

External Parties

Arrangers
 WestLB AG
 Natixis S.A.
 UBS Investment Bank

Servicer
 Banca Carige S.p.A

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Dates

Original Closing Date	July 23, 2004
First Payment Date	October 27, 2004
Payment Date	April 27, 2016
Next Payment Date	July 27, 2016
Legal Maturity Date	October 27, 2043
Payment Frequency	Quarterly
Interest Period[Start]	January 27, 2016
Interest Period[End]	April 26, 2016
Accrual Number of Days	91

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Notes Payment Details

Current Period Distribution										
Class	ISIN	Ccy	Original Principal Balance	Beginning Principal Balance	Interest	Principal	Total Distribution	Beginning Pool Factor	Ending Pool Factor	Ending Principal Balance
				(1)	(2)	(3)	(4)=(2)+(3)	(5)	(6)	(7)=(1)-(3)
A	IT0003694129	€	808,300,000.00	37,155,678.77	2,348.03	4,760,566.79	4,762,914.82	0.0459677	0.0400781	32,395,111.98
B	IT0003694137	€	26,800,000.00	26,800,000.00	11,177.83	0.00	11,177.83	1.0000000	1.0000000	26,800,000.00
C	IT0003694145	€	29,350,000.00	29,350,000.00	50,078.44	0.00	50,078.44	1.0000000	1.0000000	29,350,000.00
Total			864,450,000.00	93,305,678.77	63,604.30	4,760,566.79	4,824,171.09			88,545,111.98

Interest Accrual Details											
Class	Days	Method	Index	Margin	Interest Rate	Beginning Principal Balance	Prior Unpaid Interest	Accrued Interest	Total Interest Due	Interest Paid	Current Unpaid Interest
			(1)	(2)	(3) = (1) + (2)		(4)	(5)	(6) = (4) + (5)	(7)	(8) = (6) - (7)
A	91	Act/360	-0.15500%	0.18000%	0.02500%	37,155,678.77	0.00	2,348.03	2,348.03	2,348.03	0.00
B	91	Act/360	-0.15500%	0.32000%	0.16500%	26,800,000.00	0.00	11,177.83	11,177.83	11,177.83	0.00
C	91	Act/360	-0.15500%	0.83000%	0.67500%	29,350,000.00	0.00	50,078.44	50,078.44	50,078.44	0.00
Total						93,305,678.77	0.00	63,604.30	63,604.30	63,604.30	0.00

Issuer Available Funds

Issuer Available Funds	
[a] Amounts received or recovered during the Collection Period	€5,221,657.13
[b] Amounts received under the Swap Agreement	€0.00
[c] Amounts received under the Transfer Agreement	€0.00
[e] Interest/Profit accrued on the Eligible investments	€0.00
[f] Amounts deposited in the AM2 Cash Collateral Account	€18,590,000.00
[g] Interest accrued on the Accounts	€0.00
[h] Other amounts received under the Transaction Documents	€0.00
[i] All amounts received from the sale of all or part of the Portfolio	€0.00
[j] Amounts set aside on the AM2 Principal Accumulation Account (if applicable)	€0.00
Total Issuer Available Funds	€23,811,657.13

Expenses

Expenses	Amounts Due	Amounts Paid	Carried Forward
[a] Senior Expenses			
[i] Tax Authorities	€0.00	€0.00	€0.00
[ii] Costs required to maintain corporate existence	€0.00	€0.00	€0.00
[iii] Representative of Noteholders	€2,000.00	€2,000.00	€0.00
[iv] Expenses due to parties not party to the Intercreditor Agmt	€0.00	€0.00	€0.00
[v] Calculation Agent Fee	€2,500.00	€2,500.00	€0.00
[vi] Luxembourg Agent Fee	€0.00	€0.00	€0.00
[vii] Paying Agent	€1,000.00	€1,000.00	€0.00
[viii] Corporate Services Provider Fee	€0.00	€0.00	€0.00
[ix] Other	€12,000.00	€12,000.00	€0.00
[b] Servicing Fee	€37,632.30	€37,632.30	€0.00
[c] Issuer Disbursement Amount	€10,879.27	€10,879.27	€0.00
[d] Originator Interest on the Purchase Price	€0.00	€0.00	€0.00
[e] All Amounts payable to the Swap Counterparty	€84,049.90	€84,049.90	€0.00
[f] Interest on Class A Notes	€2,348.03	€2,348.03	€0.00
[g] Interest on Class B Notes	€11,177.83	€11,177.83	€0.00
[h] Interest on Class C Notes	€50,078.44	€50,078.44	€0.00
[i] Scheduled Cash Collateral Amount	€18,590,000.00	€18,590,000.00	€0.00
[j] Fee and Expenses payable upon termination of the Swap	€0.00	€0.00	€0.00
[k] Amnts due pursuant to the Transfer and Subscription Agmts	€0.00	€0.00	€0.00
[l] Amnts due to the Servicer pursuant to the Servicing Agmt	€0.00	€0.00	€0.00
[m] Interest due to the Subordinated Loan Provider	€0.00	€0.00	€0.00
[n] Principal due to the Subordinated Loan Provider	€0.00	€0.00	€0.00
[o] Deferred Purchase Price	€45,799,817.19	€247,424.57	€45,552,392.62

