

Creditreform Covered Bond Rating

UniCredit SpA

Mortgage Covered Bond Program



Rating Object

Country Issuer	Italy	Repayment method	Conditional Pass Through
Cover pool asset class	Mortgage		Min (0,00%)
Legal framework	Italian Framework for OBG	Overcollateralization	Current (10,14%)
Nominal value	EUR 24.000,00 m.		Committed (7,53%)
Cover pool value	EUR 26.433,67 m.		Fix (29,17%)
WAL maturity covered bonds	6,96 (Years)	Covered bonds coupon type	Floating (70,83%)
WAL maturity cover pool	8,01 (Years)		Other (0,00%)
Cut-off date Covered Pool Information:		30.06.2019	

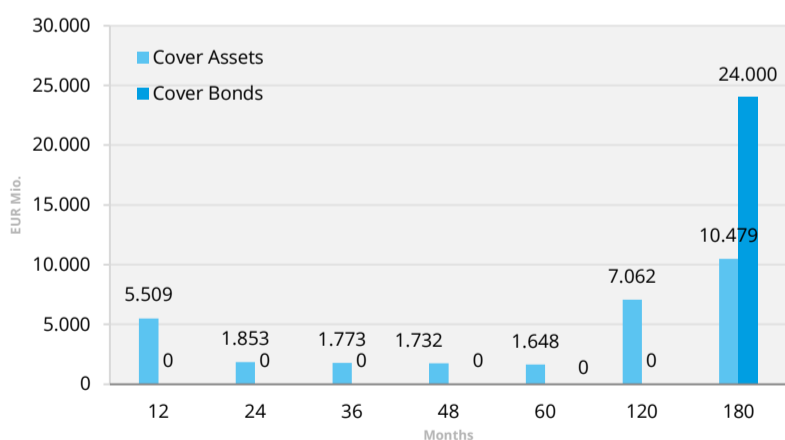
Rating Overview

Rating Summary		Credit Risk Metrics	
Issuer	UniCredit SpA	Metrics date	11.02.2019
LT Issuer Rating	BBB-	Rating Case Default Rate	44,88%
ST Issuer Rating	L3	Rating Case Recovery Rate	62,87%
+Legal and regulatory framework analysis	+4 Notches	Expected Loss	16,66%
+Liquidity and refinancing risk	+1 Notch	Rating Case Breakeven OC	12,99%
= Rating after 1st uplift	A+	Program Key Counterparties	
Cover Pool & cash flow analysis	BB	Servicer	UniCredit S.p.A.
+ 2nd rating uplift	+/-0	Account Bank	UniCredit S.p.A.
Rating covered bond program / Outlook	A+ / Stable	Sponsor	NA

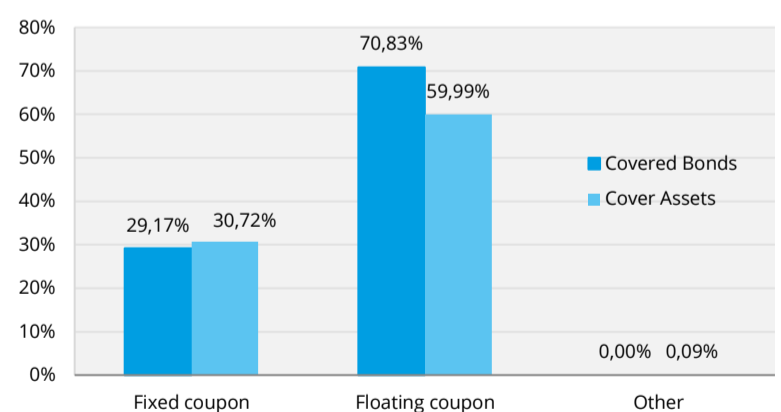
Cover Assets Composition

General Information		Property Type	
Cover Pool Balance	EUR 26.433,67 m.	Residential	EUR 25.398,14 m.
Average Seasoning	76,57 Months	Commercial	EUR 1.035,54 m.
Total number of exposures	343.806	Other	EUR 0,00 m.
Distribution by type of asset		Distribution by Loan size	
Mortgages	EUR 26.433,67 m.	Number of Commercial Loans	6.173
Public Sector	EUR 0,00 m.	Number of Residential Loans	337.633
Shipping	EUR 0,00 m.	Average Size Commercial Loans (000s)	168
Substitute Assets	EUR 3.621,35 m.	Average Size Residential Loans (000s)	75
Other	EUR 0,00 m.		

