

INVESTORS REPORT - Payment Date: 30/10/2025

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

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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	IT0004222557	IT0004222565
Coupon	3mE +13 bps	3mE +19 bps	3mE + 22 bps	3mE + 52 bps
Rate of Interest	2.146%	2.206%	2.236%	2.536%
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			
Payment Report date	21/10/2025			
Payment Date	30/10/2025			
Last Payment Date	30/07/2025			
Next Payment Date	30/01/2026			
Interest Period	30/07/2025		30/10/2025	
Days Accrued in the Interest Period	92			

Transaction Counterparties

Issuer	Capital Mortgages s.r.l.
Originator	UniCredit SpA (<i>formerly</i> Banca di Roma S.p.A.)
Sole Arranger	UniCredit Bank AG, London Branch (<i>formerly</i> Capitalia Spa)
Joint Lead Managers	UniCredit Bank AG, London Branch (<i>formerly</i> Capitalia Spa)
Joint Lead Managers	HSBC Bank plc
Joint Lead Managers	Morgan Stanley & Co. plc
Rep. of Notcholders	BNP Paribas SA
Servicer	UniCredit SpA
Swap Counterparty	HSBC Bank plc
Calculation Agent	Capital and Funding Solutions s.r.l.
Paying Agent	BNP Paribas SA
Account Bank	BNP Paribas SA
Account Bank	UniCredit S.p.A.

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Summary of the Notes

Principal				
Classes	Initial Amount	Previous Amount	Payments	Current Outstanding
Class A1 Notes	1,736,000,000.00	41,615,739.20	3,272,360.00	38,343,379.20
Class A2 Notes	644,000,000.00	63,348,348.00	4,981,468.80	58,366,879.20
Class B Notes	74,000,000.00	74,000,000.00	0.00	74,000,000.00
Class C Notes	25,350,000.00	25,350,000.00	0.00	25,350,000.00

Interest				
Classes	Interest Rate	Accrued Interest	Unpaid Interest ¹	Interest Payment
Class A1 Notes	2.1460%	228,229.96	0.00	228,229.96
Class A2 Notes	2.2060%	357,129.83	0.00	357,129.83
Class B Notes	2.2360%	422,852.44	0.00	422,852.44
Class C Notes	2.5360%	164,290.53	0.00	164,290.53

¹ 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)	
223,397,929.34	201,368,074.36	-	223,397,929.34	37,190,250.00

% of Credit enhancement (****)

Class A1 and Class2	Class B	Class C
59.46%	28.44%	17.81%

Pro-Rata Conditions	Current	Target	Verified
(1) Time elapsed from issue date (years)	18.73	5.00	YES
(2) Clean-up call condition occurred	10.23%	10.00%	YES
(3) Arrears for more than 90 days	0.27%	3.50%	YES
(4) Cumulative Gross Defaults Level	14.48%	3.50%	NO
(5) Total unpaid Principal Deficiency Ledgers	0.00	0	YES
(6) the Cash Reserve Amount equal to the Scheduled Cash Reserve	37,190,250.00	37,190,250.00	YES
(7) Enhancement by Class B Notes and the Class C Notes	48.63%	4.01%	YES

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

	Current	Max	Verified
Class A Gross Cumulative Defaults Trigger	14.48%	15%	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	14.48%	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%.			

"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.

Notes:

* 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 Ledger, 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 relevant 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 applicable Priority of Payments (Euro -) and

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 not comply with the "in bloc 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 Announcement, March 2008 for more details).

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Issuer Available Funds

		Total EUR
Issuer Interest Available Funds		
(a)	Interest Collections	1,721,842.15 *
(b)	Recoveries made by the Servicer during the immediately preceding Quarterly Collection Period	1,646,944.97 *
(c)	All amounts paid by the Hedging Counterparty pursuant to the Hedging Agreement	1,120,503.86
(d)	Interest (if any) accrued on and credited to the Accounts (other than the Expense Account)	151,300.96
(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	37,190,250.00
(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		41,830,841.94

		Total EUR
Issuer Principal Available Funds		
(a)	Principal Collections	7,776,270.31
(b)	The aggregate of all amounts (if any) payable under items Sixth, Eighth and Tenth of the Pre-Trigger Interest Priority of Payments	159,263.08
(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	318,298.91
TOTAL ISSUER PRINCIPAL AVAILABLE FUNDS		8,253,832.30
<i>Rounding Adjustment related to previous Payment Date</i>		<i>322.62</i>
TOTAL		8,254,154.92

