INVESTORS REPORT - Payment Date: 31/10/2022

Capital Mortgage Series 2007-1

Euro 1,736,000,000 Class A1 Asset Backed Floating Rate Notes due January 2047 Euro 644,000,000 Class A2 Asset Backed Floating Rate Notes due January 2047 Euro 74,000,000 Class B Asset Backed Floating Rate Notes due January 2047 Euro 25,350,000 Class C Asset Backed Floating Rate Notes due January 2047

Table o	of Contents		
Summary of the Notes	Page	2	
Issuer Available Funds	Page	3	
Application of the Issuer Interest Available Funds	Page	4	
Application of the Issuer Principal Available Funds	Page	5	
Portfolio Performance	Page	6	

The Notes				
Classes	Class A1	Class A2	Class B	Class C
Original Balance	1,736,000,000	644,000,000	74,000,000	25,350,000
Currency	Euro	Euro	Euro	Euro
Legal maturity	January 2047	January 2047	January 2047	January 2047
ISIN code	IT0004222532	IT0004222540	IT000422557	IT0004222565
Coupon	3mE +13 bps	3mE +19 bps	3mE + 22 bps	3mE + 52 bps
Rate of Interest	0.397%	0.457%	0.487%	0.787%
Rating on Issue Date				
Fitch	AAA	AAA	AA	BBB
Moodys	Aaa	Aaa	Aa2	A3
Standard & Poor's	AAA	AAA	AA	BBB
Issue Date		16-mag-07		
Payment Dates (for all the Classes)		30th of January, April, July and October		
Beginning of the Amortisation Period		January 2009		

31/10/2022

20/10/2022 Payment Report date Payment Date 31/10/2022 Last Payment Date 01/08/2022 31/01/2023 Next Payment Date Interest Period 01/08/2022

Days Accrued in the Interest Period

Transaction Counterparties

Issuer Capital Mortgages s.r.l.

UniCredit SpA (formerly Banca di Roma S.p.A.) Originator

Sole Arranger UniCredit Bank AG, London Branch (formerly Capitalia Spa) UniCredit Bank AG, London Branch (formerly Capitalia Spa) Joint Lead Managers

Joint Lead Managers HSBC Bank plc

Joint Lead Managers Morgan Stanley & Co. plc

Rep. of Noteholders BNP Paribas Securities Services, Milan Branch

Servicer UniCredit SpA

HSBC Bank plc Swap Counterparty

Calculation Agent Capital and Funding Solutions s.r.l.

BNP Paribas Securities Services, Milan Branch Paying Agent Account Bank BNP Paribas Securities Services, Milan Branch

Account Bank UniCredit S.p.A.

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	Summary of the Notes				
Principal					
nitial Amount	Previous Amount	Payments	Current Outstanding		
1,736,000,000.00	89,917,508.80	4,583,734.40	85,333,774.40		
644,000,000.00	136,877,949.60	6,977,997.60	129,899,952.00		
74,000,000.00	74,000,000.00	0.00	74,000,000.00		
25,350,000.00	25,350,000.00	0.00	25,350,000.00		
	nitial Amount 1,736,000,000.00 644,000,000.00 74,000,000.00	nitial Amount Previous Amount 1,736,000,000.00 89,917,508.80 644,000,000.00 136,877,949.60 74,000,000.00 74,000,000.00	nitial Amount Previous Amount Payments 1,736,000,000.00 89,917,508.80 4,583,734.40 644,000,000.00 136,877,949.60 6,977,997.60 74,000,000.00 74,000,000.00 0.00		

Interest				
Classes	Interest Rate	Accrued Interest	Unpaid Interest 1	Interest Payment
Class A1 Notes	0.3970%	90,234.72	0.00	90,234.72
Class A2 Notes	0.4570%	158,120.65	0.00	158,120.65
Class B Notes	0.4870%	91,096.06	0.00	91,096.06
Class C Notes	0.7870%	50,430.30	0.00	50,430.30

Inclusive of interest accrued but unpaid on previous Payment Dates

Collateral Portfolio					
Collateral Portfolio at the end of the Collection Period	Total Performing Outstanding Principal (*)	Principal Collection Account balance at the relevant Payment Date (**)	Total Collateral Portfolio	Cash Reserve (***)	
(a)	(b)	(c)	(d) = (a) + (c)		
363,070,728.65	324,084,589.59	-	363,070,728.65	28,473,750.50	

