INVESTORS REPORT - Payment Date: 01/02/2016 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 of Contents Summary of the Notes Issuer Available Funds Page Page Application of the Issuer Interest Page Available Funds Application of the Issuer Principal Available Funds Page Pas Portfolio Performan Originator Banca di Roma S.p.A. Capital Mortgages s.r.l. Issuer Issue Date 16-mag-07 Joint Lead Managers Capitalia, HSBC, Morgan Stanley Sole Arranger Capitalia The Notes Class A1 Class A2 Class B Class C Classes 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 3mE +13 bps 3mE +19 bps 3mE + 22 bps 3mE + 52 bps Coupon Rating on Issue Date BBB AAA AAA AA Fitch Moodys Aaa Aaa Aa2 A3 Standard & Poor's AAA AAA 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 UniCredit S.p.A. (formerly known as UniCredit Family Financing Bank S.p.A.; UniCredit Consumer Financing Account Bank 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 21/01/2016 Payment Date 01/02/2016 Last Payment Date 30/10/2015 02/05/2016 Next Payment Date 30/10/2015 01/02/2016 Interest Period 94 Days Accrued in the Interest Period Class A1 Notes Rate of Interest 0.063% Class A2 Notes Rate of Interest 0.123% 0.153% Class B Notes Rate of Interest Class C Notes Rate of Interest 0.453%

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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	314,880,193.60	12,589,472.00	302,290,721.6	
Class A2 Notes	644,000,000.00	479,341,822.40	19,164,924.80	460,176,897.60	
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	0.0630%	51,797.79	0.00	51,797.7	
Class A2 Notes	0.1230%	153,948.61	0.00	153,948.6	
Class B Notes	0.1530%	29,563.00	0.00	29,563.0	
Class C Notes	0.4530%	29,984.82	516,288.61	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)		
1,038,517,835.77	806,222,420.17	-	1,038,517,835.77	0.00	

% of Credit enhancement (****)				
Class A1 and Class2	Class B	Class C		
5.43%	0.00%	0.00%		

Pro-Rata Conditions	Current	Target	Verified
(1) Time elapsed from issue date (years)	8.84	5.00	YES
(2) Clean-up call condition occurred	47.57%	10.00%	YES
(3) Arrears for more than 90 days	0.92%	3.50%	YES
(4) Cumulative Gross Defaults Level	12.49%	3.50%	NO
(5) Total unpaid Principal Deficiency Ledgers	60,139,418.50	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	11.12%	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%.	2.75%	1%	YES

	Current	Max	Verified
Class A Gross Cumulative Defaults Trigger	12.49%	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	12.49%	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, 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 give to approximate your constraint 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 60,139,418.5) 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 EU
ier Ir	terest Available Funds	
(a)	Interest Collections	4,157,710.1
(b)	Recoveries made by the Servicer during the immediately preceding Quarterly Collection Period	3,152,066.1
(c)	All amounts paid by the Hedging Counterparty pursuant to the Hedging Agreement	146,992.6
(d)	Interest (if any) accrued on and credited to the Accounts (other than the Expense Account)	11,579.0
(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	7,468,348.

		Total EUR
Issuer Pi	incipal Available Funds	
(a)	Principal Collections	26,895,875.40
(b)	The aggregate of all amounts (if any) payable under items Sixth, Eighth and Tenth of the Pre- Trigger Interest Priority of Payments	4,858,605.89
(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	31,754,481.29
	Rounding Adjustment related to previous Payment Date	109.44
	TOTAL	31,754,590.73

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		Amount Due	Amount Allocated
		(Total EUR)	(Total EUR)
	Payments:		
1	(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	693,941.09	693,941.09
4	All amounts due and payable by the Issuer to the Swap Counterparty under the Swap Agreement	1,678,662.18	1,678,662.18
5	Interest due and payable but unpaid on the Class A Notes	205,746.40	205,746.40
6	Class A Principal Deficiency Ledger	0.00	0.00
7	Interest due and payable but unpaid on the Class B Notes	29,563.00	29,563.00
8	Class B Principal Deficiency Ledger	4,858,605.89	4,858,605.89
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	7,468,348.56	7,468,348.56

