INVESTORS REPORT - Payment Date: 30/01/2014

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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Banca di Roma S.p.A. Capital Mortgages s.r.l. 16-mag-07

Capitalia

Capitalia,HSBC;Morgan Stanley

Originator
Issuer
Issue Date
Joint Lead Managers
Sole Arranger

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
Rating on Issue Date				
Fitch	AAA	AAA	AA	BBB
Moodys	Aaa	Aaa	Aa2	A3
Standard & Poor's	AAA	ААА	AA	BBB
Payment Dates (for all the Classes)		30th of January, April, July and October		
Beginning of the Amortisation	Period	January 2009		

Rapresentative of Noteholders	BNP Paribas Securities Services, Milan Branch
Calculation Agent	UniCredit Bank AG, London Branch
Account Bank	UniCredit S.p.A. (formerly known as UniCredit Family Financing Bank S.p.A.; UniCredit Consumer Financing Bank S.p.A.; UniCredit Banca per la Casa S.p.A; Banca per la CasaS.p.A.)
Principal Paying Agent	BNP Paribas Securities Services, Milan Branch
Payment Report date	21/01/2014
Payment Date	30/01/2014
Last Payment Date	30/10/2013
Next Payment Date	30/04/2014
Interest Period	30/10/2013 30/01/2014
Days Accrued in the Interest Period	92
Class A1 Notes Rate of Interest	0.359%
Class A2 Notes Rate of Interest	0.419%
Class B Notes Rate of Interest	0.449%
Class C Notes Rate of Interest	0.749%

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	Summary of the No	tes		
	Principal			
Classes	Initial Amount	Previous Amount	Payments	Current Outstanding
Class A1 Notes	1,736,000,000.00	395,209,080.00	10,006,651.20	385,202,428.8
Class A2 Notes	644,000,000.00	601,628,277.60	15,233,433.60	586,394,844.0
Class B Notes	74,000,000.00	74,000,000.00	0.00	74,000,000.0
Class C Notes	25,350,000.00	25,350,000.00	0.00	25,350,000.0
	Interest			
Classes	Interest Rate	Accrued Interest	Unpaid Interest 1	Interest Paymer
Class A1 Notes	0.3590%	362,582.37	0.00	362,582.3
Class A2 Notes	0.4190%	644,210.19	0.00	644,210.1
Class B Notes	0.4490%	84,910.88	0.00	84,910.8
Class C Notes	0.7490%	48,522.71	190,587.62	0.0

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)	
1,234,788,678.95	1,031,561,076.34	-	1,234,788,678.95	0.00

% of Credit enhancement (****)			
Class A1 and Class2	Class B	Class C	
5.81%	0.00%	0.00%	

Pro-Rata Conditions	Current	Target	Verified
(1) Time elapsed from issue date (years)	6.81	5.00	YES
(2) Clean-up call condition occurred	57%	10%	YES
(3) Arrears for more than 90 days	1.37%	3.50%	YES
(4) Cumulative Gross Defaults Level	10.25%	3.50%	NO
(5) Total unpaid Principal Deficiency Ledgers	38,265,347.34	0	NO
(6) the Cash Reserve Amount equal to the Scheduled Cash Reserve	0.00	37,190,250.00	NO
(7) Enhancement by Class B Notes and the Class C Notes	9.06%	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%.	1.75%	1%	YES

	Current	Max	Verified
Class A Gross Cumulative Defaults Trigger	10.25%	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	10.25%	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, beld 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

A given to upproximate your contractions a summary more than a more ware approximate a summary and 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 38,265,347.34) and

