

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:

27-Apr-06

Calculation date

20-Apr-06

Collection Period

01-Jan-06

31-Mar-06

Interest Period

27-Jan-06

26-Apr-06

AMOUNTS IN EURO



1. Issuer Available Funds

1.1	Amounts received or recovered during the Collection Period	31.237.999,63
1.2	Amounts received under the Swap Agreement	-
1.3	Amounts received under the Transfer Agreement	-
1.4	Interest/Profit accrued on the Eligible investments	86.223,39
1.5	Amounts deposited in the AM2 Cash Collateral Account	16.425.000,00
1.6	Interest accrued on the Accounts	232.969,70
1.7	Other amounts received under the Transaction Documents	-
1.8	Amounts received by issuer and deposited in Collection A/C or Investment A/C	-
1.9	All amounts received from the sale of all or part of the Portfolio	-
1.10	Only on the First Principal Repayment Date, the amount standing to the balance of the AM2 Principal Accumulation Account	-
1.11	Total Issuer Available Funds	47.982.192,72

2. Expenses

	Amounts Due	Amounts Paid	Amounts carried forward
2.1 Senior expenses:			
- Tax Authorities	-	-	-
- Costs required to maintain corporate existence	-	-	-
- Representative of the Noteholders	-	-	-
- Expenses due to parties not party to the Intercreditor Agreement	-	-	-
- Calculation Agent Fee	-	-	-
- Luxembourg Agent Fee	471,00	471,00	-
- Paying Agent Fee	-	-	-
- Corporate Services Provider Fee	-	-	-
- Other	-	-	-
2.2 Servicing Fee	132.739,21	132.739,21	-
2.3 Issuer Disbursement Amount	2.724,26	2.724,26	-
2.4 Originator Interest on the Purchase Price	-	-	-
2.5 All Amounts payable to the Swap Counterparty	559.761,00	559.761,00	-
2.6 Interest on Class A Notes	4.611.116,48	4.611.116,48	-
2.7 Interest on Class B Notes	191.151,00	191.151,00	-
2.8 Interest on Class C Notes	246.760,13	246.760,13	-
2.9 Scheduled Cash Collateral Amount	16.425.000,00	16.425.000,00	-
2.10 Fee and Expenses payable upon termination of the Swap	-	-	-
2.11 Amounts due to the Originator pursuant to the Transfer and Subscription Agreements	-	-	-
2.12 Amounts due to the Servicer pursuant to the Servicing Agreements	-	-	-
2.13 Interest due to the Subordinated Loan Provider	102.591,18	102.591,18	-
2.14 Principal due to the Subordinated Loan Provider	16.414.588,65	2.273.942,91	14.140.645,74
2.15 Deferred Purchase Price	16.303.018,68	-	16.303.018,68

3. Amortisation Amounts

3.1	Principal Amount Outstanding of the Class A Notes	679.854.991,90
3.2	Principal Amount Outstanding of the Class B Notes	26.800.000,00
3.3	Principal Amount Outstanding of the Class C Notes	29.350.000,00
3.4	Outstanding Principal of the Collateral Portfolio	712.569.056,35
3.5	Amounts set aside by way of Principal Amortisation Amount on 27-10-04	16.700.531,43
3.6	Amounts set aside by way of Principal Amortisation Amount on 27-01-05	21.089.412,89
3.7	Amounts set aside by way of Principal Amortisation Amount on 27-04-05	20.859.290,85
3.8	Amounts set aside by way of Principal Amortisation Amount on 27-07-05	22.984.398,50
3.9	Amounts set aside by way of Principal Amortisation Amount on 27-10-05	22.338.112,61
3.10 Principal Amortisation Amount		-
3.11 Class A Amortisation Amount		23.435.935,55
3.12 Class B Amortisation Amount		-
3.13 Class C Amortisation Amount		-