* 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			
		Amount Due (Total EUR)	Amount Allocated (Total EUR)
Payments:			
1	(A) any Expenses and	0.00	0.00
	(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	9.39	9.39
2	Fees, costs and expenses payable to the Representative of the Noteholders and 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	91,656.23	91,656.23
4	All amounts due and payable by the Issuer to the Swap Counterparty under the Swap Agreement	1,153,449.37	1,153,449.37
5	Interest due and payable but unpaid on the Class A Notes	585,359.79	585,359.79
6	Class A Principal Deficiency Ledger	0.00	0.00
7	Interest due and payable but unpaid on the Class B Notes	422,852.44	422,852.44
8	Class B Principal Deficiency Ledger	0.00	0.00
9	Interest due and payable but unpaid on the Class C Notes	164,290.53	164,290.53
10	Class C Principal Deficiency Ledger	159,263.08	159,263.08
11	Amount (if any) to bring the balance of the Cash Reserve up to the Scheduled Cash Reserve Amount	37,190,250.00	37,190,250.00
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	121,780.85	121,780.85
16	Total Interest due to the Originator	1,940,100.26	1,940,100.26
TOTAL OUTFLOWS		41,830,841.94	41,830,841.94

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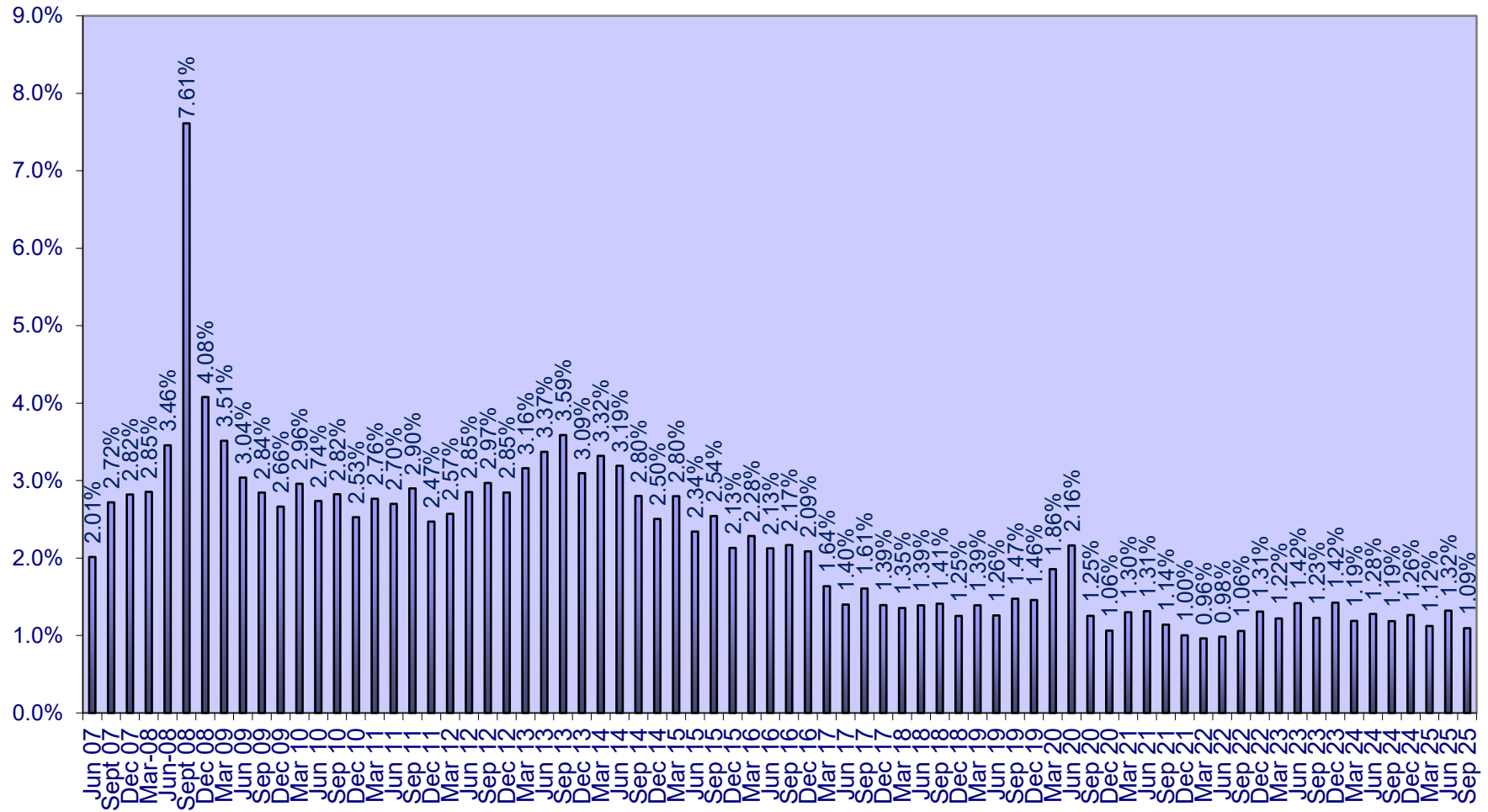
Application of the Issuer Principal Available Funds			
Payments:		Amount Due (Total EUR)	Amount Allocated (Total EUR)
	Principal Available Funds	8,254,154.92	8,254,154.92
	During Initial Period:		
	Interest Shortfall Amount	0.00	0.00
	Principal Collection account balance at the relevant Payment Date	0.00	0.00
	During Amortisation Period:		
	Interest Shortfall Amount	0.00	0.00
	Principal payment under Class A1 Notes	3,272,360.00	3,272,360.00
	Principal payment under Class A2 Notes	4,981,468.80	4,981,468.80
	Principal payment under Class B Notes	0.00	0.00
	Principal payment under Class C Notes	0.00	0.00
	TOTAL OUTFLOWS	8,253,828.80	8,253,828.80
	Residual	326.12	326.12