B = the Portfolio Initial Outstanding Principal Amount (Euro 2,183.087.874 = original Portfolio Initial Outstanding Principal Amount minus Euro 296,279.153). Phase 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 recirvables did non comply with the "in blocs o criteria" and, accordingly, parsuant to the Italian securitisation haw, such receivables are to be considered as never baving 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 Ir	terest Available Funds	
(a)	Interest Collections	5,844,104.05
(b)	Recoveries made by the Servicer during the immediately preceding Quarterly Collection Period	2,004,552.71
(c)	all amounts paid by the Hedging Counterparty pursuant to the Hedging Agreement	1,005,691.00
(d)	interest (if any) accrued on and credited to the Accounts (other than the Expense Account)	9,645.77
(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	-
(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	-
	TOTAL ISSUER INTEREST AVAILABLE FUNDS	8,863,993.53

		Total EUR
Issuer P	rincipal Available Funds	
(a)	Principal Collections	20,720,234.88
(b)	the aggregate of all amounts (if any) payable under items Sixth, Eighth and Tenth of the Pre- Trigger Interest Priority of Payments	4,520,073.46
(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	
	TOTAL ISSUER PRINCIPAL AVAILABLE FUNDS	25,240,308.34
	Rounding Adjustment related to previous Payment Date	109.28
	TOTAL	25,240,417.62

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			Amount
		Amount Due (Total EUR)	Allocated (Total EUR)
	Payments:		
	(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	0.00	0.00
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	451,559.08	451,559.08
4	All amounts due and payable by the Issuer to the Swap Counterparty under the Swap Agreement	2,798,827.55	2,798,827.55
5	Interest due and payable but unpaid on the Class A Notes	1,006,792.56	1,006,792.56
6	Class A Principal Deficiency Ledger	0.00	0.00
7	Interest due and payable but unpaid on the Class B Notes	84,910.88	84,910.88
8	Class B Principal Deficiency Ledger	4,520,073.46	4,520,073.46
9	Interest due and payable but unpaid on the Class C Notes	0.00	0.00
10	Class C Principal Deficiency Ledger	0.00	0.00
11	Amount (if any) to bring the balance of the Cash Reserve up to the Scheduled Cash Reserve Amount	0.00	0.00
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	0.00	0.00
16	Total Interest due to the Originator	0.00	0.00
	TOTAL OUTFLOWS	8,863,993.53	8,863,993.53

Application of the Issuer Interest Available Funds

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Application of the Issuer Principal Available Funds					
Payments:	Amount Due (Total EUR)	Amount Allocated (Total EUR)			
Principal Available Funds	25,240,417.62	25,240,417.62			
During Initial Period:					
Interest Shortfall Amount Principal Collection account balance at the relevant Payment Date	0.00	0.00			
During Amortisation Period:					
Interest Shortfall Amount	0.00	0			
Principal payment under Class A1 Notes	10,006,651.20	10,006,651.20			
Principal payment under Class A2 Notes	15,233,433.60	15,233,433.60			
Principal payment under Class B Notes Principal payment under Class C Notes	0.00				
TOTAL OUTFLOWS	25,240,084.80	25,240,084.80			
Residual	332.82	332.82			

