Credico Finance 7 S.r.l.

BALANCE SHEET

as at December 31, 2010

(amounts stated in €)

			2010		**2009**
	<u>BALANCE SHEET</u>				
	ASSETS				
60.	Loans and receivables		16,025		7,482
120.	Tax assets		112		-
	(a) current	112		-	
	(b) deferred				
140.	Other assets		16,262		13,644
	TOTAL ASSETS		**32,399**		**21,126**

			2010		**2009**
	LIABILITIES AND EQUITY				
70.	Tax liabilities		-		262
	a) current	-		262	
	b) deferred				
90.	Other liabilities		22,031		10,496
120.	Share capital		10,000		10,000
160	Reserves		368		368
180	Net profit (Loss) for the period		0		0
	TOTAL LIABILITIES AND EQUITY		**32,399**		**21,126**

Credico Finance 7 S.r.l.
INCOME STATEMENT
as at December 31, 2010
(amounts stated in €)

		2010		2009	
10.	Interest and similar income		7		42
	Net interest income		**7**		**42**
	Gross income		**7**		**42**
110.	Administrative expenses:		(136,540)		(133,240)
	a) personnel expenses	(8,986)		(9,025)	
	b) other administrative expenses	(127,554)		(124,215)	
160.	Other operating income and expenses		136.997		134,076
	Net operating income		**457**		**836**
	Profit (Loss) before tax on continuing operations		**464**		**878**
190.	Income tax expense from continuing operations		(464)		(878)
	Profit (Loss) after tax on continuing operations		**-**		**-**
	Net profit (Loss) for the period		**-**		**-**

Credico Finance 7 S.r.l.

EXPLANATORY NOTES TO THE
FINANCIAL STATEMENTS FOR THE YEAR ENDING DECEMBER 31, 2010

CORPORATE BUSINESS

The sole purpose of the Company, incorporated on 15 September 2006, is the securitisation of loans in accordance with Italian Law no. 130 of 30 April 1999.

1. INTRODUCTION

The Explanatory Notes are divided into parts as follows:

Part A – Accounting Policies

Part B – Information on the Balance Sheet

Part C – Information on the Income Statement

Part D – Other information

Each part of the Explanatory Notes is divided into sections illustrating every aspect of company business. The sections contain both qualitative and quantitative information.

2. PART A – ACCOUNTING POLICIES

A.1 General Information

Section 1 - Declaration of conformity with international accounting standards

The financial statements as at 31 December 2010 were prepared according to International Financial Reporting Standards and International Accounting Standards (“IFRS”, “IAS” or “international accounting standards”).

IAS/IFRS international accounting standards, issued by IASB (the International Accounting Standards Board), are a series of standard criteria for the preparation of company financial statements which aim to render the statements more easily comparable in a context characterised by increasing competition and globalisation.

In Europe, the application of IAS/IFRS standards was introduced for the consolidated financial statements of listed companies by EC Regulation 1606 of 19 July 2002.

The European Community finalised their approval for the application of IAS/IFRS standards in December 2004, on ratification of IAS 39 in relation to financial instruments.

In Italy, Legislative Decree no. 38 of 28 February 2005 extended the application of IAS/IFRS standards, within the framework of options permitted by the European Regulation, to the separate financial statements (optional for 2005 and compulsory from 2006) of listed companies, banks, regulated finance companies and unlisted insurance companies.

The Bank of Italy, in the context of its regulatory powers conferred by Italian Legislative Decree no. 38 of 28 February 2005 and to complete the regulatory framework, issued its first version of the "Instructions for the preparation of financial statements of Italian intermediaries entered on the Special List, electronic money institutes, asset management companies and investment companies" by Order dated 14 February 2006, later replaced and amended by Order dated 16 December 2009, upon which the financial statements are based.

Pursuant to Italian Legislative Decree 38/2005 the decision regarding application of IAS/IFRS standards is irrevocable.

Credico Finance 7 S.r.l., in compliance with the provisions of Italian Legislative Decree 38/2005, adopted IAS/IFRS standards for the preparation of its own financial statements as of 2006.

The financial statements are expressed in euro, the operating currency of the company. The statements and notes to the financial statements, unless otherwise indicated, are expressed directly in euro.

Section 2 - General preparation principles

The financial statements comprise the balance sheet, income statement, statement of comprehensive income, statement of changes in quotaholders'equity, statement of cash flows and these explanatory notes to the financial statements, and are accompanied by the annual Report on operations prepared by the Sole Direcotr. The balance sheet and income statement tables contain items, sub-items and additional data (those indicated by "of which" in the items and sub-items).

The financial statements are prepared in accordance with general principles indicated in the Framework for the preparation and presentation of financial statements, with particular regard to the basic principles of substance over form, of going concern assumptions and the concept of relevance and materiality of data.

The financial statements are prepared on an accruals basis and with a view to the business as a going concern.

Items with blank values for both the reference and previous years are not shown.

The explanatory notes to the financial statements include information as required under Bank of Italy Instructions of 16 December 2009, "Instructions for the preparation of financial statements of Italian intermediaries entered on the Special List, electronic money institutes, asset management companies and investment companies" and other information required to meet international accounting standards.

The identification of financial assets and liabilities in the notes to the financial statements, pursuant to Bank of Italy implementing provisions for art. 9, Italian Law 38/2005, is performed in compliance with international accounting standards and highlights the separation of securitisation assets from company assets. These arrangements are also in line with the terms of Italian Law 130/99, according to which the loans relating to each securitisation constitute equity separate to all effects and purposes from that of the company and from that relating to other transactions.

In order to provide complete information, it should be mentioned that IAS 39 treatment of financial assets and/or groups of financial assets and liabilities arising from securitisations is still under consideration by the accounting standards interpretation committees.

Securitisation transactions

The presentation format for the securitisation accounts fully complies with the aforementioned "Instructions for the preparation of financial statements of Italian intermediaries entered on the Special List, electronic money institutes, asset management companies and investment companies" issued by the Bank of Italy on 16 December 2009.

The regulations indicated in the Instructions appear to be in line with the content of the previous Instructions of April 2000 and with Italian Law 130/99 (the "Law on Securitisation"), which states that "loans relating to each securitisation constitute equity separate to all effects and purposes from that of the company and from that relating to other transactions".
Information regarding the securitisation is provided in a separate section of the Notes to the Financial Statements and does not form part of the Financial Statements tables. Consequently, securitisation-related values are not affected by the application of IAS/IFRS.

With reference to this type of transaction, Bank of Italy instructions specifically state that:

a) accounting information relating to each securitisation should be indicated separately in the Explanatory Notes to the Financial Statements;

b) the information must contain all necessary data of a qualitative and quantitative nature to provide a clear and complete representation of each transaction.

In particular, the Bank of Italy requires that the Explanatory Notes to the Financial Statements include a minimum of information as specified below.
In part D, "Other information", a section must be included to summarise the following: total loans acquired (nominal and disposal value); total securities issued, distinguished by category and related level of subordination. It remains implicit that the provision requiring that all information, even where not specifically requested, is included to provide a full picture of the situation, whilst information which, by nature or for its excessive content, reduces the clarity and immediate understanding of the information documented, should be omitted.
For each securitisation a special section ("F") should be included, illustrating at least the following information:

Qualitative disclosures:

- description and progress of the transaction;
- parties involved;
- description of the issues;
- contingent financial transactions;
- operational rights of the transferee company and, if different, of the issuer.

Quantitative disclosures:

- position of loans at the time of disposal; increases and decreases in value during the financial year in question; position of loans a the end of the financial year;
- development of past due loans;
- cash flows for the year;
- position of guarantees and liquidity resources;
- breakdown of securitised assets and liabilities by residual life;
- breakdown of securitised assets by geographic location;
- indications regarding the level of portfolio split.

For further information on the securitisation, reference should be made to subsection F, part D "Other Information" in these Explanatory Notes.

Section 3 - Events subsequent to the balance sheet date

In the period between the balance sheet date and the date of approval of the financial statements, there were no events of significant impact on operations or on the economic results.
The securitisation proceeded normally.

