81%      | 4.722         |
| over 40% - 50%        | 423.667.290          | 15,21%      | 4.549         |
| over 50% - 60%        | 467.170.850          | 16,77%      | 4.283         |
| over 60% - 70%        | 472.776.811          | 16,97%      | 3.772         |
| over 70% - 80%        | 452.051.982          | 16,23%      | 3.220         |
| over 80%              | 21.547.046,1         | 0,77%       | 141           |
| <b>Total</b>          | <b>2.785.604.034</b> | <b>100%</b> | <b>30.955</b> |

| Commercial            |                    |             |              |
|-----------------------|--------------------|-------------|--------------|
| Current Loan to Value | Amount             | % of Total  | Number       |
| up to 10%             | 22.049.467,88      | 16,59%      | 273          |
| over 10% - 20%        | 32.386.136,67      | 24,36%      | 285          |
| over 20% - 30%        | 37.741.776,90      | 28,39%      | 252          |
| over 30% - 40%        | 27.655.163,98      | 20,80%      | 145          |
| over 40% - 50%        | 8.721.363,65       | 6,56%       | 42           |
| over 50% - 60%        | 4.084.696,12       | 3,07%       | 26           |
| over 60% - 70%        | 172.173,04         | 0,13%       | 2            |
| over 70% - 80%        | 124.051,37         | 0,09%       | 1            |
| over 80%              | -                  | 0,00%       | -            |
| <b>Total</b>          | <b>132.934.830</b> | <b>100%</b> | <b>1.026</b> |

| Residential           |                      |             |               |
|-----------------------|----------------------|-------------|---------------|
| Current Loan to Value | Amount               | % of Total  | Number        |
| up to 10%             | 36.683.487,91        | 1,38%       | 1.477         |
| over 10% - 20%        | 158.994.033,04       | 5,99%       | 3.601         |
| over 20% - 30%        | 275.854.708,49       | 10,40%      | 4.380         |
| over 30% - 40%        | 357.025.278,66       | 13,46%      | 4.577         |
| over 40% - 50%        | 414.945.926,69       | 15,64%      | 4.507         |
| over 50% - 60%        | 463.086.154,25       | 17,46%      | 4.257         |
| over 60% - 70%        | 472.604.638,18       | 17,82%      | 3.770         |
| over 70% - 80%        | 451.927.930,58       | 17,04%      | 3.219         |
| over 80%              | 21.547.046,12        | 0,81%       | 141           |
| <b>Total</b>          | <b>2.652.669.204</b> | <b>100%</b> | <b>29.929</b> |

## Current Balance

| Total                      |                      |                |               |
|----------------------------|----------------------|----------------|---------------|
| Current Balance            | Amount               | % of Total     | Number        |
| up to 50,000               | 301.994.431          | 10,84%         | 10.059        |
| over 50,000 - 100,000      | 794.978.288          | 28,54%         | 10.811        |
| over 100,000 - 200,000     | 1.125.586.711        | 40,41%         | 8.309         |
| over 200,000 - 300,000     | 285.158.011          | 10,24%         | 1.192         |
| over 300,000 - 400,000     | 104.163.204          | 3,74%          | 305           |
| over 400,000 - 500,000     | 53.082.694           | 1,91%          | 118           |
| over 500,000 - 750,000     | 60.053.043           | 2,16%          | 102           |
| over 750,000 - 1,000,000   | 33.917.022           | 1,22%          | 40            |
| over 1,000,000 - 1,500,000 | 17.737.358           | 0,64%          | 15            |
| over 1,500,000 - 2,000,000 | 3.896.090            | 0,14%          | 2             |
| over 2,000,000             | 5.037.182            | 0,18%          | 2             |
| <b>Total</b>               | <b>2.785.604.034</b> | <b>100,00%</b> | <b>30.955</b> |

