INVESTORS REPORT - Payment Date: 30/10/2026

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	IT000422557	IT0004222565
Coupon	3mE +13 bps	3mE +19 bps	3mE + 22 bps	3mE + 52 bps
Rate of Interest	2.575%	2.635%	2.665%	2.965%
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	21/10/2026	
Payment Date	30/10/2026	
Last Payment Date	30/07/2026	
Next Payment Date	01/02/2027	
Interest Period	30/07/2026	30/10/2026
Days Accrued in the Interest Period	92	

Transaction Counterparties

Issuer	Capital Mortgages s.r.l.
Originator	UniCredit SpA (*formerly* Banca di Roma S.p.A.)
Sole Arranger	UniCredit Bank AG, London Branch (formerly Capitalia Spa)
Joint Lead Managers	UniCredit Bank AG, London Branch (formerly Capitalia Spa)
Joint Lead Managers	HSBC Bank plc
Joint Lead Managers	Morgan Stanley & Co. plc
Rep. of Noteholders	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	28,776,283.20	2,692,536.00	26,083,747.20
Class A2 Notes	644,000,000.00	43,803,463.20	4,098,931.20	39,704,532.00
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	2.5750%	189,363.93	0.00	189,363.93
Class A2 Notes	2.6350%	294,967.65	0.00	294,967.65
Class B Notes	2.6650%	503,981.11	0.00	503,981.11
Class C Notes	2.9650%	192,082.58	0.00	192,082.58

[1] *Inclusive of interest accrued but unpaid on previous Payment Dates*

Collateral Portfolio

Collateral Portfolio at the end of the Collection Period (a)	Total Performing Outstanding Principal (*) (b)	Principal Collection Account balance at the relevant Payment Date (**) (c)	Total Collateral Portfolio (d) = (a)+ (c)	Cash Reserve (***)
189,273,249.29	170,437,852.54	-	189,273,249.29	37,190,250.00

% of Credit enhancement (****)

Class A1 and Class2	Class B	Class C
68.31%	32.67%	20.46%

Pro-Rata Conditions	Current	Target	Verified
(1) Time elapsed from issue date (years)	19.74	5.00	YES
(2) Clean-up call condition occurred	8.67%	10.00%	NO
(3) Arrears for more than 90 days	0.22%	3.50%	YES
(4) Cumulative Gross Defaults Level	14.49%	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	57.79%	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

	Current	Max	Verified
Class A Gross Cumulative Defaults Trigger	14.49%	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	14.49%	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 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 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 recivables did non comply with the "in blocco 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	1,594,343.95 *
(b)	Recoveries made by the Servicer during the immediately preceding Quarterly Collection Period	1,021,534.79 *
(c)	All amounts paid by the Hedging Counterparty pursuant to the Hedging Agreement	1,131,393.25
(d)	Interest (if any) accrued on and credited to the Accounts (other than the Expense Account)	171,450.87
(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	**41,108,972.86**

		Total EUR
Issuer Principal Available Funds		
(a)	Principal Collections	6,657,588.21
(b)	The aggregate of all amounts (if any) payable under items Sixth, Eighth and Tenth of the Pre-Trigger Interest Priority of Payments	32,410.17
(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	101,767.43
	TOTAL ISSUER PRINCIPAL AVAILABLE FUNDS	**6,791,765.81**
	Rounding Adjustment related to previous Payment Date	114.85
	TOTAL	**6,791,880.66**

* 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)
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	409.68	409.68
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	75,623.09	75,623.09
4	All amounts due and payable by the Issuer to the Swap Counterparty under the Swap Agreement	1,105,438.78	1,105,438.78
5	Interest due and payable but unpaid on the Class A Notes	484,331.58	484,331.58
6	Class A Principal Deficiency Ledger	0.00	0.00
7	Interest due and payable but unpaid on the Class B Notes	503,981.11	503,981.11
8	Class B Principal Deficiency Ledger	0.00	0.00
9	Interest due and payable but unpaid on the Class C Notes	192,082.58	192,082.58
10	Class C Principal Deficiency Ledger	32,410.17	32,410.17
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	109,909.73	109,909.73
16	Total Interest due to the Originator	1,412,706.14	1,412,706.14
	TOTAL OUTFLOWS	**41,108,972.86**	**41,108,972.86**