Amortisation Amounts

Amortisation Amounts	
Principal Amount Outstanding of the Class A Notes	€37,155,678.77
Principal Amount Outstanding of the Class B Notes	€26,800,000.00
Principal Amount Outstanding of the Class C Notes	€29,350,000.00
Outstanding Principal of the Collateral Portfolio	€88,545,111.98
Amounts set aside by way of Principal Amortisation Amount on 27-10-04	€16,700,531.43
Amounts set aside by way of Principal Amortisation Amount on 27-01-05	€21,089,412.89
Amounts set aside by way of Principal Amortisation Amount on 27-04-05	€20,859,290.85
Amounts set aside by way of Principal Amortisation Amount on 27-07-05	€22,984,398.50
Amounts set aside by way of Principal Amortisation Amount on 27-10-05	€22,338,112.61
Principal Amortisation Amount	€0.00
Class A Amortisation Amount	€4,760,566.79
Class B Amortisation Amount	€0.00
Class C Amortisation Amount	€0.00

Pre-Enforcement Order of Priority

Pre-Enforcement Order of Priority	
Issuer Available Funds	€23,811,657.13
[a] Senior Expenses	
[i] Tax Authorities	€0.00
[ii] Costs required to maintain corporate existence	€0.00
[iii] Representative of Noteholders	€2,000.00
[iv] Expenses due to parties not party to the Intercreditor Agreement	€0.00
[v] Calculation Agent Fee	€2,500.00
[vi] Luxembourg Agent Fee	€0.00
[vii] Paying Agent Fee	€1,000.00
[viii] Corporate Services Provider Fee	€0.00
[ix] Other	€12,000.00
[b] Servicing Fee	€37,632.30
[c] Issuer Disbursement Amount	€10,879.27
[d] Originator Interest on the Purchase Price	€0.00
[e] All Amounts payable to the Swap Counterparty	€84,049.90
[f] Interest on Class A Notes	€2,348.03
[g] Interest on Class B Notes (if Cum. Def. Ratio is lower than 13.8%)	€11,177.83
[h] Interest on Class C Notes (if Cum. Def. Ratio is lower than 8%)	€50,078.44
[i] Before January 2006 - AM2 Principal Amortisation Amount	€0.00
[j] After (and including) January 2006 Class A Amortisation Amount	€4,760,566.79
[k] Interest on Class B Notes (if Cum. Def. Ratio is greater than 13.8%)	€0.00
[l] After (and including) January 2006 Class B Amortisation Amount	€0.00
[m] Interest on Class C Notes (if Cum. Def. Ratio is greater than 8%)	€0.00
[n] After (and including) January 2006 Class C Amortisation Amount	€0.00
[o] Scheduled Cash Collateral Amount	€18,590,000.00
[p] Fee and Expenses payable upon termination of the Swap	€0.00
[q] Amnts due pursuant to the Transfer and Subscription Agmts	€0.00
[r] Amnts due to the Servicer pursuant to the Servicing Agmt	€0.00
[s] Interest due to the Subordinated Loan Provider	€0.00

[i] Principal due to the Subordinated Loan Provider	€0.00
[u] Deferred Purchase Price	€247,424.57