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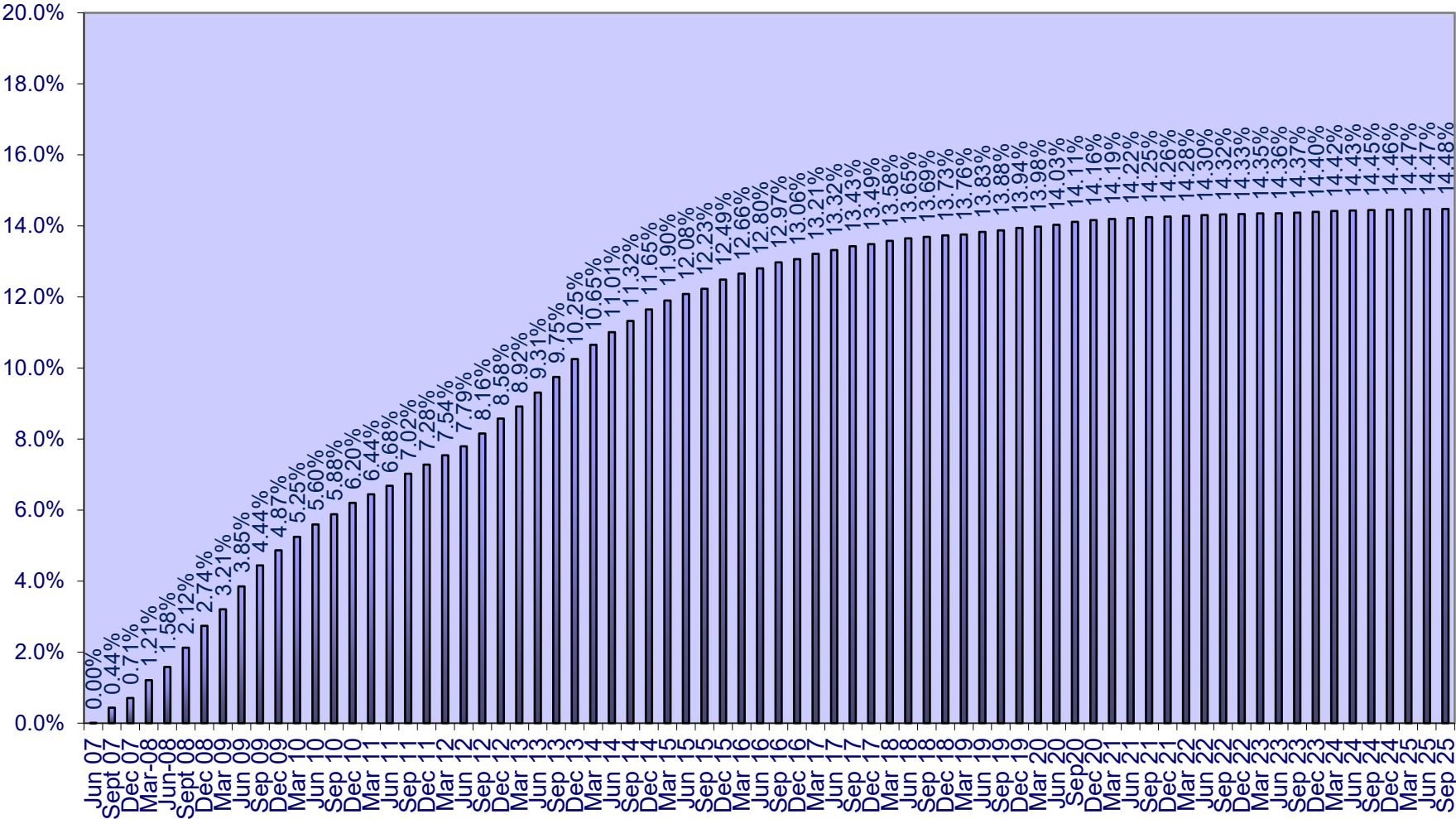
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Delinquency Ratio



Default Ratio



Annual CPR