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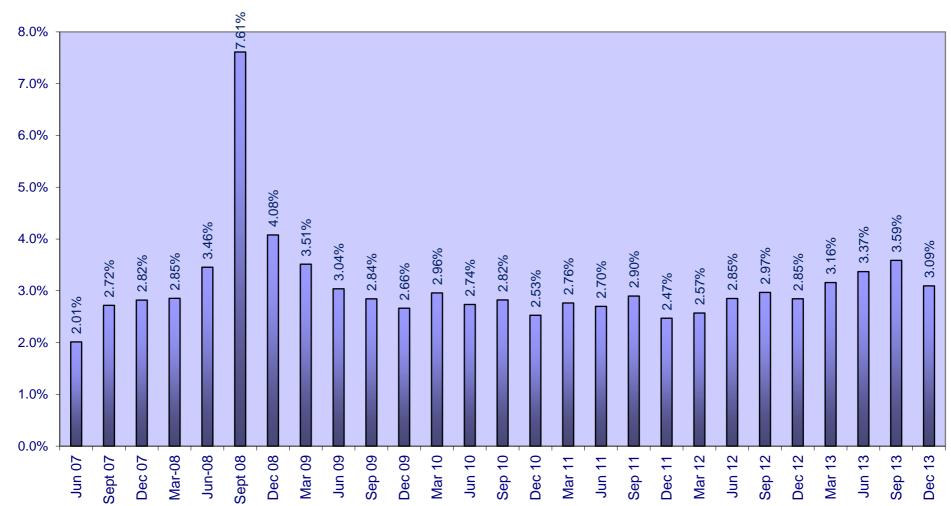
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elinquency Ratio	Amount Euro	%	Default Ratio	Amount Euro	%	If this Report has any difference be
Jun 07	49,908,137.11	2.01%	Jun 07	100,436.65	0.00%	t has been : e between
Sept 07	65,444,320.87	2.72%	Sept 07	9,505,522.70	0.44%	the d
Dec 07	58,778,039.76	2.82%	Dec 07	15,434,705.56	0.71%	o cum
Mar-08	58,031,697.52	2.85%	Mar-08	26,412,789.26	1.21%	the documents distr
Jun-08	68,682,544.76	3.46%	Jun-08	34,540,909.27	1.58%	distri
Sept 08	148,038,523.26	7.61%	Sept 08	46,375,077.86	2.12%	onic f
Dec 08	77,665,734.59	4.08%	Dec 08	59,823,021.40	2.74%	orm, 1 to y
Mar 09	63,598,518.00	3.51%	Mar 09	69,985,174.69	3.21%	ou in
Jun 09	53,828,398.49	3.04%	Jun 09	84,051,137.74	3.85%	elect
Sep 09	49,497,059.87	2.84%	Sep 09	96,953,231.12	4.44%	reminded that ctronic forma
Dec 09	45,304,416.57	2.66%	Dec 09	106,228,325.20	4.87%	fo al th
Mar 10	49,210,594.15	2.96%	Mar 10	114,522,708.59	5.25%	at do
Jun 10	44,492,370.28	2.74%	Jun 10	122,158,093.72	5.60%	d the
Sep 10	44,975,422.91	2.82%	Sep 10	128,406,306.62	5.88%	ents t
Dec 10	39,294,112.11	2.53%	Dec 10	135,393,918.00	6.20%	nts transmittør hard copy ver
Mar 11	41,874,604.95	2.76%	Mar 11	140,660,262.32	6.44%	opy version
Jun 11	39,914,193.05	2.70%	Jun 11	145,906,598.07	6.68%	l via i sion a
Sep 11	41,957,901.47	2.90%	Sep 11	153,326,913.66	7.02%	this n availa
Dec 11	34,943,111.74	2.47%	Dec 11	158,920,360.87	7.28%	nediur tble to
Mar 12	35,735,776.27	2.57%	Mar 12	164,650,731.04	7.54%	an may o you c
Jun 12	38,956,157.35	2.85%	Jun 12	170,158,659.87	7.79%	ay be 1 on r
Sep 12	39,897,166.30	2.97%	Sep 12	178,035,452.48	8.16%	alter
Dec 12	37,575,465.96	2.85%	Dec 12	187,216,956.60	8.58%	st fro
Mar 13	41,043,332.87	3.16%	Mar 13	194,629,623.72	8.92%	onis form, you ase semioded that documents transmitted via this medium may be altered or changed dt huned to you in electronic format and the hard copy version a walible to you on request form UCB."
Jun 13	43,055,979.76	3.37%	Jun 13	203,193,768.79	9.31%	nged CB?"
Sep 13	45,121,979.36	3.59%	Sep 13	212,794,990.37	9.75%	duri
Dec 13	38,216,023.39	3.09%	Dec 13	223,790,236.62	10.25%	be altered or changed during the process in request from UCB?"
Annual CPR	Amount Euro	%				
		3.09%				of electronic
Jun 07 Sept 07	38,549,724.07 25,546,523.28	4.06%				Dic t
*		7.67%				transr
Dec 07	41,187,968.09	6.06%				c transmission and consequently
Mar-08	31,528,918.15					on at
Jun-08	29,281,426.81	5.76%				2d 8
Sept 08	27,591,498.00	5.56%				nseq
Dec 08	34,782,847.71	7.11%				uently
Mar 09	29,490,137.06	6.21%				y nor
Jun 09 Sep 00	21,193,478.56	4.60% 3.21%				onequently none of UCB, its subsidiaries or a filliates
Sep 09	14,387,866.21					
Dec 09	19,966,938.23	4.51%				, its s
Mar 10	20,189,452.10	4.66%				ubsic
Jun 10	18,626,854.34	4.41%				larie
Sep 10 Dec 10	15,316,594.47	3.71% 5.00%				SOFa
Mar 11	20,313,348.55 23,003,978.05	5.79%				, its subsidiaries or a friliates or any o
	23,003,978.05 19,355,974.84	5.01%				tes o
Jun 11 Sep 11		4.02%				rany
Sep 11 Dec 11	15,103,207.26	4.39%				
Mar 12	16,158,724.31 8,154,738.75	4.59% 2.29%				the directors, offi
Jun 12	6,995,711.80	2.00%				sctor
-	5,529,276.71	1.61%				s, off
Sep 12 Dec 12						
Dec 12 Mag 13	6,275,890.25	1.85%				rs or employees
Mar 13	4,405,924.20	1.33%				mplo
Jun 13 Sep 13	4,372,513.64	1.34%				yees
Sep 13 Dec 13	2,993,287.67 5,271,983.51	0.93% 1.67%				s thereo f,
Dec 13	3,271,903.31	1.0770				reo f, accej
	Definitions					pts any li
elinquency Ratio	means the aggregate Outstands all the Delinquent Mortgage					ability or
	least 30 days) on the aggregat Amount of the Portfolio as at Date	e Outstanding Principal				responsibility
efault Ratio	means the aggregate Outstanding Principal Amount of all the Defaulted Mortgage Loans on the aggregate Initial Principal Amount of the Portfolio					whatsoever in