% of Credit enhancement (****)			
Class A1 and Class 2 Class B Class C			
38.95%	17.96%	10.77%	

Pro-Rata Conditions	Current	Target	Verified
(1) Time elapsed from issue date (years)	15.69	5.00	YES
(2) Clean-up call condition occurred	16.63%	10.00%	YES
(3) Arrears for more than 90 days	0.32%	3.50%	YES
(4) Cumulative Gross Defaults Level	14.32%	3.50%	NO
(5) Total unpaid Principal Deficiency Ledgers	0.00	0	YES
(6) the Cash Reserve Amount equal to the Scheduled Cash Reserve	26,461,960.44	37,190,250.00	NO
(7) Enhancement by Class B Notes and the Class C Notes	30.46%	4.01%	YES

Class A Principal Subordination Event (*****)	Current	Target	Verified
The ratio between the unpaid pricipal deficiency as of the immediately preceding payment report date and the portfolio Initial Outstanding Principal Amount is higher than 1%.	0.00%	1%	NO

Class A Gross Cumulative Defaults Trigger	Current	Max 15%	Verified NO
shall occur on a Payment Date if the Cumulative Gross Default Level on such Payment Date is equal to or greater than 15%.			
Class B Gross Cumulative Defaults Trigger	14.32%	7.0%	YES
shall occur on a Payment Date if the Cumulative Gross Default Level on such Payment Date is equal to or greater than 7%.			

[&]quot;Cumulative Gross Default Level" means, on any Payment Date, the ratio between: (a) the Cumulative Outstanding Principal Amount of the Defaulted Receivables included in the Portfolio, and (b) the aggregate Outstanding Principal Amount of all Mortgage Loans of the Portfolio as of the Valuation Date.

B = the Portfolio Initial Outstanding Principal Amount (Euro 2.183.087.874 = original Portfolio Initial Outstanding Principal Amount minus Euro 296.279.153). Please note that the original Portfolio Initial Outstanding Principal Amount has to be reduced of Euro 296.279.153 to take into account the receivables which were excluded from the transaction in 2007. In particular, those receivables did non comply with the "in blooc criteria" and, accordingly, pursuant to the Italian securitisation law, such receivables are to be considered as never having been transferred to the SPV. (Please refer to the related Moody's and S&P Amountement, March 2008 for more details).

^{*} Outstanding Principal Amount of Mortgage loans net of the Outstanding Principal Amount of all Defaulted Mortgage Loans (as of the relevant Collection Date)

^{**} During the Initial 18 months period Available Redemption Funds will be deposited on the Principal Lock-in Lodger, held by the English Account Bank This amount also includes the amount deposited on the Transaction Account during the Initial Period.

^{***} After the application of the Issuer Interest Available Funds at the relavant Payment Date

^{****} After the Principal redemption at the Payment Date

^{*****} The 'Class A Principal Subordination Event" ratio is calculated as A divided by B where:

A = the unpaid Principal Deficiency at the immediately preceding Payment Date following the payments and the provisions made on such date under the applicabile Priority of Payments (Euro.) and

Issuer Available Funds

		Total EUR
Issuer In	terest Available Funds	
(a)	Interest Collections *	1,240,756.51
(b)	Recoveries made by the Servicer during the immediately preceding Quarterly Collection Period *	1,660,233.83
(c)	All amounts paid by the Hedging Counterparty pursuant to the Hedging Agreement	327,296.03
(d)	Interest (if any) accrued on and credited to the Accounts (other than the Expense Account)	5,966.62
(e)	Originator Indemnity Amounts received by the Issuer	-
(f)	Any profit (including capital gain, if any) generated by or interest accrued on the Eligible Investments	-
(g)	The interest component of the proceeds from the sale (including any capital gain, if any) of any Receivables	-
(h)	Cash Reserve	26,461,960.44
(i)	Any amount payable on such Payment Date out of the Issuer Principal Available Funds as Interest Shortfall Amount	-
(j)	All interest amounts received by the Issuer from any party to the Transaction Documents	-
	Portion of Receivables Repurchase Price to cover any shortfall under items First to Eleventh (inclusive)	-
	TOTAL ISSUER INTEREST AVAILABLE FUNDS	29,696,213.43