Application of the Issuer Interest Available Funds

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Application of the Issuer Princi	ipal Available Funds	
Payments:	Amount Due (Total EUR)	Amount Allocated (Total EUR)
Principal Available Funds	31,754,590.73	31,754,590.73
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 Principal payment under Class A1 Notes	0.00 12,589,472.00	0.00 12,589,472.00
Principal payment under Class A2 Notes	19,164,924.80	19,164,924.80
Principal payment under Class B Notes Principal payment under Class C Notes	0.00	0.00
TOTAL OUTFLOWS	31,754,396.80	31,754,396.80
Residual	193.93	193.93

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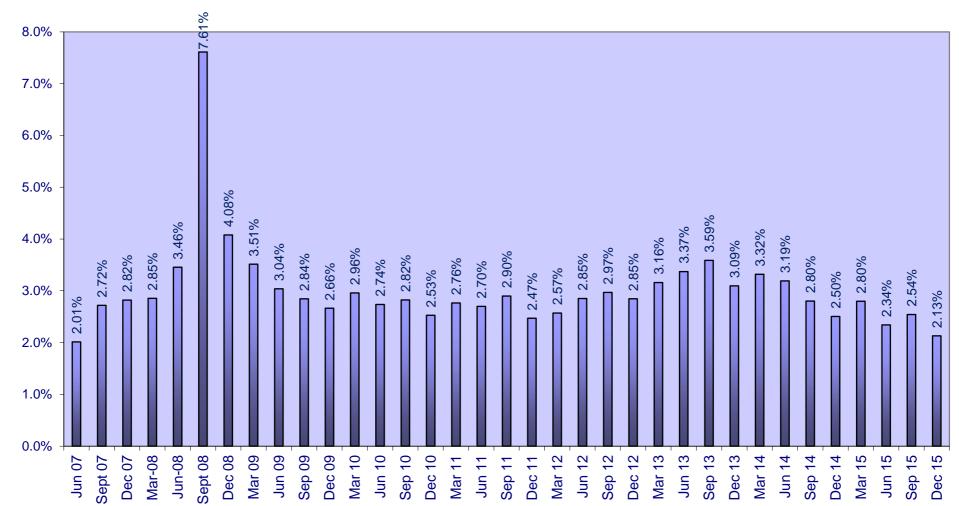
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elinquency Ratio	Amount Euro	%	Default Ratio	Amount Euro	%	Information t of our regu Report has y difference 1
Jun 07	49,908,137.11	2.01%	Jun 07	100,436.65	0.00%	latic boo
Sept 07	65,444,320.87	2.72%	Sept 07	9,505,522.70	0.44%	sued and approved an by the Financial (n sent to you in dec reen the documents
Dec 07	58,778,039.76	2.82%	Dec 07	15,434,705.56	0.71%	id ap ic Fin
Mar-08	58,031,697.52	2.85%	Mar-08	26,412,789.26	1.21%	approved by Unif Financial Conduct you in dectronic fi ocuments distribu
Jun-08	68,682,544.76	3.46%	Jun-08	34,540,909.27	1.58%	lectre dis dis
Sept 08	148,038,523.26	7.61%	Sept 08	46,375,077.86	2.12%	Unić tribu
Dec 08	77,665,734.59	4.08%	Dec 08	59,823,021.40	2.74%	a a a
Mar 09	63,598,518.00	3.51%	Mar 09	69,985,174.69	3.21%	dit Ban thority to you s
Jun 09	53,828,398.49	3.04%	Jun 09	84,051,137.74	3.85%	and and in close
Sep 09	49,497,059.87	2.84%	Sep 09	96,953,231.12	4.44%	c AG. UniCred and Pradential re reminded th in electronic fo
Dec 09	45,304,416.57	2.66%	Dec 09	106,228,325.20	4.87%	aCred on tail nic fo
Mar 10	49,210,594.15	2.96%	Mar 10	114,522,708.59	5.25%	redit Bank tial Regular t that docu c format an
Jun 10	44,492,370.28	2.74%	Jun 10	122,158,093.72	5.60%	nk AG I alation A currents and the
Sep 10	44,975,422.91	2.82%	Sep 10	128,406,306.62	5.88%	n Aw ne t
Dec 10	39,294,112.11	2.53%	Dec 10	135,393,918.00	6.20%	London Br Authority ar a transmitte 2 hard copy
Mar 11	41,874,604.95	2.76%	Mar 11	140,660,262.32	6.44%	1 Brai iy are opy v opy v
Jun 11	39,914,193.05	2.70% 2.90%	Jun 11	145,906,598.07	6.68%	Crisi, al Al
Sep 11	41,957,901.47		Sep 11	153,326,913.66	7.02%	
Dec 11	34,943,111.74	2.47%	Dec 11	158,920,360.87	7.28%	oor Hot le from s media available
Mar 12	35,735,776.27	2.57%	Mar 12	164,650,731.04	7.54% 7.79%	r House, 120 Londe from us on request. nedium may be alter ultble to you on req
Jun 12 Sep 12	38,956,157.35	2.85% 2.97%	Jun 12 Sep 12	170,158,659.87 178,035,452.48	7.79% 8.16%	use, 120 L us on req m may be to you or