A.2: PART RELATING TO THE MAIN ITEMS OF THE FINANCIAL STATEMENTS

LOANS AND RECEIVABLES

Recognition criteria
Loans and receivables refer to amounts due from customers and from banks envisaging fixed or calculable payments, and which are not listed on an active market. The item represents total deposits and open current account balances.

Classification criteria
Loans and receivables are not initially classified as financial assets available for sale.

Measurement criteria
Loand and receivables are measured at their amortised cost. This criterion does not apply to receivables of less than short-term value, for which recognition is at original cost. At each reporting date receivables are subjected to impairment testing.

Derecognition criteria
Loans and receivables are derecognised when the asset concerned is transferred, with substantial transfer of all related risks and benefits, on expiry of contractual rights or when the receivable is considered completely irrecoverable.

Criteria for recognizing income components
Income items are represented by revenues from interest income on current accounts.

DEFERRED AND CURRENT TAXES

Recognition criteria
The recognition of current tax assets and liabilities derives from obligations related to income tax regulations in force.
The recognition of deferred tax assets and liabilities is based on temporary differences taxable or deductible in future periods.
In accordance with IAS 12, current assets and liabilities can be offset.

Classification criteria
This item includes current and deferred tax assets and liabilities.

Measurement criteria
Tax provisions are determined on the estimated current and deferred tax payables, calculated according to applicable tax rates.
Deferred tax liabilities are always calculated. Deferred tax assets are calculated if it is reasonable to assume they are recoverable.

Derecognition criteria
Current tax assets and liabilities are cancelled at the time of payment envisaged under current tax regulations.
Deferred taxes are cancelled when recorded temporary differences become taxable or deductible.

OTHER ASSETS

Recognition, classification, measurement, derecognition and criteria for recognizing income components

Receivables resulting from the chargeback of costs sustained in relation to assigned equity are recognised at the moment in which provision of the service is completed or the costs are incurred, i.e. the moment in which the company may rightfully claim payment.

OTHER LIABILITIES

Recognition, classification, valuation, derecognition and criteria for recognizing income components

These items are recognised at their nominal value and settlement is expected within the normal business cycle of the Company, therefore no deferral is planned. Initial recognition of payables is at fair value, normally corresponding to the amount paid, including any accessory income and/or charges.

SHARE CAPITAL

Share capital is recognised net of subscriptions called but not yet paid.

COSTS AND REVENUES

Recognition, classification, measurement and derecognition criteria

Costs and revenues are recognised to the balance sheet according to their nature and on an accruals basis.

Costs are recognised to the income statement when a decrease in future economic benefits arises, leading to decreased assets or increased liabilities, the value of which can be reliably determined. Revenues are recognised to the income statement when an increase in future economic benefits arises, leading to increased assets or decreased liabilities the value of which can be reliably determined. Therefore the link between costs and revenues is based on the direct association between costs incurred and the achievement of specific revenue items.

Given the exclusive business operations of the company, any operating costs, interest income and tax payable are recognised separately to equity, limited to the amount necessary to guarantee the company's equity and financial stability, in accordance with contractual provisions. This amount is recognised to "other operating income".

A.3: FAIR VALUE DISCLOSURES

This part contains no information as the company does not possess financial instruments measured at fair value.

PART B – INFORMATION ON THE BALANCE SHEET

Balance sheet data are expressed in euro.

ASSETS

Section 6 – Loans and receivables (Item 60)

6.1 “Due from banks”

2010	2009
16,025	7,482

This item comprises positive current account balances.

Breakdown	2010	2009
1. Deposits and current accounts	16,025	7,482
2. Loans		
2.1 Repo agreements		
2.2 Finance leases		
2.3 Factoring		
- with recourse		
- without recourse		
2.4 Other loans		
3. Debt securities		
- structured securities		
- other debt securities		
4. Other assets		
Total Book Value	**16,025**	**7,482**
Total Fair Value	**16,025**	**7,482**

This item is composed of the positive balance on current account n° 29398 held with Iccrea Banca, including interest matured as at the reporting date.

Section 12 – Tax Assets and Tax Liabilities (Assets Item 120 and Liabilities Item 70)

This item includes current and deferred tax assets and liabilities.

12.1 Breakdown of Item 120 “Tax assets: current and deferred”

		2010	2009
Tax assets			
	1. Current	112	0
	2. Deferred		
Total		**112**	**0**

The breakdown of tax assets is as follows:

	2010	2009
Withholding tax	2	0
Prepaid Irap	341	0
Prepaid Ires	233	0
Ires payable	(128)	0
Irap payable	(336)	0
Total current tax assets	**112**	**0**

Withholding tax relates to sums withheld on interest income accrued as at 31 December 2010.
In 2010 line-by-line offsetting was performed for IRES (production tax) and IRAP (regional tax) so as to close the financial statements with a total IRES payable of 105 euro and a total IRAP payable of 5 euro.

12.2 Breakdown of Item 70 “Tax liabilities: current and deferred”

		2010	2009
Tax liabilities			
	1. Current	0	262
	2. Deferred		
Total		**0**	**262**

The breakdown of tax liabilities is as follows:

	2010	2009
Withholding tax	0	12
Prepaid Irap	0	302
Prepaid Ires	0	0
Ires payable	0	(245)
Irap payable	0	(331)
Total current tax liabilities	**0**	**262**

Section 14 – Other Assets (Item 140)

14.1 Breakdown of Item 140 “Other assets”

The breakdown of Other assets is as follows:

	2010	2009
Structural costs link account	16,091	13,415
VAT credit	171	229
Total other assets	**16,262**	**13,644**

The structural costs link account essentially represents the amount receivable, according to contractual arrangements, for chargeback of costs and revenues from company equity to separate equity. At the end of the year it was deemed appropriate to offset receivables and payables against separate equity. Payables classed as sub-items, in fact, originating mainly from the payment of costs charged back at the end of the year.

The VAT credit is that due from the Italian Inland Revenue against the VAT prepayment made in December.

LIABILITIES

Section 9 – Other Liabilities (Item 90)

9.1 Breakdown of Item 90 "Other Liabilities"

Other liabilities can be broken down as follows:

	2010	2009
- Payables to providers	20,537	8,981
- Invoices to be received	1,291	1,322
- Withholding tax for freelance collaborators	203	193
GENERAL TOTAL	**22,031**	**10,496**

Payables to suppliers are detailed below:

- FIS S.p.a.	9,874
- Reconta E&Y	10,080
- Notaio Grassi	583
Total	**20,537**

Payables on invoices to be received are detailed below:

- Willmington Trust	991
- FIS S.p.a.	300
Total	**1,291**

Invoices to be received mainly refer to administrative and operating costs for the two Stichtings with holdings in the company.

Section 12 – Quotaholders'equity (Items 120, 130, 140 and 150)

12.1 Breakdown of Item 120 "Share capital":

Type			**31/12/2010**	**31/12/2009**
1.	Share Capital		10,000	10,000
	1.1	Ordinary shares	n. 0	n. 0

	1.2	Other shares	n. 0	n. 0

The fully subscribed and paid-up Capital can be broken down as follows, with related percentages:

Investors	Percentage Investment	Nominal Value Investment
Stichting Melograno 3	50%	5,000
Stichting Melograno 4	50%	5,000

12.5 Other information

Breakdown and changes in Item 160 "Reserves"

Type / Values			Profit reserves: Legal	Profit reserves: Exceptional	Other: Restatement reserves	Other: Other reserves	Total
A.	**Opening balances**		**22**	**346**	**0**	**0**	**368**
B.	Increases						
	B.1	Allocations					
	B.2	Other changes					
C.	Decreases						
	C.1	Uses					
		loss cover					
		distribution					
		transfer of capital					
	C.2	Other changes					
D.	**Closing balances**		**22**	**346**	**0**	**0**	**368**

With regard to the distribution of reserves, reference should be made to the following table.