		Total EUR
Issuer P	incipal Available Funds	
(a)	Principal Collections	11,143,897.65
(b)	The aggregate of all amounts (if any) payable under items Sixth, Eighth and Tenth of the Pre- Trigger Interest Priority of Payments	418,048.62
(c)	The principal component of the proceeds from the sale of any Receivables	-
(d)	Any amount paid by the Originator to the Issuer as adjustment of the Purchase Price	-
(e)	All principal amounts received by the Issuer from any party to the Transaction Documents	-
(f)	Receivables Repurchase Price, net of the portion thereof (if any) which has been used to increase the Issuer Interest Available Funds	-
	TOTAL ISSUER PRINCIPAL AVAILABLE FUNDS	11,561,946.27
	Rounding Adjustment related to previous Payment Date	213.56
	TOTAL	11,562,159.83

^{*} The amounts include a reduction resulting from the recalculation of instalments' interest previously paid by customers (starting from the date on which negative interest rates on indexing parameters are recorded), due to the change of the calculation method of interests.

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Application of the Issuer Interest Available Funds

	Payments:	Amount Due (Total EUR)	Amount Allocated (Total EUR)
	(A)any Expenses and	0.00	0.00
1	(B) to credit to the Expense Account an amount (if any) to bring the balance of such account up to (but not exceeding) the Retention Amount	8.34	8.34
2	Fees, costs and expenses payable to the Representative of the Noteholders ant to any party to the Intercreditor Agreement	1,830.00	1,830.00
3	Fees, costs, expenses and taxes payable to any party to the Intercreditor Agreement	117,740.70	117,740.70
4	All amounts due and payable by the Issuer to the Swap Counterparty under the Swap Agreement	294,953.54	294,953.54
5	Interest due and payable but unpaid on the Class A Notes	248,355.37	248,355.37
6	Class A Principal Deficiency Ledger	0.00	0.00
7	Interest due and payable but unpaid on the Class B Notes	91,096.06	91,096.06
8	Class B Principal Deficiency Ledger	0.00	0.00
9	Interest due and payable but unpaid on the Class C Notes	50,430.30	50,430.30
10	Class C Principal Deficiency Ledger	418,048.62	418,048.62
11	Amount (if any) to bring the balance of the Cash Reserve up to the Scheduled Cash Reserve Amount	28,473,750.50	28,473,750.50
12	Initial Purchase Price due and payable but unpaid, together with all accrued but unpaid interest thereon	0.00	0.00
13	In or towards satisfaction of amounts (if any) due and payable by the Issuer to the Joint Lead Managers pursuant to the Subscription Agreement	0.00	0.00
14	Pay any termination payments payable by the Issuer to the Hedging Counterparty	0.00	0.00
15	Interest due and payable on the Subordinated Loan	0.00	0.00
16	Total Interest due to the Originator	0.00	0.00
	TOTAL OUTFLOWS	29,696,213.43	29,696,213.43

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Application of the Issuer Principal Available Funds Amount Amount Due Allocated (Total EUR) (Total EUR) Payments: Principal Available Funds 11,562,159.83 11,562,159.83 During Initial Period: 0.00 Interest Shortfall Amount 0.00 Principal Collection account balance at the relevant Payment Date 0.00 0.00 During Amortisation Period: Interest Shortfall Amount 0.00 0.00 Principal payment under Class A1 Notes 4,583,734.40 4,583,734.40 Principal payment under Class A2 Notes 6,977,997.60 6,977,997.60 Principal payment under Class B Notes 0.00 0.00 Principal payment under Class C Notes TOTAL OUTFLOWS 11,561,732.00 11,561,732.00 Residual