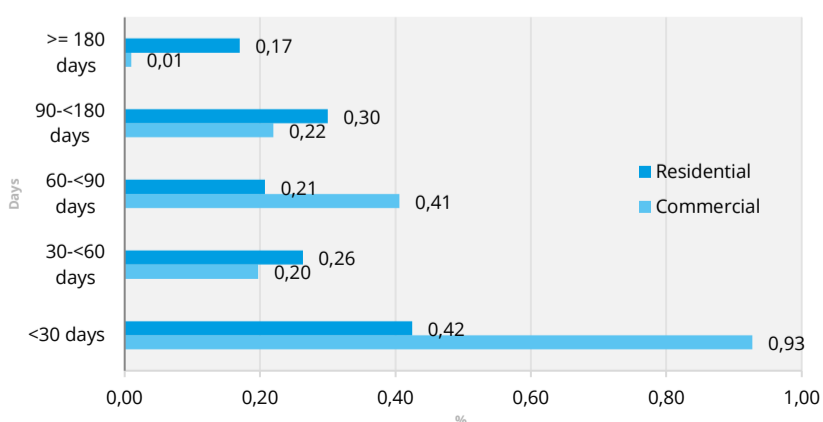
Asset-liability Profile



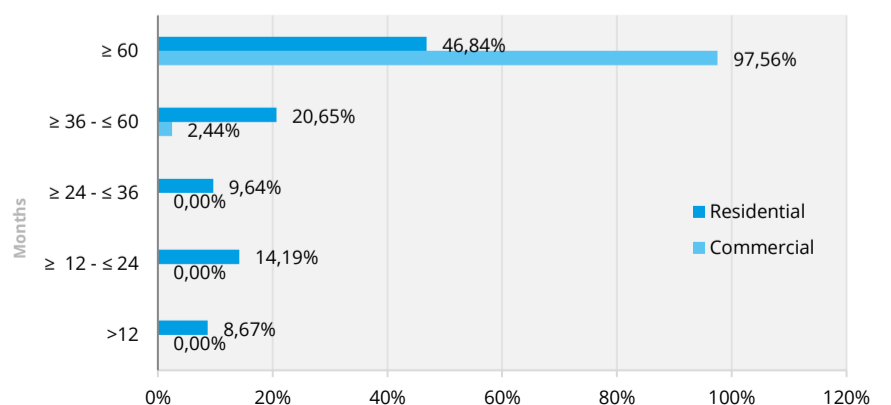
Interest Rate



Arrears Distribution



Seasoning Distribution



Creditreform Covered Bond Rating

UniCredit SpA

Mortgage Covered Bond Program

Creditreform
Rating

LTV Distribution Commercial Loans			LTV Distribution Residential Loans		
LTV	Nominal	% Loans	LTV	Nominal	% Loans
>0 - <=40 %	734,63	70,94%	>0 - <=40 %	7.077,64	27,87%
>40 - <=50 %	112,22	10,84%	>40 - <=50 %	3.745,72	14,75%
>50 - <=60 %	89,28	8,62%	>50 - <=60 %	3.942,53	15,52%
>60 - <=70 %	28,40	2,74%	>60 - <=70 %	4.640,83	18,27%
>70 - <=80 %	10,13	0,98%	>70 - <=80 %	4.776,18	18,81%
>80 - <=90 %	10,42	1,01%	>80 - <=90 %	945,08	3,72%
>90 - <=100 %	18,97	1,83%	>90 - <=100 %	147,52	0,58%
>100%	31,48	3,04%	>100%	122,64	0,48%

