

Transactions managed at 31-08-2008

Performing portfolios					
Deal	Originator	Portfolio type	N° Loans outstanding	31.08.08 TLO EUR MM	Fonspa role
Colombo	Fonspa	Performing loans to Italian Public entities	104	103,5	Master-Primary-Special Servicer
Diocleziano	Fonspa	Performing mortgage loans and public work loans	2.415	133,1	Master-Primary Servicer
Augusto 1	Fonspa	Performing mortgage loans	1.890	24,4	Master-Primary Servicer
Augusto 2	Fonspa	Performing mortgage loans	840	11,9	Master-Primary Servicer
SPV Columbus	Italfondario	Performing mortgage loans	189	3,5	Master Servicer - Corporate Servicer-Account Bank-Calculation Agent- Paying Agent-Rep. Noteholders-Registrar
Berica MBS	B.ca Pop.Vincenza	Residential Performing mortgage loans	2.043	52,6	Calculation Agent-Rep.Noteholders
Berica MBS2	B.ca Pop.Vincenza	Residential Performing mortgage loans	2.326	106,2	Calculation Agent-Rep.Noteholders
Fonspa Bank	Fonspa	Residential Performing mortgage loans	5.157	308,7	
TOTAL Performing loans			14.964	743,9	

Non Performing portfolios					
Deal	Originator	Portfolio type	N° Loans outstanding	31.08.08 TLO EUR MM	Fonspa role
ICR1	San Paolo IMI	Non performing mortgage loans	56	2,7	Primary Servicer-Corporate Servicer-Account Bank-Paying Agent
ICR2	San Paolo IMI	Non performing mortgage loans	41	71,3	Primary Servicer-Corporate Servicer-Account Bank-Paying Agent
ICR3	Carisbo	Non performing mortgage loans	5	0,3	Primary Servicer-Corporate Servicer-Account Bank-Paying Agent
ICR5	San Paolo IMI	Non performing mortgage loans	760	31,9	Primary Servicer-Corporate Servicer-Account Bank-Paying Agent
ICR6	Fonspa	Non performing mortgage loans	1.027	41,5	Primary Servicer-Corporate Servicer-Account Bank-Paying Agent
ICR8 - 1°portafoglio	BNL	Non performing loans	308	472,7	Master-Primary-Corporate Servicer - Agent Bank
ICR8 - 2°portafoglio	BNL	Non performing loans	2.598	704,5	Master-Primary-Corporate Servicer - Agent Bank
ICR8 - 3°portafoglio	BNL	Non performing loan	12	51,7	Master-Primary-Corporate Servicer - Agent Bank
ICR8 - 4°portafoglio	Banco di Sicilia	Non performing loan	927	302,4	Master-Primary-Corporate Servicer - Agent Bank
Sagrantino	ex ICRs-LSF-Woolwich	Non performing loans	23.034	2.030,9	Master-Primary Servicer
TOTAL Non Performing loans			28.768	3.709,9	

Commercial Performing portfolios					
Deal	Originator	Portfolio type	N° Loans outstanding	31.08.08 TLO EUR MM	Fonspa role
Imser Sec.	Fonspa	Commercial Performing mortgage loan	5	982,6	Facility Agent-Master-Primary Servicer-Issuer Corporate Servicer
Quarzo CL1 - 1°port	MSBIL	Commercial Performing mortgage loan	1	350,0	Facility Agent-Master-Primary Servicer-Calculation Agent
Quarzo CL1 - Scarlatti	MSBIL	Commercial Performing mortgage loan	1	655,0	Regulatory Reporting Agent
RREEF	Deutsche Bank	Commercial Performing loans	1	29,0	Facility Agent - Security Agent
Silenus Intermediate S.r.l.	MSBIL	Commercial Performing loans	4	280,5	Master Servicer - Corporate Servicer
Escalus Finance S.r.l.	MSBIL	Commercial Performing loans	1	32,5	Master Servicer
TAURUS CMBS	Merrill Lynch	Commercial Performing loans	2	140,0	Master Servicer - Corporate Servicer
Patrimonio Uno CMBS	MS - B.Intesa - BNL	Commercial Performing loans	2	376,4	Master Servicer
TOTAL Commercial Performing loans			17	2.846,0	
TOTAL			43.749	7.299,8	