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

4.1	Issuer Available Funds	47.982.192,72
4.2	Senior expenses:	
	- Tax Authorities	-
	- 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	-
	- Calculation Agent Fee	-
	- Luxembourg Agent Fee	471,00
Investor Report	- Paying Agent Fee	-
	- Corporate Services Provider Fee	-
	- Other	-
4.3	Servicing Fee	132.739,21
4.4	Issuer Disbursement Amount	2.724,26
4.5	Originator Interest on the Purchase Price	-
4.6	All Amounts payable to the Swap Counterparty	559.761,00
4.7	Interest on Class A Notes	4.611.116,48
4.8	Interest on Class B Notes (if Cum. Def. Ratio is lower than 13.8%)	191.151,00
4.9	Interest on Class C Notes (if Cum. Def. Ratio is lower than 8%)	246.760,13
4.10	Before January 2006 - AM2 Principal Amortisation Amount	-
4.11	After (and including) January 2006 Class A Amortisation Amount	23.435.935,55
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	16.425.000,00
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	102.591,18
4.21	Principal due to the Subordinated Loan Provider	2.273.942,91
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	
- 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	7.942.345,74
6.2	any other amount (other than Principal Instalments) deriving from the Mortgage Loan Agreements	267.483,89
6.3	Default interest accrued on the Portfolio	15.668,77
6.4	Interest accrued on the accounts	232.969,70
6.5	Any profit generated by or Interest matured on the Eligible investments	86.223,39
6.6	Amounts received under the Transfer Agreement	-
6.7	Amounts received under the Swap agreement	5.853.876,00
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	135.934,47
6.11	Interest Amount on the Notes	5.049.027,61
6.12	All amounts payable to the Swap Counterparty	6.413.637,00
6.13	Amounts payable to the Originator	102.591,18
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	2.697.377,23

7. The Notes

	Before payment		Payments		After payment	
	Outst. Princ.	Unpaid Interest	Principal	Interest	Outst. Princ.	Unpaid Interest
Class A Notes	679.854.991,90	-	23.435.935,55	4.611.116,48	656.419.056,35	-
Class B Notes	26.800.000,00	-	-	191.151,00	26.800.000,00	-
Class C Notes	29.350.000,00	-	-	246.760,13	29.350.000,00	-
Total	736.004.991,90	-	23.435.935,55	5.049.027,61	712.569.056,35	-

**Applicable EURIBOR:
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2,533%

	Amount Outstanding (notes+unpaid int.)	Spread	Rate	Days	Interest accrued
Interest accrued on Class A Notes	656.419.056,35	0,18%	2,713%	90	4.611.116,48
Interest accrued on Class B Notes	26.800.000,00	0,32%	2,853%	90	191.151,00
Interest accrued on Class C Notes	29.350.000,00	0,83%	3,363%	90	246.760,13

RATIOS

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

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	864.518.384,35	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	7.408.771,38	792.768.317,13	0,935
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

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

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

ARREARS SUMMARY

	<i>3° QUARTERLY 2005</i>			<i>4° QUARTERLY 2005</i>			<i>1° QUARTERLY 2006</i>		
	N.	Outstanding Balance	Arrears	N.	Outstanding Balance	Arrears	N.	Outstanding Balance	Arrears
> 1 <= 25 DAYS	821	63.769.890,07	519.397,05	504	38.509.182,81	495.096,09	695	52.531.709,12	452.713,05
>25 <= 180 DAYS	124	9.821.526,48	242.811,25	74	6.821.051,04	159.754,66	121	10.015.642,85	269.296,07
> 180 <= 360 DAYS	41	3.526.537,79	257.625,60	37	3.311.713,93	260.051,50	39	3.352.293,66	250.104,98
> 360 DAYS	9	502.393,25	55.903,03	15	836807,68	112.809,32	20	1.490.131,93	179.148,65

PORTFOLIO CHARACTERISTICS

	<i>Current (at reporting date)</i>	<i>Original Date</i>
Aggregate Principal Outstanding Balance	711.844.032,92	864.518.384,35
Average Principal Outstanding Balance	59.197,01	65.138,52
Maximum Principal Outstanding Balance	773.022,58	857.694,91
Weighted average seasoning (months)	50,09	29,98
Weighted average remaining maturity (months)	141,17	159,78
Weighted average LTV (%)	42,48	47,04
Weighted average interest rate (%)	4,33	3,98
Total Number of Loans	12,03	13.272,00
Current Principal of Performing Loans	97,93	100,00
Current Principal of Loans in Delinquent, Default and Sofferenza	2,07	0,00

Geographical distribution of the portfolio (%) - Total Mortgage Loans

Liguria	51,01	51,34
North of Italy	34,33	34,28
Center of Italy	5,26	5,19
South of Italy and Islands	9,40	9,19