| Commercial                 |                    |                |              |
|----------------------------|--------------------|----------------|--------------|
| Current Balance            | Amount             | % of Total     | Number       |
| up to 50,000               | 10.235.560         | 7,70%          | 392          |
| over 50,000 - 100,000      | 18.138.847         | 13,64%         | 249          |
| over 100,000 - 200,000     | 31.096.243         | 23,39%         | 215          |
| over 200,000 - 300,000     | 16.458.055         | 12,38%         | 68           |
| over 300,000 - 400,000     | 12.319.926         | 9,27%          | 35           |
| over 400,000 - 500,000     | 7.602.255          | 5,72%          | 17           |
| over 500,000 - 750,000     | 20.853.462         | 15,69%         | 35           |
| over 750,000 - 1,000,000   | 8.736.259          | 6,57%          | 10           |
| over 1,000,000 - 1,500,000 | 3.598.134          | 2,71%          | 3            |
| over 1,500,000 - 2,000,000 | 3.896.090          | 2,93%          | 2            |
| over 2,000,000             | -                  | 0,00%          | -            |
| <b>Total</b>               | <b>132.934.830</b> | <b>100,00%</b> | <b>1.026</b> |

| Residential                |                      |                |               |
|----------------------------|----------------------|----------------|---------------|
| Current Balance            | Amount               | % of Total     | Number        |
| up to 50,000               | 291.758.871,70       | 11,00%         | 9.667         |
| over 50,000 - 100,000      | 776.839.441,30       | 29,29%         | 10.562        |
| over 100,000 - 200,000     | 1.094.490.468,14     | 41,26%         | 8.094         |
| over 200,000 - 300,000     | 268.699.956,07       | 10,13%         | 1.124         |
| over 300,000 - 400,000     | 91.843.278,18        | 3,46%          | 270           |
| over 400,000 - 500,000     | 45.480.439,14        | 1,71%          | 101           |
| over 500,000 - 750,000     | 39.199.580,89        | 1,48%          | 67            |
| over 750,000 - 1,000,000   | 25.180.762,60        | 0,95%          | 30            |
| over 1,000,000 - 1,500,000 | 14.139.223,72        | 0,53%          | 12            |
| over 1,500,000 - 2,000,000 | -                    | 0,00%          | -             |
| over 2,000,000             | 5037182              | 0,19%          | 2             |
| <b>Total</b>               | <b>2.652.669.204</b> | <b>100,00%</b> | <b>29.929</b> |

## Property Region

| Total                 |                      |                |               |
|-----------------------|----------------------|----------------|---------------|
| Property Region       | Amount               | % of Total     | Number        |
| ABRUZZO               | 4.922.998            | 0,18%          | 59            |
| CALABRIA              | 2.205.123            | 0,08%          | 42            |
| CAMPANIA              | 728.846              | 0,03%          | 12            |
| EMILIA ROMAGNA        | 148.872.889          | 5,34%          | 1.393         |
| FRIULI VENEZIA GIULIA | 842.117              | 0,03%          | 13            |
| LAZIO                 | 197.253.788          | 7,08%          | 1.911         |
| LIGURIA               | 1.266.363.122        | 45,46%         | 14.764        |
| LOMBARDIA             | 389.154.640          | 13,97%         | 3.693         |
| MARCHE                | 24.237.926           | 0,87%          | 326           |
| MOLISE                | 555.828              | 0,02%          | 7             |
| PIEMONTE              | 279.386.545          | 10,03%         | 3.162         |
| PUGLIA                | 69.890.039           | 2,51%          | 857           |
| SARDEGNA              | 81.467.329           | 2,92%          | 977           |
| SICILIA               | 134.982.581          | 4,85%          | 1.881         |
| TOSCANA               | 28.257.386           | 1,01%          | 265           |
| TRENTINO ALTO ADIGE   | 1.401.623            | 0,05%          | 15            |
| UMBRIA                | 9.345.889            | 0,34%          | 123           |
| VALLE D AOSTA         | 7.278.228            | 0,26%          | 71            |
| VENETO                | 138.457.136          | 4,97%          | 1.384         |
| <b>Total</b>          | <b>2.785.604.034</b> | <b>100,00%</b> | <b>30.955</b> |