Post-Enforcement Order of Priority

Post-Enforcement Order of Priority	
Issuer Available Funds	€0.00
[a] Senior Expenses	
[i] Tax Authorities	€0.00
[ii] Costs required to maintain corporate existence	€0.00
[iii] Representative of Noteholders	€0.00
[iv] Expenses due to parties not party to the Intercreditor Agreement	€0.00
[v] Calculation Agent Fee	€0.00
[vi] Luxembourg Agent Fee	€0.00
[vii] Paying Agent Fee	€0.00
[viii] Corporate Services Provider Fee	€0.00
[ix] Other	€0.00
[b] Servicing Fee	€0.00
[c] Issuer Disbursement Amount	€0.00
[d] All Amounts payable to the Swap Counterparty	€0.00
[e] Interest on Class A Notes	€0.00
[f] Principal due and payable on the Class A Notes	€0.00
[g] Interest on Class B Notes	€0.00
[h] Principal due and payable on the Class B Notes	€0.00
[i] Interest on Class C Notes	€0.00
[j] Principal due and payable on the Class C Notes	€0.00
[k] Fee and Expenses payable upon termination of the Swap	€0.00
[l] Interest on the Initial Purchase Price	€0.00
[m] Amnts due pursuant to the Transfer and Subscription Agreements	€0.00
[n] Amnts due to the Servicer pursuant to the Servicing Agmt	€0.00
[o] Interest due to the Subordinated Loan Provider	€0.00
[p] Principal due to the Subordinated Loan Provider	€0.00
[q] Deferred Purchase Price	€0.00

Deferred Purchase Price

Deferred Purchase Price	
[a] Interest Accrued on the portfolio	€426,651.92
[b] Any other amounts deriving from Mortgage Loans	€22,161.52
[c] Default interest accrued on the Portfolio	€12,690.88
[d] Interest accrued on the accounts	€0.00
[e] Any profit generated by or Interest matured on the Eligible investments	€0.00
[f] Amounts received under the Transfer Agreement	€0.00
[g] Amounts received under the Swap agreement	€155,609.59
[h] Capital gains made from the sale of all or part of the Portfolio	€0.00
[i] Any other amount deposited in the AM2 Accounts	€0.00
[j] All costs, expenses under items (i) to (vii) of the Pre-Enforcement Priority of Payments	€66,011.57
[k] Interest Amount on the Notes	€63,604.30
[l] All amounts payable to the Swap Counterparty	€239,659.49
[m] Amounts payable to the Originator	€0.00
[n] Any Capital Loss made from the Eligible investments	€0.00
[o] Any loss incurred, or expected to be incurred, in respect of the Receivables	€575,206.06
Deferred Purchase Price	€-327,367.51