Description	**Amount**	**Utilisation options**	**Available share**	**Summary of use in the last three years**	
				other reasons	**other reasons**
Profit reserves:			-		
Legal reserve	22	B			
Exceptional reserve	346	A,B,C	346		
Other:					
Restatement reserve					
Retained earnings		B			
Non distributable share			346		
Distributable share			-		

Key
A for capital increases
B as loss cover
C for distribution to investors

PART C – INFORMATION ON THE INCOME STATEMENT

Section 1 – Interest (Items 10 and 20)

1.1 Breakdown of Item 10 “Interest and similar income”

Interest income includes interest on amounts due from lenders.

Item / Type	Debt securities	Loans	Other transactions	Total 31/12/2010	Total 31/12/2009
1. Financial assets held for trading					
2. Financial assets at fair value					
3. Financial assets available for sale					
4. Financial assets held to maturity					
5. Receivables					
5.1 Due from banks			7	7	42
5.2 Due from financial institutions					
5.3 Loans to customers					
6. Other assets					
7. Hedging derivatives					
Total			**7**	**7**	**42**

Section 9 – Administrative expenses (Item 110)

9.1 Breakdown of item 110.a “Personnel costs”

Item/Segment	2010	2009
1. Employees		
a) wages and salaries		
b) social security costs		
c) employee termination indemnity		
d) welfare costs		
e) provisions for employee termination indemnity		
f) provisions for retirement benefits and similar commitments:		
- defined contribution plans		
- defined benefit plans		
g) payments to external supplementary pension funds:		
- defined contribution plans		
- defined benefit plans		
h) other costs		
2. Other personnel		
3. Directors and Statutory Auditors	8,986	9,025
4. Staff laid off		
5. Cost recoveries for staff seconded to other companies		
6. Reimbursements for staff seconded to the company		
Total	**8,986**	**9,025**

This item refers exclusively to fees payable to the Sole Director for 2010. The company does not have a Board of Statutory Auditors.

9.3 Breakdown of Item 110 “Other administrative expenses”

	2010	2009
- legal and notary public advisory fees	4,313	10,566
- tax and administrative advisory services	100,427	101,549
- financial statements audit	18,900	9,311
- Stichting operating costs	1,799	1,836
- document registration fees	129	5
- bank charges	61	60
- translations and publications	1,340	0
- annual Chamber of Commerce fees	200	200
- government licensing fee for corporate books	310	310
- stamp duty	75	76
- revenue stamps and filing costs	0	287
- penalties and interest	0	15
Total	**127,554**	**124,215**

During the year, in order to provide a better accounting representation, the Company reclassified the direct taxes from “Other operating income/expenses” to “Other administrative expenses”. The same reclassification was made for FY 2009 to ensure consistency.

Section 14 – Other operating income and charges (Item 160)

14.1 Breakdown of Item 160 “Other operating income and expenses”

Item	2010	2009
1. Income		
1.1 Revaluations		
1.2 Profit from disposals		
1.3 Reversals		
1.4 Other income	136,997	134,076
2. Charges		
2.1 Write-downs		
2.2 Losses from disposals		
2.3 Impairment write-downs		
2.4 Other charges		
Net result	**136,997**	**134,076**

Other income refers to the structural costs link account with breakdown as follows:

	2010
- Chief Executive Officer fees	8,986
- legal and notary public advisory fees	4,313
- tax and administrative advisory services	100,427
- financial statements audit	18,900
- Stichting operating costs	1,799
- document registration fees	129
- bank charges	61

- translations and publications	1,340
- annual Chamber of Commerce fees	200
- government licensing fee for corporate books	310
- stamp duty	75
- Ires	128
- Irap	336
- interest income	(7)
Total	**136,997**

Section 17 – Income tax expense from continuing operations (Item 190)

This item represents the income tax payable for the year.

17.1.a Breakdown of item 190 “Income tax expense from continuing operations”

	2010	2009
1. Current tax – IRES/IRAP (Corporate income tax/regional tax on business)	464	576
2. Change in current tax for previous years	0	302
3. Reduction in current tax this year	0	0
4. Change in prepaid tax	0	0
5. Change in deferred tax	0	0
Income tax for the year	**464**	**878**

The total taxes for 2010 were calculated according to current regulations.

17.2 Reconciliation between theoretical and balance sheet tax charges

	Taxable amount	Tax rate	Tax
Theoretical IRES	464	27.50%	128
Increases			
Non-deductible costs		27.50%	
Actual IRES	**464**	27.50%	**128**
Theoretical IRAP	464	4.97%	23
Increases			
10% of other administrative costs	13,654	4.97%	678
Decreases		4.97%	
General deduction	(7,350)	4.97%	(365)

Actual IRAP	**6,768**	4.97%	**336**

In compliance with art. 2 of Law no. 191/2009, the Revenue Agency communicated an increase of 0.15% in the IRAP rate with effect from tax year 2010; the IRAP rate is therefore now 4.97%.

PART D – OTHER INFORMATION

D – GUARANTEES GIVEN AND COMMITMENTS

D.1 – Value of guarantees given and commitments

The company has not given guarantees to third parties, and has no commitments other than those indicated in Section F.

D.3 – Additional information

The Company had recorded no off-balance sheet transactions as at 31 December 2010 other than those indicated in section F.

F – SECURITISATION OF RECEIVABLES

Structure, Format and Valuation Criteria used in preparation of the Summary Statement of Securitised Assets and Securities Issued

The structure and format of the summary statement are in line with the requirements of Bank of Italy Instructions of 29 March 2000, "Financial Statements for Securitisation Companies”, as updated by the “Instructions for the preparation of financial statements of Italian intermediaries entered on the Special List, electronic money institutes, asset management companies and investment companies" issued by the Bank of Italy, within the framework of its regulatory powers as conferred by Italian Legislative Decree 38 of 28 February 2005, in its Instructions of 16 December 2009.

Figures for the previous year are provided for comparison purposes.

As for the previous section of the Notes to the Financial Statements, amounts are expressed in euro unless otherwise indicated. Illustrated below are the valuation criteria adopted for the more significant items which, in accordance with provisions of the aforementioned Bank of Italy Instructions, continue to comply with the criteria contained in Italian Legislative Decree 87/92.

Securitised assets

Securitised assets are recognised at their nominal value, representing the expected realisation value net of write-downs.

Utilisation of cash and amounts due from Banks

Receivables, represented by positive balances on current accounts held with banks, are recognised at their nominal value, corresponding to their estimated realisable value.

Securities issued

Securities issued are recognised at their corresponding nominal values. Series C securities are classed as asset-backed securities with limited recourse, and are reimbursed exclusively from sums collected on transferred loans.

Other liabilities, Accruals and Deferred Income/Expense

Liabilities are recognised at nominal value.
Accruals and deferred income or expense are calculated on an accruals basis, applying the general year-on-year matching principle.

Interest, Commissions, Other income and charges

Costs and revenues attributable to securitised assets and securities issued, interest, commissions, income and other costs and revenues are recognised on an accruals basis.

Derivatives

The spread on the Interest Rate Swaps, stipulated as interest rate hedges, is recognised under costs in accordance with the accruals principle.

F.1 SUMMARY STATEMENT OF SECURITISED ASSETS AND SECURITIES ISSUED

	Balance as at 31 December 2010 (in euro)	**Balance as at 31 December 2009 (in euro)**
A. Securitised assets	**249.792.365**	**296.191.391**
A1 Loans	248.757.923	295.152.323
A2 Securities	248.757.923	295.152.323
A3 Other		
A3 a) Accrued interest on existing loans as at 31 December	1.034.442	1.039.068
A1 Loans	1.034.442	1.039.068
B. Utilisation of income from loan management	**10.270.476**	**10.838.884**
B1 Debt securities		
B2 Equity securities		
B3 Cash	10.270.476	10.838.884
B3 a) Cash in current account	3.884.312	5.215.622
B3 b) Due from Deutsche London for investments	6.136.257	5.601.016
B3 c) Other	249.907	22.246
C. Securities issued	**250.973.363**	**299.217.181**
C1 Class A securities (series 1)	224.683.618	272.927.436
C2 Class B securities (series 2)	16.700.000	16.700.000
C3 Class C securities (series 3)	9.589.745	9.589.745
D. Borrowings	**1.507.971**	**1.686.856**
E. Other liabilities	**7.581.507**	**6.126.238**
E1 Due to the parent company	16.091	13.415
E2 Suppliers	292.420	288.174
E3 Due to lending banks for interest matured	0	
E4 Accrued liabilities on A and B securities issued	154.912	129.824
E5 Excess spread on C securities issued	6.896.614	5.446.706
E6 Payables to BCC for the expenditure fund	75.400	75.400
E7 Other	146.070	172.719
F. Interest expense from securities issued	**6.030.320**	**10.677.001**
F1 Interest on A and B securities	2.542.965	6.075.825
F2 Excess spread on C securities issued	3.487.355	4.601.176
G. Securitisation-related commissions	**1.350.197**	**1.650.957**
G1 for servicing	1.085.498	1.461.681
G2 for other services	264.699	189.276
H. Other charges	**818.502**	**296.412**
H1 Due on negative swap spreads	633.016	133.221
H2 Other	185.486	163.191
I. Interest generated from securitisations	**7.912.827**	**11.600.224**
L. Other revenues	**286.192**	**1.024.146**
L1 Interest income from current accounts and investments	46.661	198.541
L2 Other	239.531	825.605