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Application of the Issuer Principal Available Funds

Payments:	Amount Due (Total EUR)	Amount Allocated (Total EUR)
Principal Available Funds	6,791,880.66	6,791,880.66
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	2,692,536.00	2,692,536.00
Principal payment under Class A2 Notes	4,098,931.20	4,098,931.20
Principal payment under Class B Notes	0.00	0.00
Principal payment under Class C Notes	0.00	0.00
TOTAL OUTFLOWS	**6,791,467.20**	**6,791,467.20**
Residual	**413.46**	**413.46**

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Portfolio Performance

Delinquency Ratio	Amount Euro	%	Default Ratio	Amount Euro	%	Annual CPR	Amount Euro	%
Jun 07	49,908,137.11	2.01%	Jun 07	100,436.65	0.00%	Jun 07	38,549,724.07	3.09%
Sept 07	65,444,320.87	2.72%	Sept 07	9,505,522.70	0.44%	Sept 07	25,546,523.28	4.06%
Dec 07	58,778,039.76	2.82%	Dec 07	15,434,705.56	0.71%	Dec 07	41,187,968.09	7.67%
Mar-08	58,031,697.52	2.85%	Mar-08	26,412,789.26	1.21%	Mar-08	31,528,918.15	6.06%
Jun-08	68,682,544.76	3.46%	Jun-08	34,540,909.27	1.58%	Jun-08	29,281,426.81	5.76%
Sept 08	148,038,523.26	7.61%	Sept 08	46,375,077.86	2.12%	Sept 08	27,591,498.00	5.56%
Dec 08	77,665,734.59	4.08%	Dec 08	59,823,021.40	2.74%	Dec 08	34,782,847.71	7.11%
Mar 09	63,598,518.00	3.51%	Mar 09	69,985,174.69	3.21%	Mar 09	29,490,137.06	6.21%
Jun 09	53,828,398.49	3.04%	Jun 09	84,051,137.74	3.85%	Jun 09	21,193,478.56	4.60%
Sep 09	49,497,059.87	2.84%	Sep 09	96,953,231.12	4.44%	Sep 09	14,387,866.21	3.21%
Dec 09	45,304,416.57	2.66%	Dec 09	106,228,325.20	4.87%	Dec 09	19,966,938.23	4.51%
Mar 10	49,210,594.15	2.96%	Mar 10	114,522,708.59	5.25%	Mar 10	20,189,452.10	4.66%
Jun 10	44,492,370.28	2.74%	Jun 10	122,158,093.72	5.60%	Jun 10	18,626,854.34	4.41%
Sep 10	44,975,422.91	2.82%	Sep 10	128,406,306.62	5.88%	Sep 10	15,316,594.47	3.71%
Dec 10	39,294,112.11	2.53%	Dec 10	135,393,918.00	6.20%	Dec 10	20,313,348.55	5.00%
Mar 11	41,874,604.95	2.76%	Mar 11	140,660,262.32	6.44%	Mar 11	23,003,978.05	5.79%
Jun 11	39,914,193.05	2.70%	Jun 11	145,906,598.07	6.68%	Jun 11	19,355,974.84	5.01%
Sep 11	41,957,901.47	2.90%	Sep 11	153,326,913.66	7.02%	Sep 11	15,103,207.26	4.02%
Dec 11	34,943,111.74	2.47%	Dec 11	158,920,360.87	7.28%	Dec 11	16,158,724.31	4.39%
Mar 12	35,735,776.27	2.57%	Mar 12	164,650,731.04	7.54%	Mar 12	8,154,738.75	2.29%