1. DELINQUENCY RATIO

Collection Period	Outstanding Principal of Delinquent Receivables	Outstanding principal of the Collateral Portfolio	Delinquency Ratio (%)
1/07/2004 - 30/09/2004	10,415,323.10	847,052,138.62	1.229
01/10/2004 - 31/12/2004	8,310,690.33	825,826,539.47	1.006
01/01/2005 - 31/03/2005	12,379,884.32	804,927,821.04	1.538
01/04/2005 - 30/06/2005	7,876,696.16	781,625,122.84	1.008
01/07/2005 - 30/09/2005	9,879,473.00	759,710,094.80	1.300
01/10/2005 - 31/12/2005	6,821,051.04	736,004,991.90	0.927
01/01/2006 - 31/03/2006	10,054,369.62	711,844,032.92	1.412
01/04/2006 - 30/06/2006	8,822,077.03	685,073,752.12	1.288
01/07/2006 - 30/09/2006	10,551,665.46	663,018,432.32	1.591
01/10/2006 - 31/12/2006	10,918,078.99	636,133,232.91	1.716
01/01/2007 - 31/03/2007	11,027,002.12	612,504,826.21	1.800
01/04/2007 - 30/06/2007	17,449,568.57	583,228,443.24	2.992
01/07/2007 - 30/09/2007	19,136,807.45	553,862,549.34	3.455
01/10/2007 - 31/12/2007	11,176,555.10	519,677,228.46	2.151
01/01/2008 - 31/03/2008	17,896,544.13	488,720,545.73	3.661
01/04/2008 - 30/06/2008	14,662,924.33	456,030,554.92	3.215
01/07/2008 - 30/09/2008	17,275,639.92	425,350,920.00	4.062
01/10/2008 - 31/12/2008	16,968,931.92	388,966,770.20	4.363
01/01/2009 - 31/03/2009	16,751,767.72	370,136,685.33	4.526
01/04/2009 - 30/06/2009	15,800,903.30	345,301,497.41	4.575
01/07/2009 - 30/09/2009	13,225,835.80	327,186,472.52	4.042
01/10/2009 - 31/12/2009	10,296,347.55	309,562,336.42	3.326
01/01/2010 - 31/03/2010	11,604,141.86	295,099,258.36	3.932
01/04/2010 - 30/06/2010	10,806,127.91	277,558,803.97	3.893
01/07/2010 - 30/09/2010	11,005,622.47	264,940,867.81	4.153
01/10/2010 - 31/12/2010	6,727,402.63	252,946,389.33	2.660
01/01/2011 - 31/03/2011	8,688,173.02	240,743,867.47	3.609
01/04/2011 - 30/06/2011	7,287,912.30	227,746,900.30	3.200
01/07/2011 - 30/09/2011	7,504,082.98	214,544,505.98	3.498
01/10/2011 - 31/12/2011	5,937,039.91	202,608,500.19	2.930
01/01/2012 - 31/03/2012	6,447,283.74	192,128,812.95	3.356
01/04/2012 - 30/06/2012	6,579,693.33	181,299,244.46	3.629
01/07/2012 - 30/09/2012	5,654,989.24	171,922,345.73	3.289
01/10/2012 - 31/12/2012	3,483,198.07	161,989,645.20	2.150
01/01/2013 - 31/03/2013	5,238,755.86	154,817,070.43	3.383
01/04/2013 - 30/06/2013	4,408,176.13	148,340,163.30	2.971
01/07/2013 - 30/09/2013	4,380,529.79	142,217,272.50	3.080
01/10/2013 - 31/12/2013	3,872,684.01	136,455,247.90	2.838
01/01/2014 - 31/03/2014	5,072,220.46	131,486,802.93	3.858
01/04/2014 - 30/06/2014	5,238,384.01	125,267,074.69	4.182
01/07/2014 - 30/09/2014	5,018,820.92	119,983,882.44	4.183
01/10/2014 - 31/12/2014	3,958,895.00	113,973,053.85	3.474
01/01/2015 - 31/03/2015	4,067,271.49	108,435,644.19	3.751
01/04/2015 - 30/06/2015	3,272,147.74	103,189,165.68	3.171
01/07/2015 - 30/09/2015	3,116,586.85	98,302,283.15	3.170
01/10/2015 - 31/12/2015	3,328,506.48	93,305,678.77	3.567
01/01/2016 - 31/03/2016	3,028,542.20	88,545,111.98	3.420

Argo Mortgages 2 S.r.l.