The item B3 c) – "Other" includes the amount owed by the Treasury for withholding tax on interest income from bank balances; in previous years these receivables were prudently written down in accordance with the tax rules in force.
In 2010, also on the basis of the recent Revenue Agency Resolution no. 77/E dated 4 August 2010, the Company considered that the reasons leading it to apply the above write-downs had ceased to exist and therefore reinstated the receivables in question.

QUALITATIVE DISCLOSURES

F.2 DESCRIPTION OF THE TRANSACTION AND DEVELOPMENTS DURING THE YEAR

On 14 December 2006, the following parties:

- Banca di Credito Cooperativo di Alba, Langhe e Roero, with registered office in Alba (CN), Corso Italia 4;
- Banca di Credito Cooperativo di Anghiari e Stia, with registered office in Anghiari (AR), Via Mazzini, 17;
- Banca di Credito Cooperativo di Corinaldo, with registered office in Corinaldo (AN), Via del Corso 45;
- Banca di Forlì Credito Cooperativo, with registered office in Forlì (FC), Corso della Repubblica 2/4;
- Banca di Credito Cooperativo Vicentino Pojana Maggiore, with registered office in Pojana Maggiore (VI), Via Matteotti, 47;
- Banca Malatestiana Credito Cooperativo, with registered office in Frazione San Vito, Rimini (RN), Via Vilfredo Pareto, 1;
- Banca di Credito Cooperativo di Masiano, with registered office in Masiano (PT), Via Masiano 6/a;
- Banca di Credito Cooperativo Picena, with registered office in Castigliano (AN), Via Galvoni, 1;
- Banca di Credito Cooperativo di Piove di Sacco, with registered office in Piove di Sacco (PD), Via Alessio Valerio, 78;
- Banca di Credito Cooperativo di Pontassieve, with registered office in Pontassieve (FI), Via Vittorio Veneto, 9;
- Banca di Credito Cooperativo di Recanati e Colmurano, with registered office in Recanati (MC), Piazza G. Leopardi, 21;
- Banca Romagna Cooperativa based in Forlimpopoli (FC) Piazza Trieste, 17 (ex Banca Romagna Centro Credito Cooperativo;
- Banca di Credito Cooperativo di Staranzano, with registered office in Staranzano (GO), Piazza della Repubblica, 9;
- Banca di Credito Cooperativo di Triuggio, with registered office in Triuggio (MI), Via Silvio Pellico, 18;
- Banca di Credito Cooperativo di Vignole, with registered office in Vignole - Quarrata (PT), Via IV Novembre, 108;
- Banca di Credito Cooperativo di Ghisalba, with registered office in Ghisalba (BG), Via Francesca, 3;

completed the transfer without recourse to Credico Finance 7 S.r.l. of a portfolio composed of performing mortgage loans for a total nominal value of 477,939,745 euro. For these loans, Credico Finance 7 paid 477,939,745 euro as the initial payment for acquisition, undertaking to reimburse each lending bank the interest matured as at 31 October 2006 (valuation date for the transferred portfolio).
The individual BCCs selected the portfolio for transfer according to criteria common to all and based on certain specific criteria identified in individual transfer agreements.
The general criteria for selection of the loans to be transferred are as follows:

a) in euro;

b) classed by the Lending Bank as performing in compliance with current Bank of Italy supervisory instructions;

c) derive from loan agreements on which at least one instalment has been paid;

d) derive from mortgage-backed loans in favour of the Lending Bank (i) for first mortgages or (ii) second mortgages, i.e.: (a) a second mortgage for which at the valuation date all first mortgage guarantee obligations were fully satisfied; (b) a second mortgage for which all guarantee obligations on the first mortgage (except any first mortgage guarantee obligations fully satisfied as at the valuation date) are registered in favour of the Lending Bank as credit guarantees that satisfy all other Lending Bank criteria;

e) for which any pre-amortisation period envisaged in the related loan agreement has ended;

f) derive from loan agreements envisaging full repayment by a date no later than 31 December 2031;

g) do not derive from loans with financial contributions of any kind pursuant to laws or agreements (e.g. subsidised or preferential-term loans);

h) do not derive from loans granted to Lending Bank employees;

i) do not derive from loans classed as “agricultural loans” pursuant to art. 43, Consolidated Law on Banking, even if the agricultural loan transaction was completed via a crop credit certificate;

j) derive from loan agreements which (i) in relation to all past due instalments, possibly excluding the last, none remain unpaid as at the valuation date and (2) in relation to which the final past due instalment as at the valuation date was paid in the fifteen days following the due date;

k) derive from fully disbursed loans, for which there is no obligation and no option for further disbursements;

l) do not derive from loans which, albeit performing, have at any time been classified as default in accordance with Bank of Italy Instructions.

The nominal values of loans disposed of by each BCC were as follows:

BCC Alba	119,075,076
BCC Anghiari	15,427,619
BCC Corinaldo	9,846,332
BCC Forlì	40,115,663
BCC Vicentino	20,104,060
BCC Masiano	14,230,505
BCC Picena	14,724,709
BCC Piove di Sacco	20,518,499
BCC Pontassieve	25,567,463
BCC Recanati	26,253,270
BCC Romagna Cooperativa (ex BCC Romagna Centro)	37,318,807
BCC Staranzano	23,405,740
BCC Triuggio	20,473,827
BCC Vignole	32,296,458
BCC Ghisalba	7,939,236
BCC Malatestiana	50,642,481
Total	**477,939,745**

In 2010 certain positions in the portfolio were reclassified as default. The residual capital debt value on the fifty five positions, net of any recoveries as at 31 December, was euro 6,163,531. The reclassification to default led to non-payment of an express spread for the same amount. During the year recoveries on these positions totalled 1,037,386 (on capital).
The securitisation is proceeding in accordance with expectations.

F.3 INDICATION OF THE ENTITIES INVOLVED

Originators: BCC Alba, BCC Anghiari, BCC Corinaldo, BCC Forlì, BCC Vicentino, BCC Masiano, BCC Picena, BCC Piove di Sacco, BCC Pontassieve, BCC Recanati, BCC Romagna Cooperativo (formerly BCC Romagna Centro), BCC Staranzano, BCC Triuggio, BCC Vignole, BCC Ghisalba and BCC Malatestiana

As servicers, the BCCs are responsible for the progress and monitoring of the transferred loans. In particular, they are responsible for loan management, any default and upkeep of the guarantees, ensuring necessary documentation.

Agent bank: Deutsche Bank AG London/Deutsche Bank S.p.A. Milan branch/ Deutsche Bank Luxembourg S.A./Deutsche International Corporate Services (Ireland)

The four banks act as transaction bank, principal and Italian paying agent, cash manager and computation agent, responsible for calculating amounts due on each interest payment date and for liquidity management of the SPV in accordance with contractual arrangements.

Hedging counterparties: Abn Amro Bank NV

Abn Amro Bank NV is the counterparty with which Credico Finance 7 stipulated three financial hedges (three Interest Rate Swaps) to hedge against structural interest rate risk.