Jun 12	38,956,157.35	2.85%	Jun 12	170,158,659.87	7.79%	Jun 12	6,995,711.80	2.00%
Sep 12	39,897,166.30	2.97%	Sep 12	178,035,452.48	8.16%	Sep 12	5,529,276.71	1.61%
Dec 12	37,575,465.96	2.85%	Dec 12	187,216,956.60	8.58%	Dec 12	6,275,890.25	1.85%
Mar 13	41,043,332.87	3.16%	Mar 13	194,629,623.72	8.92%	Mar 13	4,405,924.20	1.33%
Jun 13	43,055,979.76	3.37%	Jun 13	203,193,768.79	9.31%	Jun 13	4,372,513.64	1.34%
Sep 13	45,121,979.36	3.59%	Sep 13	212,794,990.37	9.75%	Sep 13	2,993,287.67	0.93%
Dec 13	38,216,023.39	3.09%	Dec 13	223,790,236.62	10.25%	Dec 13	5,271,983.51	1.67%
Mar 14	40,218,921.96	3.32%	Mar 14	232,565,204.02	10.65%	Mar 14	5,936,483.79	1.91%
Jun 14	37,977,675.30	3.19%	Jun 14	240,321,912.86	11.01%	Jun 14	4,982,114.85	1.63%
Sep 14	32,757,990.52	2.80%	Sep 14	247,206,278.41	11.32%	Sep 14	4,167,966.45	1.39%
Dec 14	28,710,763.04	2.50%	Dec 14	254,278,195.75	11.65%	Dec 14	5,717,669.77	1.94%
Mar 15	31,448,400.82	2.80%	Mar 15	259,763,492.64	11.90%	Mar 15	6,493,014.09	2.25%
Jun 15	25,696,250.81	2.34%	Jun 15	263,789,982.22	12.08%	Jun 15	9,798,559.96	3.44%
Sep 15	27,171,626.69	2.54%	Sep 15	266,972,824.94	12.23%	Sep 15	11,261,537.01	4.04%
Dec 15	22,120,301.30	2.13%	Dec 15	272,641,673.92	12.49%	Dec 15	13,465,093.12	4.94%
Mar 16	23,098,998.88	2.28%	Mar 16	276,299,873.35	12.66%	Mar 16	11,740,130.28	4.45%
Jun 16	20,927,796.79	2.13%	Jun 16	279,527,288.39	12.80%	Jun 16	11,240,041.42	4.37%
Sep 16	20,786,123.40	2.17%	Sep 16	283,219,253.44	12.97%	Sep 16	9,972,590.11	3.99%
Dec 16	19,464,200.21	2.09%	Dec 16	285,196,804.23	13.06%	Dec 16	9,645,157.95	3.96%
Mar 17	14,856,870.05	1.64%	Mar 17	288,452,970.03	13.21%	Mar 17	8,768,963.28	3.71%
Jun 17	12,369,293.22	1.40%	Jun 17	290,788,756.09	13.32%	Jun 17	8,306,927.88	3.61%
Sep 17	13,881,009.82	1.61%	Sep 17	293,160,545.63	13.43%	Sep 17	4,971,150.17	2.23%
Dec 17	11,711,829.63	1.39%	Dec 17	294,420,389.91	13.49%	Dec 17	6,727,785.62	3.08%
Mar 18	11,104,929.69	1.35%	Mar 18	296,451,395.96	13.58%	Mar 18	5,671,683.03	2.67%
Jun 18	11,082,746.96	1.39%	Jun 18	297,991,863.94	13.65%	Jun 18	7,125,069.16	3.43%
Sep 18	10,968,865.37	1.41%	Sep 18	298,889,723.29	13.69%	Sep 18	4,229,707.03	2.10%
Dec 18	9,441,205.63	1.25%	Dec 18	299,829,269.01	13.73%	Dec 18	6,927,208.29	3.51%
Mar 19	10,167,905.74	1.39%	Mar 19	300,349,025.33	13.76%	Mar19	6,018,038.15	3.15%
Jun 19	8,954,297.54	1.26%	Jun 19	301,949,629.03	13.83%	Jun 19	5,371,021.02	2.90%