Asset Backed Certificates

April 27, 2016 Distribution

2. PERFORMANCE RATIO

Collection Period	Collected Interest Instalments	Accrued Interest Instalments	Performance Ratio (%)
30/06/2004 - 30/09/2004	8,086,957.74	8,655,703.26	93.429
01/10/2004 - 31/12/2004	8,869,537.45	8,614,042.05	102.966
01/01/2005 - 31/03/2005	7,966,145.80	8,289,067.25	96.104
01/04/2005 - 30/06/2005	8,272,312.91	8,132,482.08	101.719
01/07/2005 - 30/09/2005	7,594,835.73	7,739,619.24	98.129
01/10/2005 - 31/12/2005	7,935,668.46	7,657,756.65	103.629
01/01/2006 - 31/03/2006	7,602,409.22	7,891,369.34	96.338
01/04/2006 - 30/06/2006	8,055,669.38	7,975,998.10	100.999
01/07/2006 - 30/09/2006	8,009,112.32	8,300,851.20	96.485
01/10/2006 - 31/12/2006	8,543,978.11	8,350,048.06	102.323
01/01/2007 - 31/03/2007	8,390,083.13	8,584,214.98	97.739
01/04/2007 - 30/06/2007	8,575,175.61	8,506,089.10	100.812
01/07/2007 - 30/09/2007	8,269,922.90	8,496,568.32	97.332
01/10/2007 - 31/12/2007	8,603,390.36	8,322,374.94	103.376
01/01/2008 - 31/03/2008	7,852,918.64	8,091,895.90	97.046
01/04/2008 - 30/06/2008	7,719,291.09	7,669,030.42	100.655
01/07/2008 - 30/09/2008	7,146,746.98	7,340,752.76	97.357
01/10/2008 - 31/12/2008	7,063,687.88	6,948,409.00	101.659
01/01/2009 - 31/03/2009	5,535,787.38	5,354,857.05	103.379
01/04/2009 - 30/06/2009	4,423,439.18	4,358,751.13	101.484
01/07/2009 - 30/09/2009	2,942,217.66	2,869,958.80	102.517
01/10/2009 - 31/12/2009	2,765,540.31	2,615,312.29	105.744
01/01/2010 - 31/03/2010	2,215,660.04	2,229,383.65	99.384
01/04/2010 - 30/06/2010	2,164,945.80	2,126,510.98	101.807
01/07/2010 - 30/09/2010	1,949,610.51	1,994,579.00	97.744
01/10/2010 - 31/12/2010	2,044,577.81	1,965,018.74	104.049
01/01/2011 - 31/03/2011	1,894,242.87	1,938,623.57	97.711
01/04/2011 - 30/06/2011	1,929,309.95	1,923,103.12	100.323
01/07/2011 - 30/09/2011	1,958,720.49	1,964,590.18	99.701
01/10/2011 - 31/12/2011	1,951,018.59	1,919,465.76	101.643
01/01/2012 - 31/03/2012	1,731,792.26	1,760,524.97	98.367
01/04/2012 - 30/06/2012	1,620,527.49	1,615,464.33	100.312
01/07/2012 - 30/09/2012	1,265,351.54	1,265,440.76	99.993
01/10/2012 - 31/12/2012	1,150,264.28	1,140,722.76	100.835
01/01/2013 - 31/03/2013	895,890.01	899,524.80	99.595
01/04/2013 - 30/06/2013	857,321.61	855,721.16	100.187
01/07/2013 - 30/09/2013	795,201.70	801,227.54	99.248
01/10/2013 - 31/12/2013	785,151.67	779,015.99	100.788
01/01/2014 - 31/03/2014	739,238.58	748,018.73	98.826
01/04/2014 - 30/06/2014	744,249.53	748,018.73	99.496
01/07/2014 - 30/09/2014	675,809.41	677,994.98	99.678
01/10/2014 - 31/12/2014	645,361.55	642,685.55	100.416
01/01/2015 - 31/03/2015	563,489.83	566,502.58	99.468
01/04/2015 - 30/06/2015	545,730.13	542,110.93	100.668
01/07/2015 - 30/09/2015	477,226.40	474,490.77	100.577
01/10/2015 - 31/12/2015	456,765.88	452,961.65	100.840
01/01/2016 - 31/03/2016	408,301.52	410,165.59	99.546

