

Securitisation of a portfolio of residential mortgage loans purchased by Argo Mortgage 2 srl

Calculation Agent: DEUTSCHE BANK AG LONDON

Investor Report

For the Payment Date:

29-ott-07

Calculation date

22-ott-07

Collection Period

01-lug-07

30-set-07

Interest Period

27-lug-07

29-ott-07

AMOUNTS IN EURO

Deutsche Bank 

4. Application of the Issuer Available Funds (Pre-Enforcement Order of Priority)

| | | |
|-----------------|---|---------------|
| 4.1 | Issuer Available Funds | 52.413.142,43 |
| 4.2 | Senior expenses: | |
| | - Tax Authorities | - |
| | - Costs and Expenses due and payable by the Issuer to preserve corporate existence | - |
| | - Representative of Noteholders | 2.000,00 |
| | - Expenses payable other than those payable to parties of the Intercreditor Agreement | - |
| | - Calculation Agent Fee | 2.500,00 |
| | - Luxembourg Agent Fee | - |
| Investor Report | - Paying Agent Fee | 1.000,00 |
| | - Corporate Services Provider Fee | - |
| | - Other | 11.003,60 |
| 4.3 | Servicing Fee | 142.970,14 |
| 4.4 | Issuer Disbursement Amount | 20.154,21 |
| 4.5 | Originator Interest on the Purchase Price | - |
| 4.6 | All Amounts payable to the Swap Counterparty | 276.186,00 |
| 4.7 | Interest on Class A Notes | 6.081.694,62 |
| 4.8 | Interest on Class B Notes (if Cum. Def. Ratio is lower than 13.8%) | 319.028,69 |
| 4.9 | Interest on Class C Notes (if Cum. Def. Ratio is lower than 8%) | 388.468,45 |
| 4.10 | Before January 2006 - AM2 Principal Amortisation Amount | - |
| 4.11 | After (and including) January 2006 Class A Amortisation Amount | 29.365.893,90 |
| 4.12 | Interest on Class B Notes (if Cum. Def. Ratio is greater than 13.8%) | - |
| 4.13 | After (and including) January 2006 Class B Amortisation Amount | - |
| 4.14 | Interest on Class C Notes (if Cum. Def. Ratio is greater than 8%) | - |
| 4.15 | After (and including) January 2006 Class C Amortisation Amount | - |
| 4.16 | Scheduled Cash Collateral Amount | 15.802.242,82 |
| 4.17 | Fee and Expenses payable upon termination of the Swap | - |
| 4.18 | Amounts due to the Originator pursuant to the Transfer and Subscription Agreements | - |
| 4.19 | Any other amounts due the Servicer | - |
| 4.20 | Interest due to the Subordinated Loan Provider | - |
| 4.21 | Principal due to the Subordinated Loan Provider | - |
| 4.22 | Deferred Purchase Price | - |

5. Application of the Issuer Available Funds (Post-Enforcement Order of Priority)

| | |
|--|---|
| 5.1 Issuer Available Funds | - |
| 5.2 Senior expenses: | |
| - Mandatory expenses relating to Insolvency | - |
| - Costs and Expenses due and payable by the Issuer to preserve corporate existence | - |
| - Representative of Noteholders | - |
| - Expenses payable other than those payable to parties of the Intercreditor Agreement | - |
| - Cash Manager/Account Bank | - |
| - Calculation Agent | - |
| Investor Report - Administrative Services Provider | - |
| - Paying Agent | - |
| - Luxembourg Agent | - |
| 5.3 Servicing Fee | - |
| 5.4 Issuer Disbursement Amount | - |
| 5.5 All Amounts payable to the Swap Counterparty | - |
| 5.6 Interest on Class A Notes | - |
| 5.7 Principal on Class A Notes | - |
| 5.8 Interest on Class B Notes | - |
| 5.9 Principal on Class B Notes | - |
| 5.10 Interest on Class C Notes | - |
| 5.11 Principal on Class C Notes | - |
| 5.12 Amounts due to the Swap Counterparty in the event of a default by the Swap Counterparty | - |
| 5.13 Interest on the Initial Purchase Price | - |
| 5.14 Amounts due to the Originator pursuant to the Transfer and Subscription Agreements | - |
| 5.15 Interest due to the Subordinated Loan Provider | - |
| 5.16 Principal due to the Subordinated Loan Provider | - |
| 5.17 Deferred Purchase Price | - |