Sep 19	9,081,498.45	1.47%	Sep 19	302,911,108.68	13.88%	Sep 19	3,410,373.49	1.90%
Dec 19	8,719,521.22	1.46%	Dec 19	304,379,072.95	13.94%	Dec 19	4,230,963.65	2.72%
Mar 20	10,792,182.69	1.86%	Mar 20	305,173,035.67	13.98%	Mar 20	4,538,027.06	3.00%
Jun 20	12,223,886.39	2.16%	Jun 20	306,320,491.70	14.03%	Jun 20	4,196,616.94	2.86%
Sep 20	6,900,752.85	1.25%	Sep20	308,120,716.79	14.11%	Sep 20	4,538,027.06	3.00%
Dec 20	5,686,986.46	1.06%	Dec 20	309,201,557.22	14.16%	Dec 20	3,652,111.41	2.63%
Mar 21	5,843,079.46	1.30%	Mar 21	309,886,859.48	14.19%	Mar 21	4,959,831.32	3.65%
Jun 21	5,722,157.15	1.31%	Jun 21	310,442,257.06	14.22%	Jun 21	4,397,136.99	3.86%
Sep 21	4,808,350.62	1.14%	Sep 21	311,013,792.89	14.25%	Sep 21	3,634,973.94	3.30%
Dec 21	4,081,775.81	1.00%	Dec 21	311,357,615.91	14.26%	Dec 21	5,222,589.01	4.86%
Mar 22	3,746,857.88	0.96%	Mar 22	311,800,613.50	14.28%	Mar 22	3,422,490.59	3.32%
Jun 22	3,699,726.25	0.98%	Jun 22	312,278,803.04	14.30%	Jun 22	4,441,356.57	4.48%
Sep 22	3,839,897.09	1.06%	Sep 22	312,696,851.66	14.32%	Sep 22	3,406,289.69	3.58%
Dec 22	4,553,262.06	1.31%	Dec 22	312,893,545.92	14.33%	Dec 22	5,113,114.71	5.52%
Mar 23	4,087,205.03	1.22%	Mar 23	313,339,357.80	14.35%	Mar 23	5,335,736.21	5.99%
Jun 23	4,463,538.48	1.42%	Jun 23	313,399,518.99	14.36%	Jun 23	4,182,289.67	4.90%
Sep 23	3,729,797.16	1.23%	Sep 23	313,776,673.94	14.37%	Sep 23	4,090,997.78	5.10%
Dec 23	4,166,219.74	1.42%	Dec 23	314,265,680.63	14.40%	Dec 23	3,693,832.37	4.77%
Mar 24	3,368,770.16	1.19%	Mar 24	314,807,275.90	14.42%	Mar 24	2,450,600.38	3.31%
Jun 24	3,483,314.49	1.28%	Jun 24	315,106,825.85	14.43%	Jun 24	3,643,984.62	5.04%
Sep 24	3,122,292.87	1.19%	Sep 24	315,369,042.02	14.45%	Sep 24	2,365,568.28	3.43%
Dec 24	3,189,365.80	1.26%	Dec 24	315,575,051.94	14.46%	Dec 24	3,141,350.22	4.68%
Mar 25	2,715,163.11	1.12%	Mar 25	315,805,121.95	14.47%	Mar 25	2,524,730.96	3.94%
Jun 25	3,079,020.92	1.32%	Jun 25	315,887,855.63	14.47%	Jun 25	2,329,420.43	3.80%
Sep 25	2,442,939.21	1.09%	Sep 25	316,047,118.71	14.48%	Sep 25	2,003,553.12	3.39%
Dec 25	2,429,809.16	1.14%	Dec 25	316,154,104.60	14.48%	Dec 25	3,401,947.67	5.95%
Mar 26	1,344,664.50	0.66%	Mar 26	316,272,521.94	14.49%	Mar 26	1,991,110.14	3.68%
Jun 26	2,004,678.39	1.02%	Jun 26	316,362,887.87	14.49%	Jun 26	2,494,670.84	4.78%
Sep 26	2,530,297.95	1.34%	Sep 26	316,395,298.04	14.49%	Sep 26	1,891,943.66	3.79%