Lead manager and Arranger: Iccrea Banca / Société Générale

These parties acted as placing agents for placement of the securities on the market, in compliance with all related laws and contractual obligations.

Representaof the Noteholders: Deutsche Trustee Company Limited

Administrative services: FIS Fiduciaria Generale S.p.A.

FIS Fiduciaria Generale S.p.A. provides administrative and accounting services.

F.4 ISSUE CHARACTERISTICS

The issue is composed of three series of asset-backed securities, issued at par value on 19 December 2006, for a total nominal value of 392,750,879 euro, as follows:

Class A issue	451,650,000
Class B issue	16,700,000
Class C1 issue	2,353,076
Class C2 issue	320,619
Class C3 issue	201,332
Class C4 issue	802,663
Class C5 issue	402,060
Class C6 issue	1,013,481
Class C7 issue	289,505
Class C8 issue	299,709
Class C9 issue	410,499
Class C10 issue	529,463
Class C11 issue	528,270
Class C12 issue	746,807
Class C13 issue	468,740

Class C14 issue	413,827
Class C15 issue	646,458
Class C16 issue	163,236
Totale	**477,939.745**

Amounts indicated in the table refer to securities tranching. In 2010 capital repayments continued on Class A securities, which as at 31 December 2010 totalled 224,683,618 euro.

Interest matures on the securities at the 3-month Euribor rate with the following spreads:

Class A:	+0.16%
Class B:	+0.55%

The return on Class C securities is calculated annually on the basis of revenues from interest collected on the transferred loans, net of operating costs sustained by the SPV.

In 2010 payments were duly made on the four interest payment dates (12 March – 14 June – 13 September – 13 December). Payments were made for interest matured on Class A and B securities, and residual payments as envisaged under contract on Class C securities. The payments were made in accordance with the Order of Priority of Payments.

The securities are listed on the Irish Stock Exchange with Standard & Poor's, Moody's and Fitch IBCA ratings assigned as follows:

Securities	Standard & Poor's rating	Moody's Rating	Percentages	Amount in € mln
Class A	AAA	Aaa	90%	224.7
Class B	A	A1	6%	16.7
Class C	Not rated	Not rated	4%	9.6

F.5 CONTINGENT FINANCIAL TRANSACTIONS

As interest rate hedging on the series of securities, three Interest Rate Swap contracts were stipulated, corresponding to the floating rate applied to each portfolio transferred.
In accordance with rating agency agreements, each BCC injected liquidity into the SPV as a further guarantee against fluctuations in incoming cash flows from the loans and in outbound cash flows due to coupon payments. The original total involved, gradually reducing in compliance with certain contractual conditions, was 19,575 thousand euro (4.1% of the total portfolio transferred).
As an additional guarantee the BCCs disbursed limited recourse loans in government securities. These are deposited with Deutsche Bank Milan branch in favour of the senior securities holders. Legal ownership of these securities passed to Credico Finance 7, whilst for accounting purposes they continue to be recognised under assets of the individual BCCs together with related interest.

F.6 OPERATING RIGHTS OF THE TRANSFEREE COMPANY

Credico Finance 7 S.r.l. (as transferee and issuer) has operating rights limited by the Articles of Association. In particular, art. 2 states: "The sole purpose of the Company is the implementation of one or more securitisation transactions, as envisaged under the terms of Italian Law no. 130 of 30 April 1999 (hereinafter "Law 130/1999"), as amended and in compliance with implementing provisions, via the purchase of existing or future monetary loans, identifiable en bloc when in reference to multiple loans, and financed by means of the issue of securities (by the company or another company established pursuant to Law 130/99) under the terms of article 1, subsection 1, paragraph b) and article 5 of Italian Law 130/1999.
In compliance with this Law, loans relating to each securitisation to all effects and purposes constitute equity separate from that of the company and from that relating to other transactions. Creditors other than holders of securities issued to finance the loan acquisitions have no power to act on equity separated as

above. To the extent permitted by the provisions of Law 130/1999, the company may implement financial transactions solely with a view to the success of its securitisations, or in any event instrumental to the company purpose, together with reinvestment in other financial assets of funds raised through management of loans acquired but which cannot immediately be utilised to satisfy rights related to the securitisation.
The company will not wind up, merge or sell assets (except to the extent envisaged in documentation for the securitisations concerned), or amend its own memorandum of incorporation until the rated securities have been settled, without prior disclosure to the rating agencies involved in the specific transaction.
Within the limits of the provisions of Law 130/99, the company may perform financial transactions required for the success of the securitisation, or accessory, instrumental, linked, associated or necessary to pursue its company purpose, including arrangements for mortgages and loans, pledges and other forms of guarantee. The company may also appoint third parties as collection agents for the acquired loans and/or as cash and payment service providers, and may dispose of the acquired loans, reinvest in other financial assets (including loans with characteristics similar to those securitised) of funds deriving from management of the acquired loans but not immediately used to satisfy rights relating to the aforementioned securities.
Company business may be conducted both in Italy and other countries.

All the main business activities related to securitisation management have been outsourced to third parties (see point F3).

QUANTITATIVE DISCLOSURES

F.7 LOAN-RELATED CASH FLOW DATA
(amounts in euro)

	Balances as at 31 December 2009	Decreases in Collections 2010	Other Decreases	Increases in interest	Balances as at 31 December 2010
BCC Alba	72,570,875	12,973,412	0	1,557,049	61,154,512
BCC Anghiari	10,600,468	2,150,672	0	366,633	8,816,429
BCC Corinaldo	6,092,557	943,729	0	175,615	5,324,443
BCC Forlì	24,037,167	5,725,889	0	770,332	19,081,610
BCC Ghisalba	4,834,894	812,963	0	115,281	4,137,212
BCC Malatestiana	33,345,206	4,416,005	0	931,057	29,860,258
BCC Masiano	9,325,754	1,585,566	0	317,875	8,058,063
BCC Picena	8,869,588	1,551,421	0	258,077	7,576,244
BCC Piove di Sacco	12,139,644	1,946,801	0	388,770	10,581,613
BCC Pontassieve	18,151,914	2,838,801	0	432,095	15,745,208
BCC Recanati	15,076,467	2,714,817	0	377,323	12,738,973
BCC Romagna Centro	20,780,369	5,028,796	0	790,468	16,542,041
BCC Staranzano	14,281,049	2,744,422	0	359,429	11,896,056
BCC Triuggio	11,652,633	2,572,352	0	263,572	9,343,853
BCC Vicentino	11,679,734	2,271,320	0	233,893	9,642,307
BCC Vignole	21,714,004	4,034,885	0	579,982	18,259,101
	295,152,323	**54,311,851**	**0**	**7,917,451**	**248,757,923**

"Increases in interest" refers to interest matured during the year and duly collected at the end of the reporting period.

F.8 DEVELOPMENT OF PAST DUE LOANS

Detailed below are the changes in 2010 in past due loans.

Development of Past Due Loans	Balances as at 31/12/2009	Increases during the year	Decreases during the year	Balances as at 31/12/2010
BCC ALBA	1,474,271	7,106,023	6,927,487	1,652,807
BCC ANGHIARI E STIA	40,928	1,195,046	1,201,173	34,801
BCC CORINALDO	2,656	934,827	927,177	10,306
BCC FORLI'	196,039	5,726,785	5,719,592	203,232
BCC GHISALBA	0	623,745	623,745	0
BCC MALATESTIANA	933,313	5,273,184	4,145,935	2,060,562
BCC MASIANO	450,017	1,243,445	1,067,346	626,116
BCC PICENA	164,921	1,563,979	1,550,433	178,467
BCC PONTASSIEVE	155,810	3,259,112	2,835,150	579,772
BCC PIOVE DI SACCO	13,818	2,091,756	1,987,160	118,414
BCC RECANATI	549,600	2,464,803	2,579,083	435,320
BCC ROMAGNA	884,643	4,580,632	4,988,452	476,823
BCC TRIUGGIO	39,307	2,558,351	2,580,536	17,122
BCC VENETO STARANZANO	22,726	2,717,347	2,737,142	2,931
BCC VICENTINO	9,444	2,279,358	2,268,300	20,502
BCC VIGNOLE	927,852	2,824,164	2,934,796	817,220
Total	**5,865,345**	**46,442,557**	**45,073,507**	**7,234,395**

The future development of the securitisation is in line with expectations.