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			Portfolio Performance		
Delinquency Ratio	Amount Euro	%	Default Ratio	Amount Euro	%
	Amount Euro 49,908,137.11	2.01%	Jun 07	Amount Euro 100,436.65	0.00%
Jun 07 Sept 07	65,444,320.87	2.72%	Sept 07	9,505,522.70	0.44%
Dec 07	58,778,039.76	2.82%	Dec 07	15,434,705.56	0.71%
Mar-08 Jun-08	58,031,697.52 68,682,544.76	2.85% 3.46%	Mar-08 Jun-08	26,412,789.26 34,540,909.27	1.21% 1.58%
Sept 08	148,038,523.26	7.61%	Sept 08	46,375,077.86	2.12%
Dec 08 Mar 09	77,665,734.59 63,598,518.00	4.08% 3.51%	Dec 08 Mar 09	59,823,021.40 69,985,174.69	2.74% 3.21%
Jun 09	53,828,398.49	3.04%	Jun 09	84,051,137.74	3.85%
Sep 09 Dec 09	49,497,059.87 45,304,416.57	2.84%	Sep 09 Dec 09	96,953,231.12 106,228,325.20	4.44% 4.87%
Mar 10	49,210,594.15	2.96%	Mar 10	114,522,708.59	5.25%
Jun 10 Sep 10	44,492,370.28 44,975,422.91	2.74%	Jun 10 Sep 10	122,158,093.72 128,406,306.62	5.60% 5.88%
Dec 10	39,294,112.11	2.53%	Dec 10	135,393,918.00	6.20%
Mar 11 Jun 11	41,874,604.95 39,914,193.05	2.76%	Mar 11 Jun 11	140,660,262.32 145,906,598.07	6.44%
Sep 11	41,957,901.47	2.90%	Sep 11	153,326,913.66	7.02%
Dec 11 Mar 12	34,943,111.74 35,735,776.27	2.47%	Dec 11 Mar 12	158,920,360.87 164,650,731.04	7.28% 7.54%
Jun 12	38,956,157.35	2.85%	Jun 12	170,158,659.87	7.79%
Sep 12 Dec 12	39,897,166.30 37,575,465.96	2.97%	Sep 12 Dec 12	178,035,452.48 187,216,956.60	8.16% 8.58%
Mar 13	41,043,332.87	3.16%	Mar 13	194.629.623.72	8.92%
Jun 13 Sep 13	43,055,979.76 45,121,979.36	3.37% 3.59%	Jun 13 Sep 13	203,193,768.79 212,794,990.37	9.31% 9.75%
Dec 13	38,216,023.39	3.09%	Dec 13	223,790,236.62	10.25%
Mar 14 Jun 14	40,218,921.96 37,977,675.30	3.32% 3.19%	Mar 14 Jun 14	232,565,204.02 240,321,912.86	10.65% 11.01%
Sep 14	32,757,990.52	2.80%	Sep 14	247,206,278.41	11.32%
Dec 14 Mar 15	28,710,763.04 31,448,400.82	2.50%	Dec 14 Mar 15	254,278,195.75 259,763,492.64	11.65% 11.90%
Jun 15	25,696,250.81	2.34%	Jun 15	263,789,982.22	12.08%
Sep 15 Dec 15	27,171,626.69 22,120,301.30	2.54%	Sep 15 Dec 15	266,972,824.94 272,641,673.92	12.23% 12.49%
Mar 16	23,098,998.88	2.28%	Mar 16	276,299,873.35	12.66%
Jun 16 Sep 16	20,927,796.79 20,786.123.40	2.13%	Jun 16 Sep 16	279,527,288.39 283,219,253,44	12.80% 12.97%
Dec 16	19,464,200.21	2.09%	Dec 16	285,196,804.23	13.06%
Mar 17 Jun 17	14,856,870.05 12,369,293.22	1.64%	Mar 17 Jun 17	288,452,970.03 290,788,756.09	13.21%
Sep 17	13,881,009.82	1.61%	Sep 17	293,160,545.63	13.43%
Dec 17 Mar 18	11,711,829.63 11,104,929.69	1.39%	Dec 17 Mar 18	294,420,389.91 296,451,395.96	13.49% 13.58%
Jun 18	11,082,746.96	1.39%	Jun 18	297,991,863.94	13.65%
Sep 18 Dec 18	10,968,865.37 9,441,205.63	1.41%	Sep 18 Dec 18	298,889,723.29 299,829,269.01	13.69% 13.73%
Mar 19	10,167,905.74	1.39%	Mar 19	300,349,025.33	13.76%
Jun 19 Sep 19	8,954,297.54 9,081,498.45	1.26%	Jun 19 Sep 19	301,949,629.03 302,911,108.68	13.83% 13.88%
Dec 19	8,719,521.22	1.46%	Dec 19	304,379,072.95	13.94%
Mar 20 Jun 20	10,792,182.69 12,223,886.39	1.86% 2.16%	Mar 20 Jun 20	305,173,035.67 306,320,491.70	13.98% 14.03%
Sep 20	6,900,752.85	1.25%	Sep20	308,120,716.79	14.11%
Dec 20 Mar 21	5,686,986.46 5,843,079.46	1.06%	Dec 20 Mar 21	309,201,557.22 309,886,859.48	14.16% 14.19%
Jun 21	5,722,157.15	1.31%	Jun 21	310,442,257.06	14.22%
Sep 21 Dec 21	4,808,350.62 4,081,775.81	1.14%	Sep 21 Dec 21	311,013,792.89 311,357,615.91	14.25% 14.26%
Mar 22	3,746,857.88	0.96%	Mar 22	311,800,613.50	14.28%
Jun 22 Sep 22	3,699,726.25 3,839,897.09	0.98%	Jun 22 Sep 22	312,278,803.04 312,696,851.66	14.30% 14.32%
			3472	312,030,031.00	14.32/0
Annual CPR Jun 07	Amount Euro 38,549,724.07	% 3.09%			
Sept 07	25,546,523.28	4.06%			
Dec 07	41,187,968.09	7.67% 6.06%			
Mar-08 Jun-08	31,528,918.15 29,281,426.81	5.76%			
Sept 08 Dec 08	27,591,498.00 34.782.847.71	5.56% 7.11%			
Mar 09	29,490,137.06	6.21%			
Jun 09	21,193,478.56 14,387,866.21	4.60% 3.21%			
Sep 09 Dec 09	19,966,938.23	4.51%			
Mar 10	20,189,452.10	4.66% 4.41%			
Jun 10 Sep 10	18,626,854.34 15,316,594.47	3.71%			
Dec 10 Mar 11	20,313,348.55 23.003,978.05	5.00% 5.79%			
Jun 11	19,355,974.84	5.01%			
Sep 11 Dec 11	15,103,207.26 16,158,724.31	4.02% 4.39%			
Mar 12	8,154,738.75	2.29%			
Jun 12 Sep 12	6,995,711.80 5.529,276.71	2.00%			
Dec 12	6,275,890.25	1.85%			
Mar 13 Jun 13	4,405,924.20 4,372,513.64	1.33%			
Sep 13 Dec 13	2,993,287.67	0.93%			
Dec 13 Mar 14	5,271,983.51 5,936,483.79	1.67% 1.91%			
Jun 14 Sep 14	4,982,114.85 4,167,966.45	1.63%			
Dec 14	5,717,669.77	1.94%			
Mar 15 Jun 15	6,493,014.09 9,798,559.96	2.25%			
Sep 15	11,261,537.01	4.04%			
Dec 15 Mar 16	13,465,093.12 11,740,130.28	4.94% 4.45%			
Jun 16	11,240,041.42	4.37%			
Sep 16 Dec 16	9,972,590.11 9,645,157.95	3.99% 3.96%			
Mar 17	8,768,963.28	3.71%			
Jun 17 Sep 17	8,306,927.88 4,971,150.17	3.61% 2.23%			
Dec 17	6,727,785.62	3.08%			
Mar 18 Jun 18	5,671,683.03 7,125,069.16	2.67% 3.43%			
Sep 18	4,229,707.03	2.10%			
Dec 18 Mar19	6,927,208.29 6,018,038.15	3.51% 3.15%			
Jun 19	5,371,021.02	2.90%			
Sep 19 Dec 19	3,410,373.49 4,230,963.65	1.90% 2.72%			
Mar 20	4,538,027.06	3.00%			
Jun 20 Sep 20	4,196,616.94 4,538,027.06	2.86% 3.00%			
Dec 20	3,652,111.41	2.63%			
Mar 21 Jun 21	4,959,831.32 4,397,136.99	3.65% 3.86%			
Sep 21	3,634,973.94	3.30%			
Dec 21 Mar 22	5,222,589.01 3,422,490.59	4.86% 3.32%			
Jun 22	4,441,356.57 3,406,289.69	4.48% 3.58%			
Sep 22	3,400,489.09	3.36/4			