Definitions	
Delinquency Ratio	means the aggregate Outstanding Principal Amount of all the Delinquent Mortgage Loans (in arrears for at least 30 days) on the aggregate Outstanding Principal Amount of the Portfolio as at the relevant Collection Date
Default Ratio	means the aggregate Outstanding Principal Amount of 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" (i) any loan with payments in arrears for more than 180 days, in addition to (ii) any loan classified as "incaglio" or "in sofferenza" pursuant to the Collections Policies. However, under all comparable transactions originated by UniCredit SpA ("UCI"), as well as market practice, in relation to (i) above, a loan is classified as "defaulted" if payment is in arrears for more than 360 days. This table below represents what the amount of Defaulted Receivables would be if the 360 day term applied in this transaction at the end of each collection period. These data are provided only for informational purposes.

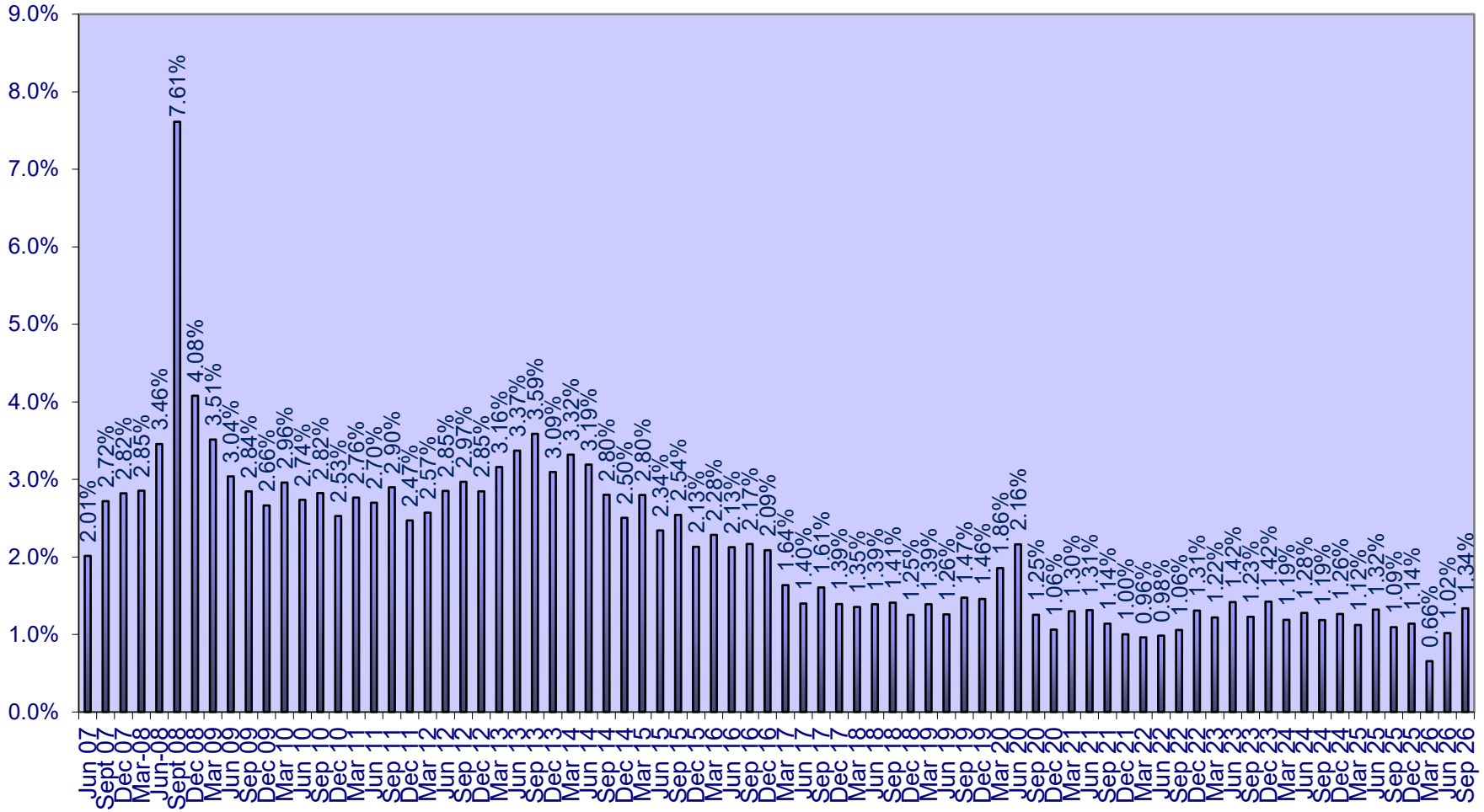
	Amount Euro
Not in arrears	16,999,916.77
Arrears until 360 days	1,687,911.79
Default	147,568.19
Total (net of recovery)	**18,835,396.75**