F.9 CASH FLOWS

Cash and cash equivalents – opening balance		**5,215,622**
Outflows		
Pay’ts to providers and corporate servicers	333,305	
Other payments	24,649	
Payment of interest	4,451	
Bank charges	1,437	
Servicing fees	1,117,769	
Interest on series A, B and C	4,555,323	
Swap spread	626,101	
Payment of BCC accruals	-	
Investments	255,866,722	
Repayment of funding utilised	5,146,680	
Repayment of coupons collected on BCC accounts	247,641	
Redemption of series A securities	48,243,818	
Total outflows		316,167,895
Inflows		
Disinvestments	256,434,637	
Collection on positive swap spreads	5,605	
Collections on funding	3,861,696	

Collections of receivables	54,315,001	
Coupons collected on BCC accounts	219,647	
Total inflows		314,836,585
Total cash and cash equivalents as at 31/12/2010		**3,884,312**

The estimated cash flows for 2010 are in line with the amortisation plan for the loans transferred.

F.10 POSITION OF GUARANTEES AND CREDIT FACILITIES

As at 31 December 2010 the funding provided by the BCCs was utilised for a total of 1.507.970 euro (on which interest of 898 euro had matured as at the financial statements date). As at the first interest payment date in 2011 these amounts had already been repaid in full.

F.11 BREAKDOWN BY RESIDUAL LIFE

ASSETS

Maturity	N° positions	%	Residual debt	%
up to 3 months	15	0%	567,731	0%
3 months – 1 year	32	1%	813,208	0%
1 – 5 years	543	17%	27,191,782	11%
over 5 years	2,480	80%	214,021,621	86%
Default	55	2%	6,163,581	3%
Total	**3,125**	**100%**	**248,757,923**	**100%**

The loans transferred are in Euro and have a maximum fixed maturity of 31 December 2031. 1.088.854 euro refer to positions concerning borrowers not resident in Italy.

LIABILITIES

Class A and B securities totalling 241.383.618 euro have a legal maturity of March 2039 with repayment linked to collections on the loans transferred.
Class C securities of 9,589,745 euro were subordinated to the full repayment of capital and interest on Class A and B securities.

F.12 BREAKDOWN BY GEOGRAPHIC LOCATION

The breakdown by geographic location of the borrowers is as follows:

Maturity	N° positions	%	Residual debt	%
Italy	3,117	100%	247,669,069	100%
Eurozone countries	4	0%	625,452	0%
EU countries, not Eurozone	2	0%	297,197	0%
Other	2	0%	166,205	0%
Totale	**3,125**	**100%**	**248,757,923**	**100%**

All loans are in Euro.

F.13 RISK CONCENTRATION

The level of portfolio split is illustrated below, with breakdown by category.

Amount range	N° positions	%	Nominal Value	%
up to 25,000 euro	216	7%	3,795,407	2%
25,000 – 75,000 euro	1,466	47%	72,571,053	29%
75,000 – 250,000 euro	1,349	43%	154,688,440	62%
over 250,000 euro	39	1%	11,539,492	5%
Default	55	2%	6,163,531	2%
Total	**3,125**	**100%**	**248,757,923**	**100%**

There are no individual loans of amounts exceeding 2% of the total portfolio.

Section 3 – Information on risks and related hedging policy

3.1 Credit risk

The Company has no credit risk. The securitised equity is separate to that of the Company.

3.2 Market risk

None.

3.3 Operating risk

None.

Section 4 – EQUITY DISCLOSURES

4.1 Company equity

4.1.1 Qualitative disclosures

In compliance with the provisions of art. 3, Italian Law 130/1999 the company was incorporated as a limited partnership (S.r.l.) with company capital of 10,000 euro.
Given the exclusive purpose of the company, its aim is long-term preservation of its equity, covering operating costs from its separate equity.

4.1.2 Quantitative disclosures

4.1.2.1 Company equity: breakdown

Item/Values	2010	2009
1. Share Capital	10,000	10,000
2. Share premium reserve	0	0
3. Reserves		
- of earnings		
a) legal	22	22
b) statutory	0	0
c) own shares	0	0
d) other	0	0

- other	346	346
4. (Own shares)	0	0
5. Valuation reserves		
- Financial assets available for sale	0	0
- Fixed assets	0	0
- Foreign investment hedges	0	0
- Cash flow hedges	0	0
- Exchange differences	0	0
- Non-current assets and discontinued operations	0	0
- Special revaluation laws	0	0
- Actuarial gains/losses on defined benefit plans	0	0
- Portion of reserves relating to investments carried at equity	0	0
6. Equity instruments	0	0
7. Profit (Loss) for the year	0	0
	0	0
Total	**10,368**	**10,368**

4.2 Regulatory capital and capital ratios

Given the company purpose and information provided in Section 4.1, completion of this section does not considered applicable.

Section 5 – DETAILED STATEMENT OF COMPREHENSIVE INCOME

Based on the Statement of Comprehensive Income, the company's profit/loss coincides with its comprehensive income.

Section 6 – RELATED PARTY TRANSACTIONS

6.1 Information on fees to strategic executives

Directors and Statutory Auditors Fees

On 28 April 2010 the ordinary General Meeting was held, during which resolution was passed in favour of an annual fee (net of VAT and professional emoluments) of 7,000 euro to the CEO for the current year.

Gross of VAT, professional contributions and other out-of-pocket expenses incurred for office purposes paid in 2010, the fees totalled 8,986 euro.

6.2 Loans and guarantees granted to directors and statutory auditors

No loans or guarantees were granted to the Sole Director.
The Company does not have a Board of Statutory Auditors.

6.3 Information on related party transactions

Pursuant to art. 2497(1) of the Italian Civil Code, company equity is distributed as follows:

Stichting Melograno 3 – 50%

Stichting Melograno 4 – 50%

None of these organisations has a management and coordination role.

Consequently there are no related party transactions to report.

Section 7 – Additional information

7.1 Average number of employees per category

By law, the company has no employees and relies upon outsourced services for its business operations.

7.2 Management and coordination

The company declares that its business operations are not subject to third party management and coordination.

7.3 Fees invoiced by the audit company for the period 1/1-31/12/2010

In the period 1/01/2010 – 31/12/2010, the audit company invoiced fees net of VAT amounting to Euro 15,750.00

The above fees relate exclusively to accounting audit services.

The Sole Director
(Antonio Bertani)

Credico Finance 7 S.r.l.

Report on Operations

Financial statements as at December 31, 2010

Dear Quotaholders,
I hereby submit for your approval the financial statements as at 31 December 2010, the year closing with a break-even result and equity of 10,368 euro, comprising the balance sheet, income statement, statement of changes in quotaholders'equity, statement of cash flows, statement of comprehensive income and explanatory notes.

Credico Finance 7 S.r.l. is a finance company, a securitisations SPV incorporated pursuant to art. 3, Italian Law no. 30 of 30 April 1999 and initially entered on the Special Register of financial intermediaries pursuant to art. 107 of the Consolidated Law on Banking. It is now included in the General Register according to art. 106 of the Consolidated Law as a result of the new regulations on "*Loan securitisations – Cancellation of SPVs from the Special Register*" issued by the Bank of Italy on 25 September 2009.

Technical notes for reading the financial statements

The financial statements were prepared in compliance with valuation and measurement criteria established by the International Financial Reporting Standards (IFRS) and International Accounting Standards (IAS), issued by the International Accounting Standards Board (IASB) and adopted by the European Commission according to the procedure contained in art. 6 of EC Regulation 1606/2002 of the European Parliament and European Council on 19 July 2002. The EC Regulation was fully implemented in Italy following issue of Italian Legislative Decree 38 on 28 February 2005, which became effective on 22 March 2005, and is also in line the Governor of the Bank of Italy Instructions issued on 14 February 2006 and subsequently amended by Instructions issued on 16 December 2009.