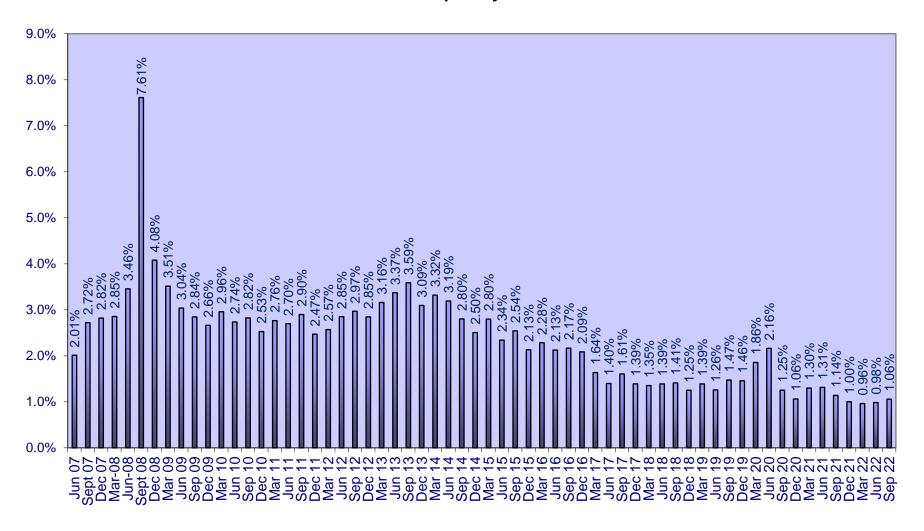
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Definitions			
Delinquency Ratio	means the aggregate Outstanding Principal Amount or all the Delinquent Mortgage Loans (in arrears for a least 30 days) on the aggregate Outstanding Principa Amount of the Portfolio as at the relevant Collection Date		
Default Ratio	means the aggregate Outstanding Principal Amount or all the Defaulted Mortgage Loans on the aggregate Initial Principal Amount of the Portfolio		