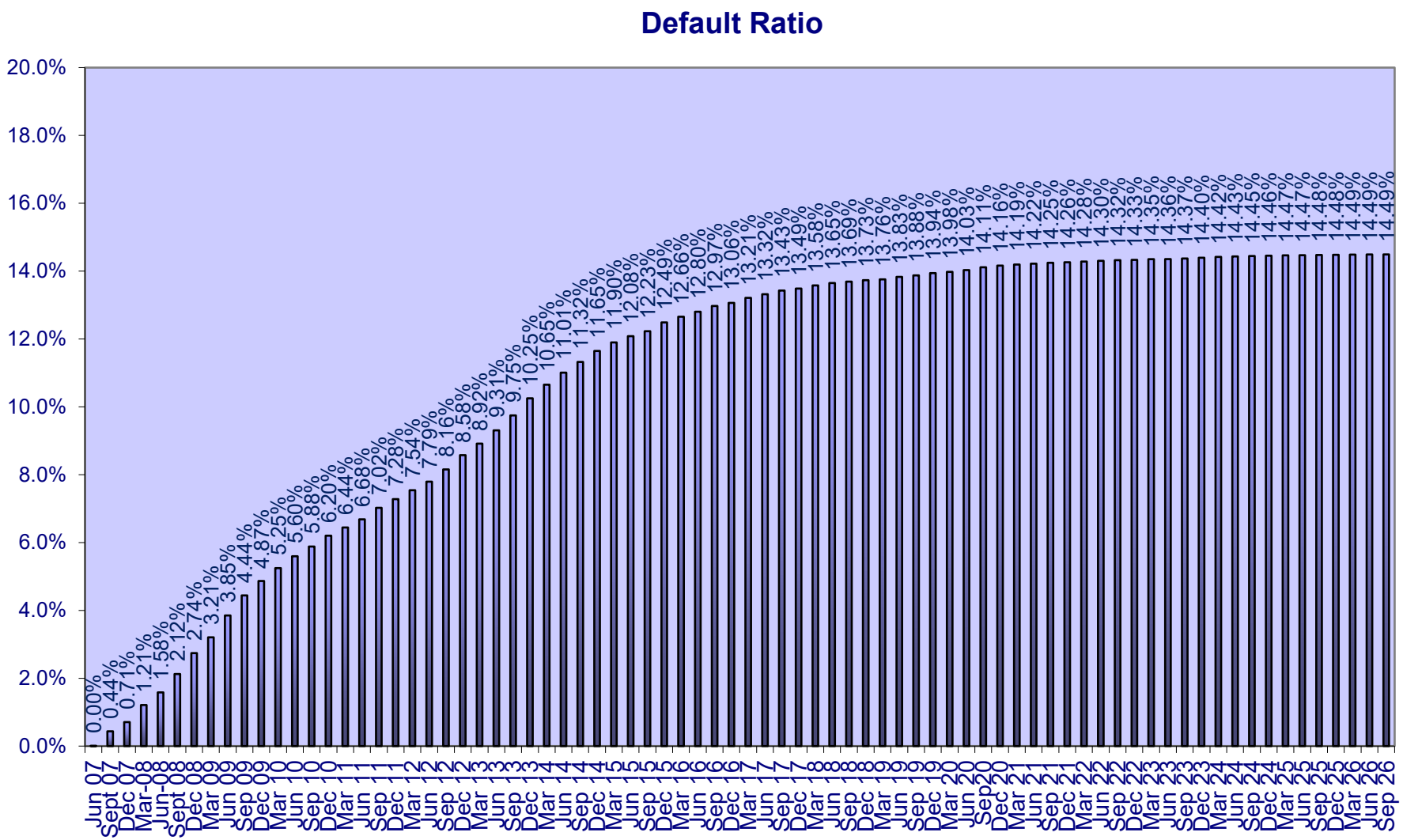
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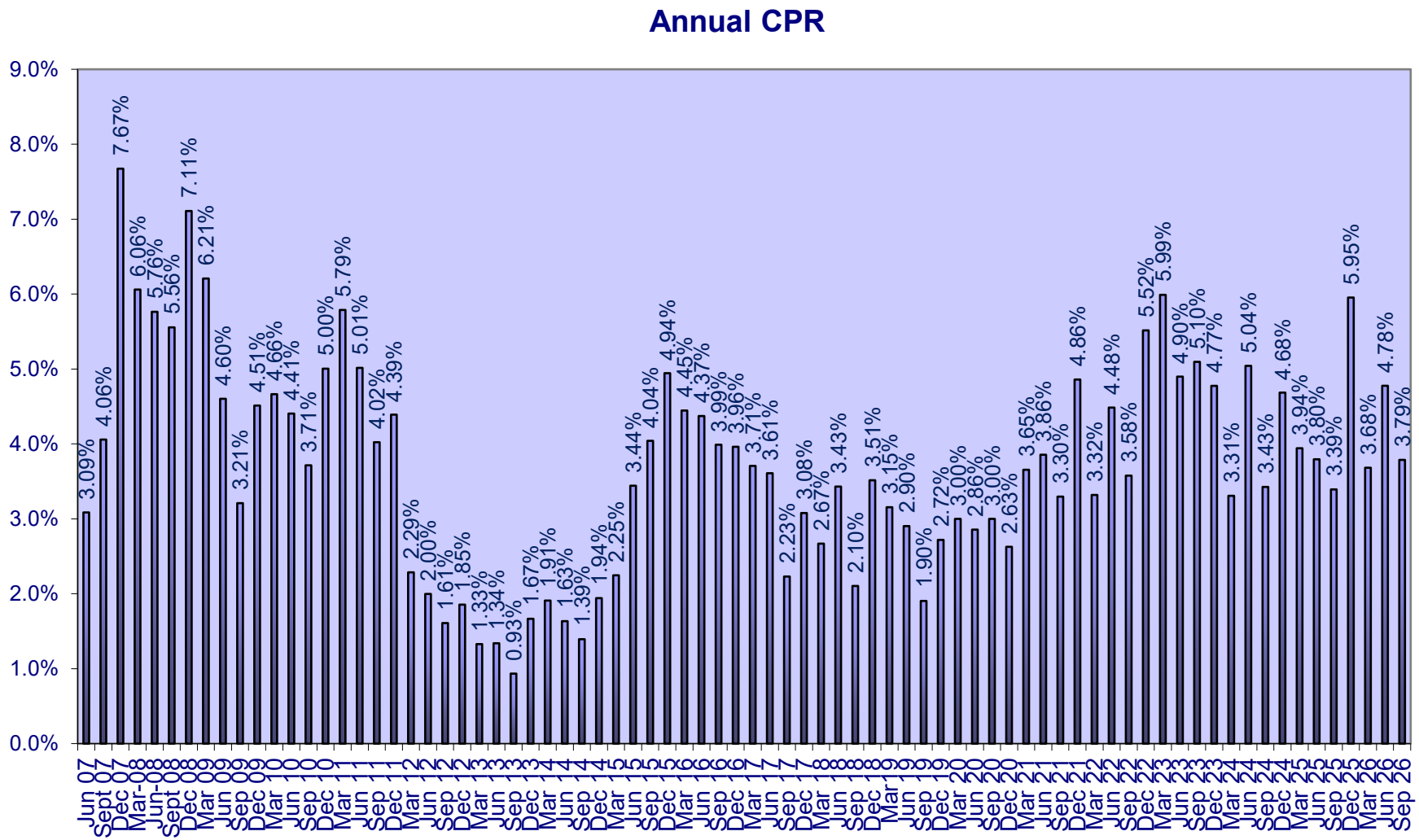
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Delinquency Ratio




Default Ratio
20.0%
18.0%
16.0%
14.0%
12.0%
10.0%
8.0%
6.0%
4.0%
2.0%
0.0%
0.00%
0.44%
0.71%
1.21%
1.58%
2.12%
2.74%
3.21%
3.85%
4.44%
4.87%
5.25%
5.60%
5.88%
6.20%
6.44%
6.68%
7.02%
7.28%
7.54%
7.79%
8.16%
8.58%
8.92%
9.31%
9.75%
10.25%
10.65%
11.01%
11.32%
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12.08%
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13.06%
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Annual CPR
9.0%
8.0%
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6.0%
5.0%
4.0%
3.0%
2.0%
1.0%
0.0%
3.09%
4.06%
7.67%
6.06%
5.76%
5.56%
7.11%
6.21%
4.60%
3.21%
4.51%
4.66%
4.41%
3.71%
5.00%
5.79%
5.01%
4.02%
4.39%
2.29%
2.00%
1.61%
1.85%
1.33%
1.34%
0.93%
1.67%
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1.63%
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