Currency Distribution			Loan Distribution by Regions (as % of total Mortgages)		
Currency	Covered Bonds	Cover Assets	Region	% Residential Loans	% Commercial Loans
EUR	24.000,00 m.	26.433,67 m.	ABRUZZO	1,00%	0,54%
AUD	0,00 m.	0,00 m.	BASILICATA	0,20%	0,40%
BRL	0,00 m.	0,00 m.	CALABRIA	0,70%	1,60%
CAD	0,00 m.	0,00 m.	CAMPANIA	4,47%	6,20%
CHF	0,00 m.	0,00 m.	EMILIA ROMAGNA	9,15%	12,00%
CZK	0,00 m.	0,00 m.	FRIULI VENEZIA GIULIA	2,15%	0,45%
DKK	0,00 m.	0,00 m.	LAZIO	16,17%	19,04%
GBP	0,00 m.	0,00 m.	LIGURIA	2,31%	1,54%
HKD	0,00 m.	0,00 m.	LOMBARDIA	19,93%	15,08%
JPY	0,00 m.	0,00 m.	MARCHE	1,73%	0,50%
KRW	0,00 m.	0,00 m.	MOLISE	0,25%	0,58%
NOK	0,00 m.	0,00 m.	PIEMONTE	10,00%	5,81%
PLN	0,00 m.	0,00 m.	PUGLIA	4,45%	3,24%
SEK	0,00 m.	0,00 m.	SARDEGNA	1,20%	0,47%
SGD	0,00 m.	0,00 m.	SICILIA	9,15%	11,64%
USD	0,00 m.	0,00 m.	TOSCANA	4,74%	2,50%
Other	0,00 m.	0,00 m.	TRENTINO ALTO ADIGE	1,08%	2,34%
			UMBRIA	1,97%	4,02%
			VALLE D'AOSTA	0,23%	0,14%
			VENETO	9,15%	11,90%

Swap Counterparties

Name	Type of arrangement	LEI
NA	NA	NA
NA	NA	NA
NA	NA	NA

Swap Agreements

Interest Rate Swap	NA
Currency Swap	NA

ISIN Lists

Issuer	ISIN	Coupon Type	Coupon Rate (%)	Issue date	Maturity date
UniCredit SpA	IT0005337834	Floating	EIEUR3M + 0.71	28.06.2018	31.10.2028
UniCredit SpA	IT0005188492	Fix	0,55	01.06.2016	31.07.2023
UniCredit SpA	IT0005212987	Fix	0,38	02.09.2016	31.10.2026
UniCredit SpA	IT0005337891	Floating	EIEUR3M + 0.37	28.06.2018	31.10.2024
UniCredit SpA	IT0005340580	Floating	EIEUR3M + 0.68	01.08.2018	31.01.2026
UniCredit SpA	IT0005275059	Fix	0,16	13.07.2017	31.10.2021
UniCredit SpA	IT0005188526	Floating	EIEUR3M + 0.45	01.06.2016	31.07.2024
UniCredit SpA	IT0005356602	Floating	EIEUR3M + 0.67	19.12.2018	31.01.2024
UniCredit SpA	IT0005275083	Floating	EIEUR3M + 0.39	13.07.2017	31.01.2022
UniCredit SpA	IT0005188476	Floating	EIEUR3M + 0.39	01.06.2016	31.07.2022
UniCredit SpA	IT0005337867	Floating	EIEUR3M + 0.68	28.06.2018	31.10.2027
UniCredit SpA	IT0005188500	Fix	0,69	01.06.2016	31.07.2024
UniCredit SpA	IT0005340606	Floating	EIEUR3M + 0.72	01.08.2018	31.01.2027
UniCredit SpA	IT0005275067	Fix	0,21	13.07.2017	31.01.2022
UniCredit SpA	IT0005188534	Floating	EIEUR3M + 0.48	01.06.2016	31.07.2025
UniCredit SpA	IT0005356628	Floating	EIEUR3M + 0.62	19.12.2018	31.01.2023
UniCredit SpA	IT0005188484	Floating	EIEUR3M + 0.42	01.06.2016	31.07.2023
UniCredit SpA	IT0005314536	Floating	EIEUR3M + 0.35	23.11.2017	02.05.2022
UniCredit SpA	IT0005337883	Floating	EIEUR3M + 0.4	28.06.2018	31.10.2025
UniCredit SpA	IT0005090813	Fix	0,75	09.03.2015	30.04.2025
UniCredit SpA	IT0005135667	Floating	EIEUR3M + 0.07	16.09.2015	30.10.2020
UniCredit SpA	IT0005188518	Floating	EIEUR3M + 0.36	01.06.2016	31.07.2021
UniCredit SpA	IT0005356321	Fix	1,16	19.12.2018	31.01.2025
UniCredit SpA	IT0005275075	Floating	EIEUR3M + 0.37	13.07.2017	31.10.2021
UniCredit SpA	IT0005188542	Floating	EIEUR3M + 0.51	01.06.2016	31.07.2026

Data Definitions

The data is presented with a cut-off date. Following the clarification regarding the source of information:
 Issuer: Issuer source of information are all available public information, i.e. Investor Reports, Harmonised Transparency Templates "HTT", National Transparency Templates "NTT", Prospectus etc. Not reported or non available information will be labeled as "NA".