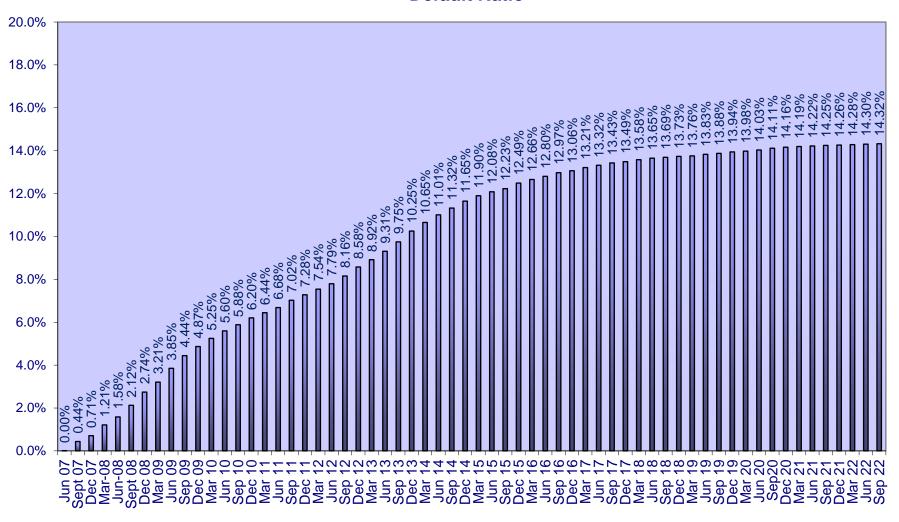
In accordance to the Transaction Documents, the amount of Defaulted Receivables in table "Portfolio Performance," above, has been calculated classifying as "defaulted" (0 any loan with payments in amount or more than 180 days," in addition to (0) any loan classified as "incapile" on "in sofferences" pursuant to the Collection Policies. However, under all comparable transactions conjourned by UniCentle Syst, ("CUT), as well as market practice, in elution to (0 above, a basis of dissified as "defaulted" if pursues in an invasta for more label which the below represents what the amount of Defaulted Receivables would be if the 300 days time applied in this transaction at the end of each collection System Chronic Chronic Conference and the collection of the state of each collection System Chronic Chr

	Amount Euro
Not in arrears	31,014,266.09
Arrears until 360 days	4,204,605.58
Default	3,767,267.39
Total (net of recovery)	38 986 139 06

Delinquency Ratio



Default Ratio



Annual CPR