Part A "Accounting Policies" of the explanatory notes indicates the reference international accounting standards adopted.

Items of the Balance Sheet, Income Statement, Statement of Changes in Quotaholders'Equity and Statement of Cash Flows show no significant changes compared to the position as at 31 December 2009.
With regard to securitisation performance, reference should be made to Section F of the Notes to the Financial Statements.

Company business

The sole purpose of the Company is the implementation of one or more securitisation, as envisaged under the terms of Italian Law no. 130 of 30 April 1999 (hereinafter "Law

130/1999"), as amended and in compliance with implementing provisions, via the purchase of existing or future monetary loans, identifiable en bloc when in reference to multiple loans, and financed by means of the issue of securities (by the company or another company established pursuant to Law 130/99) under the terms of article 1, subsection 1, paragraph b) and article 5 of Italian Law 130/1999.
In compliance with this Law, loans acquired by the company as part of each securitisation to all effects and purposes constitute equity separate from that of the company and from that relating to other transactions. Creditors other than holders of securities issued to finance the loan acquisitions have no power to act on equity separated as above. To the extent permitted by the provisions of Law 130/1999, the company may implement financial transactions solely with a view to the success of its securitisations, or in any event instrumental to the company purpose, together with reinvestment in other financial assets of funds raised through management of loans acquired but which cannot immediately be utilised to satisfy rights related to the securitisation.
The company will not wind up, merge or sell assets (except to the extent envisaged in documentation for the securitisations concerned), or amend its own memorandum of incorporation until the rated securities have been settled, without prior disclosure to the rating agencies involved in the specific transaction.
The company may also appoint third parties as collection agents for the acquired loans and/or as cash and payment service providers, and may dispose of the acquired loans, reinvest in other financial assets (including loans with characteristics similar to those securitised) of funds deriving from management of the acquired loans but not immediately used to satisfy rights relating to the aforementioned securities.
Company business may be conducted both in Italy and other countries.

In December 2006 the company completed a securitisation on performing loans sold by 16 banks, more specifically: BCC di Corinaldo Società Cooperativa, BCC Picena Società Cooperativa, Banca di Forlì Credito Cooperativo Società Cooperativa, BCC di Ghisalba (Bergamo) Società Cooperativa, BCC di Recanati e Colmurano Società Cooperativa, Banca di Romagna Centro di Credito Cooperativo Scrl, BCC di Piove di Sacco Società Cooperativa, BCC di Alba Langhe Roero Scrl, Banca Malatestiana - Credito Cooperativo - Società Cooperativa, Banca Anghiari e Stia Credito Cooperativo Società Cooperativa, BCC di Staranzano Società Cooperativa, BCC di Triuggio Società Cooperativa, BCC Masiano (Pistoia) Società Cooperativa, BCC di Pontassieve Società Cooperativa, BCC Vignole Società Cooperativa and Banca di Credito Cooperativo Vicentino Pojana Maggiore Società Cooperativa.

The transaction was submitted for prior approval of the Bank of Italy.

Own shares

The company does not possess own shares.

Quotaholder relations

The breakdown of company capital is as follows:
50% Stichting Melograno 3
50% Stichting Melograno 4

The 16 BCC Lenders, based on the specific “Servicing Contract”, act as Servicers.

For this service they receive a commission of 0.40% per year.
There were no transactions with company investors.

Research and Development

No specific research and development activities were performed.

Other information

As a result of internal controls as appropriate, note that the company is not subject to third-party Management and Coordination as established by Italian Legislative Decree 6/2003 and governed by articles 2497-2497*septies* of the Italian Civil Code.

Events after closing of the financial year

After 31 December 2010 the securitisation proceeded normally.

On the first interest payment date of the year, 14 March 2011, and in compliance with the Order of Priority of Payments established under contract, payments were made to company creditors, in particular: service providers, interest on securities, interest due on derivatives and residual interest on series C securities.

Business forecast

Given the current intention not to perform new securitisations, operations will focus on normal advancement of the existing securitisation.

Report on Corporate Governance and the Company's Ownership Structure: "Principal characteristics of the internal control and risk management systems present in relation to the process of financial reporting" pursuant to art. 123-*bis*, subsection 2, paragraph b), Consolidated Law on Finance.

The sole purpose of the Company is the implementation of one or more securitisation pursuant to Italian Law no. 130 of 30 April 1999 ("Law 130/1999"), as amended, via the purchase of existing or future monetary loans, identifiable en bloc when in reference to multiple loans, and financed by means of securities issued under the terms of art. 1, subsection 1, paragraph b), Law 130/1999. In compliance with this Law, loans relating to each securitisation to all effects and purposes constitute equity separate from that of the company and from that relating to other transactions, on which creditors other than holders of securities issued to finance the loan acquisitions have no power to act. To the extent permitted by the provisions of Law 130/1999, the company may conclude contingent financial agreements, stipulated with a view to the success of its securitisations, or in any event instrumental to the company purpose, together with reinvestment in other financial assets of funds raised through management of the acquired loans but which cannot immediately be utilised to satisfy rights deriving from the aforementioned securities.

In the context of its company purpose, in December 2006 the company launched a securitisation through the purchase of a series of loans en bloc from 16 BCCs (Italian cooperative banks) for a total par value of 477,939,745 euro. To purchase these securities the company issued asset-backed securities listed on the Irish stock market and junior securities. As protection against interest rate risk, solely in relation to fluctuations in the rate on coupons for securities issued as part of the securitisation, the company stipulated specific Interest Rate Swaps.

Consequently, pursuant to art. 123-*bis*, Italian Legislative Decree no. 58 of 24 February 1998, the report on operations of issuers with securities listed on regulated markets must contain a specific section, the "Report on Corporate Governance and the Company's Ownership Structure", which in accordance with subsection 2, paragraph b) of that article must provide information on the "main characteristics of the risk management and internal control systems for separate or consolidated financial reporting processes, as appropriate".

In this respect it should be emphasised that the company is under no obligation to recruit employees. To pursue the company purpose and therefore also in relation to risk management and internal control systems for the financial reporting process, the company makes use of appointed ad hoc agents. The contractual documentation of the securitisation governs the appointment of agents and the specific activities each agent is expected to perform for the company. This information is also provided in Part D, Section F.3 of the Notes to the Financial Statements.

The agents are appointed from among persons who perform duties assigned by the company in a professional manner. Agents must complete their assignments in compliance with governing regulations and in such a way as to allow the company to promptly comply with all securitisation-related and legal obligations.

The main roles covered by such agents are as follows:

(i) Servicers, responsible for the progress and monitoring of the transferred loans. In particular, they are responsible for loan management, any default and upkeep of the guarantees, ensuring necessary documentation;

(ii) the Corporate Servicer, responsible for the company's administrative and accounting management;

(iii) the Cash Manager, Computation Agent and Paying Agent, who perform cash management, interest calculation and payment services.

Specifically, the Servicer is the "party appointed to collect the transferred loans and to perform collection and payment services" pursuant to article 2, subsection 3, paragraph c), Law 130/1999. In accordance with art. 2, subsection 6 of Law 130/1999 the Servicer may be a bank or intermediary entered on the Special Register pursuant to art. 107, Legislative Decree no. 385 of 1 September 1993, responsible for verifying compliance of the transactions with law and the prospectus.

Also pursuant to the Bank of Italy Instructions of 23 August 2000, Servicers are responsible for both operational tasks and for guaranteeing the correct implementation of securitisations in the interest of investors and, in general, of the market.

Lastly, with regard to the financial statements, it should be mentioned that these are mainly prepared by the Corporate Servicer based on data provided by the subject appointed to manage the loans acquired.

The company's decision-making body performs regular monitoring of the aforementioned agents and approves the financial reports.

Allocation of net profit (loss) for the period

Dear Quotaholders,

You are therefore invited to approve the Financial Statements as at 31 December 2010 which closed with a break-even result.