3. PREPAYMENT RATIO

Collection Period	Prepaid Principal	Aver. Outstanding Principal of the Collateral Portfolio	Prepayment Ratio (%)
30/06/2004 - 30/09/2004	5,123,504.45	864,518,384.55	0.593
01/10/2004 - 31/12/2004	7,692,169.40	845,172,461.91	0.910
01/01/2005 - 31/03/2005	6,779,795.41	815,377,180.26	0.831
01/04/2005 - 30/06/2005	8,112,254.56	803,725,831.15	1.009
01/07/2005 - 30/09/2005	7,556,406.81	792,768,317.13	0.953
01/10/2005 - 31/12/2005	9,598,380.40	780,915,765.68	1.229
01/01/2006 - 31/03/2006	11,083,961.65	723,924,512.41	1.531
01/04/2006 - 30/06/2006	12,018,576.93	710,539,372.01	1.691
01/07/2006 - 30/09/2006	8,941,409.46	699,511,712.11	1.278
01/10/2006 - 31/12/2006	13,852,341.10	686,069,112.40	2.019
01/01/2007 - 31/03/2007	10,367,979.41	624,319,029.56	1.661
01/04/2007 - 30/06/2007	16,490,101.45	609,680,838.07	2.705
01/07/2007 - 30/09/2007	16,033,092.30	594,997,891.12	2.694
01/10/2007 - 31/12/2007	22,060,320.54	577,905,230.68	3.816
01/01/2008 - 31/03/2008	19,074,263.37	504,198,887.09	3.783
01/04/2008 - 30/06/2008	20,194,678.86	487,853,891.69	4.139
01/07/2008 - 30/09/2008	18,100,890.34	472,515,375.81	3.831
01/10/2008 - 31/12/2008	24,209,582.62	454,321,999.33	5.329
01/01/2009 - 31/03/2009	11,812,873.97	379,549,207.34	3.112
01/04/2009 - 30/06/2009	12,221,841.28	367,136,736.95	3.328
01/07/2009 - 30/09/2009	6,320,051.74	358,079,224.50	1.764
01/10/2009 - 31/12/2009	7,676,119.22	349,267,146.45	2.197
01/01/2010 - 31/03/2010	5,070,276.80	302,330,797.39	1.677
01/04/2010 - 30/06/2010	8,788,791.95	293,560,570.19	2.993
01/07/2010 - 30/09/2010	3,619,094.72	287,251,602.11	1.260
01/10/2010 - 31/12/2010	6,213,193.47	281,254,362.88	2.208
01/01/2011 - 31/03/2011	4,871,259.56	267,921,562.92	1.818
01/04/2011 - 30/06/2011	4,843,110.90	252,652,852.14	1.917
01/07/2011 - 30/09/2011	6,034,519.70	239,742,686.90	2.517
01/10/2011 - 31/12/2011	4,494,373.35	227,777,444.76	1.972
01/01/2012 - 31/03/2012	3,722,340.76	197,368,656.57	1.885
01/04/2012 - 30/06/2012	3,646,347.95	191,953,872.32	1.900
01/07/2012 - 30/09/2012	2,642,591.00	187,265,422.96	1.411
01/10/2012 - 31/12/2012	2,329,359.64	182,243,521.13	1.278
01/01/2013 - 31/03/2013	1,739,879.77	158,403,357.82	1.098
01/04/2013 - 30/06/2013	1,143,989.16	155,105,013.88	0.738
01/07/2013 - 30/09/2013	764,828.85	152,103,458.85	0.503
01/10/2013 - 31/12/2013	817,194.36	149,222,446.55	0.548
01/01/2014 - 31/03/2014	731,279.44	133,866,767.40	0.546
01/04/2014 - 30/06/2014	1,035,733.46	130,807,688.22	0.791
01/07/2014 - 30/09/2014	904,791.25	128,219,565.17	0.706
01/10/2014 - 31/12/2014	885,853.62	125,149,393.83	0.708
01/01/2015 - 31/03/2015	943,666.57	111,139,591.98	0.849
01/04/2015 - 30/06/2015	725,268.97	108,445,616.23	0.669
01/07/2015 - 30/09/2015	625,532.09	106,072,911.46	0.590
01/10/2015 - 31/12/2015	1,108,031.62	103,574,609.27	1.070
01/01/2016 - 31/03/2016	584,996.88	98,490,378.09	0.594