Field Name	Source	Definition
Cover pool asset class	Issuer	The asset type in the cover pool (public sector assets or mortgage assets)
Legal framework	CRA	The set of legislative and regulatory rules of the respective jurisdiction that regulates the covered bonds (CB) program
Nominal value	Issuer	The total amount of outstanding covered bonds as of cut-off date expressed in millions
Cover pool value	Issuer	Aggregate value of all assets in the cover pool as of cut-off date expressed in millions
WAL maturity covered bonds	Issuer	The weighted average remaining maturity of all outstanding covered bonds in years
WAL maturity cover pool	Issuer	The weighted average remaining maturity of all outstanding covered assets in years
Repayment method	Issuer	Hard Bullet: Covered bonds are repaid on the maturity date which cannot be extended Soft Bullet: The maturity date of the covered bonds can be extended by a fixed period Conditional pass-through (CPT): Covered bonds with a scheduled maturity date, and an extension mechanism defined by certain conditions
Overcollateralization	Issuer	Current OC: The proportion of cover assets that exceeds the proportion of currently outstanding covered bonds, calculated as $(\frac{[\text{Cover pool value}]}{[\text{outstanding covered bonds}]} - 1) * 100$ Min OC: The OC level that the issuer must maintain according to the respective CB legislation Committed OC: The minimum OC level that the issuer has committed to maintain
Covered bonds coupon type	Issuer	Type of interest rate paid on covered bonds, expressed as a percentage of bond's face value
LT Issuer Rating	CRA	Long-term ratings assess the default risks for each category of a bank's financial instruments with a residual term-to-maturity of more than one year
ST Issuer Rating	CRA	Short-term ratings assess the default risks for each category of a bank's financial instruments with a residual term-to-maturity of less than one year
Legal and regulatory framework analysis	CRA	A qualitative assessment of legislative and regulatory rules of the covered bonds program
Liquidity and refinancing risk	CRA	A qualitative assessment of regulatory requirements for liquidity and refinancing risk of the covered bonds program
First rating uplift	CRA	The rating after adding up the notches from Legal and regulatory framework analysis and Liquidity and refinancing risk with LT Issuer rating
Cover pool and cash flow analysis	CRA	The quantitative assessment of the cover assets and covered bonds at different rating-level stressed scenarios
Second rating uplift	CRA	The rating after adding up the notches from cash-flow analysis with 1st rating uplift (only effective if the rating from cash-flow analysis is higher than the 1st rating uplift)
Metrics date	CRA	The date on which CRA assigned the initial / follow-up rating of the covered bond program
Rating Case Default Rate (RDR)	CRA	Stressed default rate of the cover assets represented by the base case stressed scenario
Rating Case Recovery Rate (RRR)	CRA	Stressed recovery rate of the defaulted assets represented by the base case stressed scenario
Expected Loss	CRA	Stressed loss rate of the cover assets represented by the base case stressed scenario. The expected loss rate has been calculated as $[\text{RDR} * (1 - \text{RRR})]$ [%]
Rating Case Breakeven OC	CRA	The required stressed OC level compatible with the base case rating
Average Seasoning	Issuer	Average length of the loans from the origination date to the cut-off date in months
Loan Size	Issuer	Average size of the loans (i.e. Total value of cover assets / Number of loans)
LTV	Issuer	The loan-to-value (LTV) is the ratio of a loan to the value of the property securing the loan
LEI	CRA	Legal Entity Identifier (LEI) enables unique identification of legal entities in financial transactions
Arrears Distribution	Issuer	The distribution of arrears of the cover assets with respect to each asset class
Seasoning Distribution	Issuer	The distribution of seasoning of the cover assets with respect to each asset class
Asset liability Profile	CRA	The maturity structure of the cover assets and liabilities
% Residential Loans	Issuer	Outstanding value of loans that are secured by the residential property expressed as % of total outstanding loans in the cover pool
% Commercial Loans	Issuer	Outstanding value of loans that are secured by the commercial property expressed as % of total outstanding loans in the cover pool
Fixed Coupon	Issuer	All assets and liabilities in the covered bond program that yield a fixed interest rate
Floating Coupon	Issuer	All assets and liabilities in the covered bond program that have variable interest rates
EIEURxM	Reuters	Euro x Month EURIBOR
EURSWExY	Reuters	Euro x Year Interest Rate Swap Fixing

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