The Sole Director
Antonio Bertani

<u>CREDICO FINANCE 7 S.R.L.</u>

STATEMENT OF COMPREHENSIVE INCOME

ITEMS – (IN EURO)	2010	2009
10. Net profit (Loss) for the period	**0**	**0**
110. Total other income items after tax	**0**	**0**
120. Comprehensive income (Items 10 + 110)	**0**	**0**

STATEMENT OF CASH FLOWS
(Direct method)

A. OPERATIONS	2010	2009
1. Operations	**0**	**2,019**
- interest income received (+)	7	42
- interest expense paid (-)		
- dividends and similar revenues (+)		
- net commissions (+/-)		
- Personnel costs (-)	(8,986)	(9,025)
- other costs (-)	(127,554)	(122,893)
- other revenues (+)	136,997	134,076
- taxes (-)	(464)	(181)
- costs/revenues for groups of discontinued assets, net of tax effects (+/-)		
2. Cash flow generated/absorbed by financial assets	**(2,730)**	**2,172**
- financial assets held for trading		
- financial assets measured at fair value		
- financial assets available for sale		
- due from banks		
- due from financial institutions		
- due from customers		
- other assets	(2,730)	2,172
3. Cash flow generated/absorbed by financial liabilities	**11,273**	**(4,294)**
- due to banks		
- due to financial institutions		
- due to customers		
- securities in issue		
- financial liabilities from trading		
- financial liabilities measured at fair value		
- other liabilities	11,273	(4,294)
Net cash flow generated/absorbed by operations	**8,543**	**(103)**
B. INVESTMENTS		
1. Cash flow generated by		
- disposal of equity investments		
- dividends collected on equity investments		
- disposal/redemption of financial assets held to maturity		
- disposal of property, plant and equipment		
- disposal of intangible assets		
- disposal of business segments		
1. Cash flow absorbed by		
- acquisition of equity investments		
- acquisition of financial assets held to maturity		
- purchase of property, plant and equipment		
- purchase of intangible assets		
- acquisition of business segments		
Net cash flow generated/absorbed by investments		

C. FUNDING		
- issue/purchase of own shares		
- issue/purchase of equity instruments		
- distribution of dividends and other		
Net cash flow generated/absorbed by funding		
NET CASH GENERATED/ABSORBED FOR THE YEAR	**8,543**	**(103)**

RECONCILIATION

	2010	2009
Cash and cash equivalents – opening balance	**7.482**	**7.585**
Total net cash flow generated/absorbed for the year	8.543	(103)
Cash and cash equivalents – closing balance	**16.025**	**7.482**

PROSPETTO DELLE VARIAZIONI DEL PATRIMONIO NETTO 2009

				Allocation of previous period's net profit (loss)		Changes in the period							
							Equity transactions						
	Balance at 31/12/2008	Change in opening balance	Balance at 1/1/2009	Reserves	Dividends and other allocations	Changes in reserves	issue of new shares	Purchase of own shares	Extraordinary distribution of dividends	Changes in equity instruments	Other Changes	Comprehensive income 2010	Quotaholders'equity ad at 31/12/209
Share capital	10.000		10.000										10.000
Share premium reserve	0		0										0
Reserves:	0		0										0
a) earings	151		151	217									368
b) other	0		0										0
Valutation reserves	0		0										0
Equity instruments	0		0										0
Own Shares	0		0										0
Net profit (loss) for the period	217		217	(217)									0
Total quotaholders'equity	10.368	0	10.368	0	0	0	0	0	0	0	0	0	10.368

PROSPETTO DELLE VARIAZIONI DEL PATRIMONIO NETTO 2010

				Allocation of previous period's net profit (loss)		Changes in the period							
							Equity transactions						
	Balance at 31/12/2009	Change in opening balance	Balance at 1/1/2010	Reserves	Dividends and other allocations	Changes in reserves	Issue of new shares	Purchase of own shares	Extraordinary distribution of dividends	Changes in equity instruments	Other changes	Comprehensive income 2010	Quotaholders' equity as at 31/12/2010
Share capital	10,000		10,000										10,000
Share premium reserve	0		0										0
Reserves:	0		0										0
a) earnings	368		368										368
b) other	0		0										0
Valuation reserves	0		0										0
Equity instruments	0		0										0
Own shares	0		0										0
Net profit (loss) for the period			0										0
Total quotaholders'equity	10,368	0	10,368	0	0	0	0	0	0	0	0	0	10,368

Credico Finance 7 S.r.l.

Financial Statements as of december 31, 2010

Independent Auditors' Report
pursuant to art. 14 and 16 of Legislative Decree n. 39
dated January 27, 2010

(Translation from the original Italian text)

Reconta Ernst & Young S.p.A.
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Independent auditors' report
pursuant to art. 14 and 16 of Legislative Decree n. 39 dated January 27, 2010
(Translation from the original Italian text)

To the Quotaholders of
Credico Finance 7 S.r.l.

1. We have audited the financial statements of Credico Finance 7 S.r.l. as of and for the year ended December 31, 2010, comprising the balance sheet, the income statement, the statement of comprehensive income, the statement of changes in quotaholders' equity, the statement of cash flows and the related explanatory notes. The preparation of these financial statements in compliance with International Financial Reporting Standards as adopted by the European Union and with art. 9 of Legislative Decree n. 38/2005 is the responsibility of Credico Finance 7 S.r.l.'s management. Our responsibility is to express an opinion on these financial statements based on our audit.

2. Our audit was performed in accordance with auditing standards recommended by Consob (the Italian Stock Exchange Regulatory Agency). In accordance with such standards, we planned and performed our audit to obtain the information necessary to determine whether the financial statements are materially misstated and if such financial statements, taken as a whole, may be relied upon. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements, as well as assessing the appropriateness and correct application of the accounting principles and the reasonableness of the estimates made by management. We believe that our audit provides a reasonable basis for our opinion.

   For our opinion on the financial statements of the prior year, which are presented for comparative purposes, reference should be made to our report dated April 27, 2010.

3. In our opinion, the financial statements of Credico Finance 7 S.r.l. as of and for the year ended December 31, 2010 have been prepared in accordance with International Financial Reporting Standards as adopted by the European Union and with art. 9 of Legislative Decree n. 38/2005; accordingly, they present clearly and give a true and fair view of the financial position, the results of operations and the cash flows of Credico Finance 7 S.r.l. for the year then ended.

4. The exclusive purpose of the Company is to carry out receivables securitization transactions pursuant to Law n° 130/99 and, in compliance with Bank of Italy's instructions of December 16, 2009, has recorded the acquired receivables, the notes issued and the other transactions performed within the scope of the securitization transaction in the explanatory notes and not in the balance sheet. The recognition of financial assets and liabilities in the explanatory notes is done, in conformity with the administrative provisions issued by the Bank of Italy under art. 9 of the Legislative Decree n° 38/2005, in accordance with International Financial Reporting Standards. This approach is also in line with the provisions of Law n° 130/99 according to which the receivables involved in each securitization are, in all respect, separate from the assets of the Company and from those related to other securitization. For completeness of disclosure, we point that the accounting treatment under the International Financial Reporting Standards of financial assets and/or groups of financial assets and financial

liabilities deriving from securitization is still under examination by the International Financial Reporting Standards interpretation committees.

5. The management of Credico Finance 7 S.r.l. is responsible for the preparation of the Report on Operations in accordance with the applicable laws and regulations. Our responsibility is to express an opinion on the consistency with the financial statements of the Report on Operations and the specific section on Corporate Governance and the Company's Ownership Structure regarding the information included therein in compliance with art. 123-bis of Legislative Decree n. 58/1998, paragraph 2, letter b), as required by the law. For this purpose, we have performed the procedures required under Auditing Standard 001 issued by the Italian Accounting Profession (CNDCEC) and recommended by Consob (the Italian Stock Exchange Regulatory Agency). In our opinion, the Report on Operations and the information included therein in compliance with art. 123-bis of Legislative Decree n. 58/1998, paragraph 2), letter b) included in the specific section on Corporate Governance and the Company's Ownership Structure, are consistent with the financial statements of Credico Finance 7 S.r.l. as of and for the year ended December 31, 2010.

Rome, April 20, 2011

Reconta Ernst & Young S.p.A.
signed by: Alberto M. Pisani, partner