4. CUMULATIVE DEFAULT RATIO

Collection Period	Defaulted Amount	Cumulative Default ratio
30/06/2004 - 30/09/2004	-	-
01/10/2004 - 31/12/2004	-	-
01/01/2005 - 31/03/2005	1,791,636.73	0.207
01/04/2005 - 30/06/2005	1,843,263.39	0.420
01/07/2005 - 30/09/2005	2,492,032.85	0.709
01/10/2005 - 31/12/2005	1,386,813.90	0.869
01/01/2006 - 31/03/2006	1,303,870.69	1.020
01/04/2006 - 30/06/2006	2,592,059.92	1.320
01/07/2006 - 30/09/2006	1,725,760.73	1.519
01/10/2006 - 31/12/2006	1,257,577.38	1.665
01/01/2007 - 31/03/2007	2,054,653.34	1.903
01/04/2007 - 30/06/2007	1,726,137.30	2.102
01/07/2007 - 30/09/2007	3,073,334.96	2.458
01/10/2007 - 31/12/2007	1,829,530.70	2.669
01/01/2008 - 31/03/2008	2,321,256.60	2.938
01/04/2008 - 30/06/2008	2,365,277.97	3.211
01/07/2008 - 30/09/2008	3,740,088.04	3.644
01/10/2008 - 31/12/2008	3,773,367.15	4.080
01/01/2009 - 31/03/2009	2,749,672.88	4.399
01/04/2009 - 30/06/2009	4,161,553.04	4.880
01/07/2009 - 30/09/2009	5,072,910.71	5.467
01/10/2009 - 31/12/2009	3,260,447.49	5.844
01/01/2010 - 31/03/2010	2,556,642.93	6.140
01/04/2010 - 30/06/2010	1,782,908.82	6.346
01/07/2010 - 30/09/2010	2,136,824.12	6.593
01/10/2010 - 31/12/2010	979,025.78	6.706
01/01/2011 - 31/03/2011	583,913.11	6.774
01/04/2011 - 30/06/2011	1,015,828.98	6.891
01/07/2011 - 30/09/2011	1,005,753.42	7.008
01/10/2011 - 31/12/2011	655,971.68	7.083
01/01/2012 - 31/03/2012	925,054.44	7.190
01/04/2012 - 30/06/2012	630,868.03	7.263
01/07/2012 - 30/09/2012	1,140,685.27	7.395
01/10/2012 - 31/12/2012	1,699,064.15	7.592
01/01/2013 - 31/03/2013	568,063.69	7.658
01/04/2013 - 30/06/2013	546,608.60	7.721
01/07/2013 - 30/09/2013	762,922.31	7.809
01/10/2013 - 31/12/2013	743,452.40	7.895
01/01/2014 - 31/03/2014	731,581.30	7.293
01/04/2014 - 30/06/2014	687,780.57	7.349
01/07/2014 - 30/09/2014	302,704.13	7.384
01/10/2014 - 31/12/2014	785,766.26	7.475
01/01/2015 - 31/03/2015	449,948.76	7.527
01/04/2015 - 30/06/2015	421,044.38	7.576
01/07/2015 - 30/09/2015	487,276.91	7.632
01/10/2015 - 31/12/2015	-149,926.66	7.615
01/01/2016 - 31/03/2016	424,739.38	7.664

* starting from this quarterly, the "Cumulative Default Ratio", with reference to any Collection Date, consider the amount recovered in respect of the Defaulted Receivables and the Non Performing Receivables

ARREARS SUMMARY	3° QUARTERLY 2015			4° QUARTERLY 2015			1° QUARTERLY 2016		
	N.	Outstanding Balance	Arrears	N.	Outstanding Balance	Arrears	N.	Outstanding Balance	Arrears
> 1 <= 25 DAYS	337	11,610,840.92	165,542.52	337	10,010,000.50	199,898.58	351	10,862,105.96	164,773.44
>25 <= 180 DAYS	83	3,108,489.78	126,532.10	76	3,322,150.98	127,836.01	61	3,022,812.88	110,097.85
> 180 <= 360 DAYS	29	1,636,005.97	359,426.12	27	1,081,276.42	126,501.37	32	1,546,401.90	158,539.46
> 360 DAYS	51	2,176,572.34	712,771.03	48	2,103,890.82	736,604.52	48	1,980,032.17	740,202.11

PORTOFOLIO CHARACTERISTICS

	<i>Current (at reporting date)</i>	<i>Original Date</i>
Aggregate Principal Outstanding Balance	88,545,111.98	864,518,384.35
Average Principal Outstanding Balance	29,954.37	65,138.52
Maximum Principal Outstanding Balance	558,542.87	857,694.91
Weighted average seasoning (months)	163.18	29.98
Weighted average remaining maturity (months)	71.55	159.78
Weighted average LTV (%)	38.25	47.04
Weighted average interest rate (%)	2.23	3.98
Total Number of Loans	2,956	13,272
Current Principal of Performing Loans (%)	92.82	100.00
Current Principal of Loans in Delinquent, Default and Sofferenza (%)	7.18	0.00

Geographical distribution of the portfolio (%) - Total Mortgage Loans		
Liguria	48.96	51.34
North of Italy	35.54	34.28
Center of Italy	6.16	5.19
South of Italy and Islands	9.34	9.19