Definitions

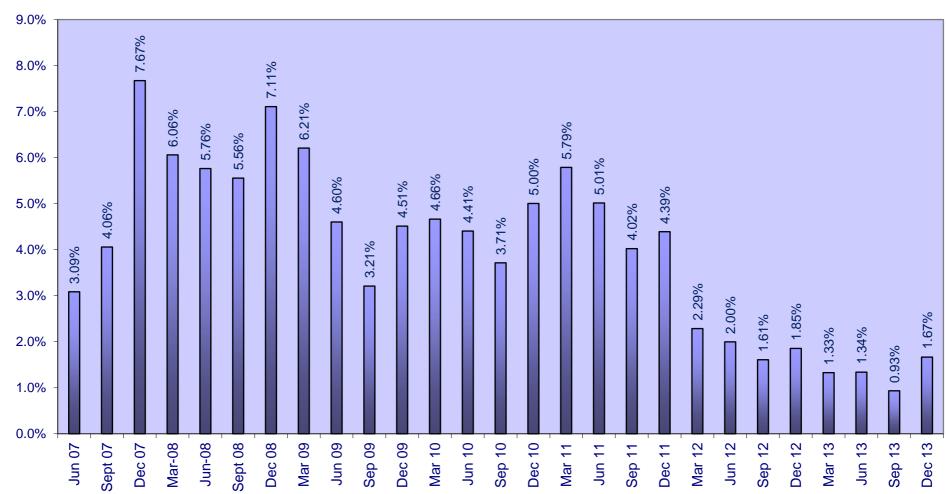
Delinquency Ratio	means the aggregate Outstanding Principal Amount of all the Delinquent Mortgage Loans (in arrears for at least 30 days) on the aggregate Outstanding Principal Amount of the Portfolio as at the relevant Collection Date
Default Ratio	means the aggregate Outstanding Principal Amount of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



Delinquency Ratio



Default Ratio



Annual CPR