| Commercial            |                    |                |              |
|-----------------------|--------------------|----------------|--------------|
| Property Region       | Amount             | % of Total     | Number       |
| ABRUZZO               | 197.903            | 0,15%          | 1            |
| CALABRIA              | -                  | 0,00%          | 0            |
| CAMPANIA              | -                  | 0,00%          | 0            |
| EMILIA ROMAGNA        | 3.711.654          | 2,79%          | 40           |
| FRIULI VENEZIA GIULIA | -                  | 0,00%          | -            |
| LAZIO                 | 3.335.133          | 2,51%          | 19           |
| LIGURIA               | 92.227.033         | 69,38%         | 711          |
| LOMBARDIA             | 13.946.523         | 10,49%         | 103          |
| MARCHE                | 91.500             | 0,07%          | 2            |
| MOLISE                | -                  | 0,00%          | 0            |
| PIEMONTE              | 11.040.853         | 8,31%          | 82           |
| PUGLIA                | 1.249.667          | 0,94%          | 9            |
| SARDEGNA              | 2.891.310          | 2,17%          | 30           |
| SICILIA               | 121.291            | 0,09%          | 3            |
| TOSCANA               | 1.969.697          | 1,48%          | 8            |
| TRENTINO ALTO ADIGE   | -                  | 0,00%          | 0            |
| UMBRIA                | 209.498            | 0,16%          | 2            |
| VALLE D AOSTA         | -                  | 0,00%          | 0            |
| VENETO                | 1.942.769          | 1,46%          | 16           |
| <b>Total</b>          | <b>132.934.830</b> | <b>100,00%</b> | <b>1.026</b> |

| Residential           |                      |                |               |
|-----------------------|----------------------|----------------|---------------|
| Property Region       | Amount               | % of Total     | Number        |
| ABRUZZO               | 4.725.095,60         | 0,18%          | 58            |
| CALABRIA              | 2.205.122,73         | 0,08%          | 42            |
| CAMPANIA              | 728.846,35           | 0,03%          | 12            |
| EMILIA ROMAGNA        | 145.161.234,45       | 5,47%          | 1.353         |
| FRIULI VENEZIA GIULIA | 842.116,70           | 0,03%          | 13            |
| LAZIO                 | 193.918.654,82       | 7,31%          | 1.892         |
| LIGURIA               | 1.174.136.089,20     | 44,26%         | 14.053        |
| LOMBARDIA             | 375.208.116,76       | 14,14%         | 3.590         |
| MARCHE                | 24.146.426,19        | 0,91%          | 324           |
| MOLISE                | 555.828,12           | 0,02%          | 7             |
| PIEMONTE              | 268.345.691,69       | 10,12%         | 3.080         |
| PUGLIA                | 68.640.372,78        | 2,59%          | 848           |
| SARDEGNA              | 78.576.019,81        | 2,96%          | 947           |
| SICILIA               | 134.861.290,31       | 5,08%          | 1.878         |
| TOSCANA               | 26.287.688,74        | 0,99%          | 257           |
| TRENTINO ALTO ADIGE   | 1.401.622,67         | 0,05%          | 15            |
| UMBRIA                | 9.136.390,74         | 0,34%          | 121           |
| VALLE D AOSTA         | 7.278.228,38         | 0,27%          | 71            |
| VENETO                | 136.514.367,88       | 5,15%          | 1.368         |
| <b>Total</b>          | <b>2.652.669.204</b> | <b>100,00%</b> | <b>29.929</b> |

## Days Arrears

| Total         |                      |                |               |
|---------------|----------------------|----------------|---------------|
| Days Arrears  | Amount               | % of Total     | Number        |
| up to 30      | 2.702.688.853        | 97,07%         | 30.180        |
| over 30-60    | 31.295.364           | 1,12%          | 279           |
| over 60-90    | 16.784.500           | 0,60%          | 150           |
| over 90       | 33.569.349           | 1,21%          | 332           |
| <b>Totale</b> | <b>2.784.338.065</b> | <b>100,00%</b> | <b>30.941</b> |

| Commercial    |                    |                |              |
|---------------|--------------------|----------------|--------------|
| Days Arrears  | Amount             | % of Total     | Number       |
| up to 30      | 130.527.138        | 98,19%         | 998          |
| over 30-60    | 686.161            | 0,52%          | 8            |
| over 60-90    | 387.062            | 0,29%          | 5            |
| over 90       | 1.334.468          | 1,00%          | 15           |
| <b>Totale</b> | <b>132.934.830</b> | <b>100,00%</b> | <b>1.026</b> |

| Residential   |                         |                |               |
|---------------|-------------------------|----------------|---------------|
| Days Arrears  | Amount                  | % of Total     | Number        |
| up to 30      | 2.572.161.714,09        | 97,01%         | 29.182        |
| over 30-60    | 30.609.202,44           | 1,15%          | 271           |
| over 60-90    | 16.397.438,10           | 0,62%          | 145           |
| over 90       | 32.234.881,04           | 1,22%          | 317           |
| <b>Totale</b> | <b>2.651.403.235,67</b> | <b>100,00%</b> | <b>29.915</b> |