6. Deferred Purchase Price

| | | |
|-------------|---|---------------------|
| 6.1 | Interest Accrued on the portfolio | 8.606.058,71 |
| 6.2 | any other amount (other than Principal Instalments) deriving from the Mortgage Loan Agreements | 124.957,08 |
| 6.3 | Default interest accrued on the Portfolio | 29.489,73 |
| 6.4 | Interest accrued on the accounts | 188.066,55 |
| 6.5 | Any profit generated by or Interest matured on the Eligible investments | 184.899,80 |
| 6.6 | Amounts received under the Transfer Agreement | - |
| 6.7 | Amounts received under the Swap agreement | 7.372.821,00 |
| 6.8 | Capital gains made from the sale of all or part of the Portfolio | - |
| 6.9 | Any other amounts deposited in the AM2 Accounts | - |
| 6.10 | All costs, expenses, taxes and other changes under items (I) to (vii) of the Pre-Enforcement Priority of Payments | 179.627,95 |
| 6.11 | Interest Amount on the Notes | 6.789.191,76 |
| 6.12 | All amounts payable to the Swap Counterparty | 7.649.007,00 |
| 6.13 | Amounts payable to the Originator | 67.663,32 |
| 6.14 | Any Capital Loss made from the Eligible investments | - |
| 6.15 | Any loss incurred, or expected to be incurred, in respect of the Receivables | - |
| 6.18 | Deferred Purchase Price | 1.820.802,84 |

7. The Notes

| | Before payment | | Payments | | After payment | | Pool Factor |
|----------------------|----------------|-----------------|---------------|--------------|----------------|-----------------|-------------|
| | Outst. Princ. | Unpaid Interest | Principal | Interest | Outst. Princ. | Unpaid Interest | |
| Class A Notes | 527.078.443,24 | - | 29.365.893,90 | 6.081.694,62 | 497.712.549,34 | - | 0,61575230 |
| Class B Notes | 26.800.000,00 | - | - | 319.028,69 | 26.800.000,00 | - | 1,00000000 |
| Class C Notes | 29.350.000,00 | - | - | 388.468,45 | 29.350.000,00 | - | 1,00000000 |
| Total | 583.228.443,24 | - | 29.365.893,90 | 6.789.191,76 | 553.862.549,34 | - | |

**Applicable EURIBOR:
Investor Report**

| |
|--------|
| 4,239% |
|--------|

| | Amount Outstanding (notes+unpaid int.) | Spread | Rate | Days | Interest accrued |
|--|---|--------|--------|------|------------------|
| Interest accrued on Class A Notes | 527.078.443,24 | 0,18% | 4,419% | 94 | 6.081.694,62 |
| Interest accrued on Class B Notes | 26.800.000,00 | 0,32% | 4,559% | 94 | 319.028,69 |
| Interest accrued on Class C Notes | 29.350.000,00 | 0,83% | 5,069% | 94 | 388.468,45 |

RATIOS

1. DELINQUENCY RATIO

| Collection Period | Outstanding Principal of Delinquent Receivables | Outstaning 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 |

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 |

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 |

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 |

ARREARS SUMMARY

| | 1° QUARTERLY 2007 | | | 2° QUARTERLY 2007 | | | 3° QUARTERLY 2007 | | |
|--------------------------------|-------------------|---------------------|------------|-------------------|---------------------|------------|-------------------|---------------------|------------|
| | N. | Outstanding Balance | Arrears | N. | Outstanding Balance | Arrears | N. | Outstanding Balance | Arrears |
| > 1 <= 25 DAYS | 856 | 57.703.028,49 | 604.942,78 | 826 | 56.751.327,49 | 922.769,88 | 831 | 55.944.548,91 | 628.974,35 |
| >25 <= 180 DAYS | 146 | 11.027.002,12 | 337.139,00 | 223 | 17.111.527,06 | 508.550,51 | 252 | 18.910.593,06 | 608.209,70 |
| > 180 <= 360 DAYS | 42 | 3.106.137,74 | 266.028,46 | 44 | 3.588.035,32 | 317.099,18 | 63 | 5.132.634,67 | 435.477,49 |
| > 360 DAYS | 45 | 4.201.728,75 | 649.005,31 | 37 | 2.929.680,10 | 491.388,66 | 33 | 2.583.934,55 | 484.018,52 |

PORTFOLIO CHARACTERISTICS

| | <i>Current (at reporting date)</i> | <i>Original Date</i> |
|--|------------------------------------|----------------------|
| Aggregate Principal Outstanding Balance | 553.862.549,34 | 864.518.384,35 |
| Average Principal Outstanding Balance | 53.528,81 | 65.138,52 |
| Maximum Principal Outstanding Balance | 735.478,15 | 857.694,91 |
| Weighted average seasoning (months) | 67,10 | 29,98 |
| Weighted average remaining maturity (months) | 125,61 | 159,78 |
| Weighted average LTV (%) | 38,14 | 47,04 |
| Weighted average interest rate (%) | 5,90 | 3,98 |
| Total Number of Loans | 10.347,00 | 13.272,00 |
| Current Principal of Performing Loans | 95,26 | 100,00 |
| Current Principal of Loans in Delinquent, Default and Sofferenza | 4,74 | 0,00 |

ion of the portfolio (%) - Total Mortgage Loans

| | | |
|----------------------------|-------|-------|
| Liguria | 51,11 | 51,34 |
| North of Italy | 34,08 | 34,28 |
| Center of Italy | 5,48 | 5,19 |
| South of Italy and Islands | 9,33 | 9,19 |