Sep 12 Dec 12	39,897,166.30 37,575,465.96	2.97%	Sep 12 Dec 12	1/8,035,452.48 187,216,956.60	8.16%	20 London Walt, London, request. UniCiedit Group y be altered or changed dur au on request from UCB.
Mar 13	57,575,465.96 41,043,332.87	3.16%	Mar 13	194,629,623.72	8.92%	Unić Unić uest
Jun 13	43,055,979.76	3.37%	Jun 13	203,193,768.79	9.31%	Wall, Le niCredit 1 or char st from
Sep 13	45,121,979.36	3.59%	Sep 13	212,794,990.37	9.75%	ondon, EC2 it Group and urged during UCB.
Dec 13	38,216,023.39	3.09%	Dec 13	223,790,236.62	10.25%	upa duri
Mar 14	40,218,921.96	3.32%	Mar 14	232,565,204.02	10.65%	E 5 4
Jun 14	37,977,675.30	3.19%	Jun 14	240,321,912.86	11.01%	pro SET
Sep 14	32,757,990.52	2.80%	Sep 14	247,206,278.41	11.32%	is authorized and a solution of
Dec 14	28,710,763.04	2.50%	Dec 14	254,278,195.75	11.65%	of electre
Mar 15	31,448,400.82	2.80%	Mar 15	259,763,492.64	11.90%	s are subject electronic tr
Jun 15	25,696,250.81	2.34%	Jun 15	263,789,982.22	12.08%	ject to ic trar
Sep 15	27,171,626.69	2.54%	Sep 15	266,972,824.94	12.23%	o reg unsmi
Dec 15	22,120,301.30	2.13%	Dec 15	272,641,673.92	12.49%	Bundesans regulation as mission ar
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Annual CPR	Amount Euro	% 3.00%				Europue
Jun 07	38,549,724.07	3.09%				Europue
Jun 07 Sept 07	38,549,724.07 25,546,523.28	3.09% 4.06%				Europue
Jun 07 Sept 07 Dec 07	38,549,724.07 25,546,523.28 41,187,968.09	3.09% 4.06% 7.67%				ir Franzdiens teisitungsutsi e European Central Bank: meequently none of UCB, its
Jun 07 Sept 07 Dec 07 Mar-08	38,549,724.07 25,546,523.28 41,187,968.09 31,528,918.15	3.09% 4.06% 7.67% 6.06%				Finanzdiens tleistungsaufsie European Central Bank. equently none of UCB, its :
Jun 07 Sept 07 Dec 07 Mar-08 Jun-08	38,549,724.07 25,546,523.28 41,187,968.09 31,528,918.15 29,281,426.81	3.09% 4.06% 7.67% 6.06% 5.76%				Finanzdiens tleistungsaufsie European Central Bank. equently none of UCB, its :
Jun 07 Sept 07 Dec 07 Mar-08 Jun-08 Sept 08	38,549,724.07 25,546,523.28 41,187,968.09 31,528,918.15 29,281,426.81 27,591,498.00	3.09% 4.06% 7.67% 6.06% 5.76% 5.56%				Finnazkenskiskungsufischt (lufis) an European Central Bank. equendy none of UCB, is subsidiaries or
Jun 07 Sept 07 Dec 07 Mar-08 Jun-08 Sept 08 Dec 08	38,549,724.07 25,546,523.28 41,187,968.09 31,528,918.15 29,281,426.81 27,591,498.00 34,782,847.71	3.09% 4.06% 7.67% 6.06% 5.76% 5.56% 7.11%				Finnazkenskiskungsufischt (lufis) an European Central Bank. equendy none of UCB, is subsidiaries or
Jun 07 Sept 07 Dec 07 Mar-08 Jun-08 Sept 08 Dec 08 Mar 09	38,549,724.07 25,546,523.28 41,187,968.09 31,528,918.15 29,281,426.81 27,591,498.00 34,782,847.71 29,490,137.06	3.09% 4.06% 7.67% 6.06% 5.76% 5.56% 7.11% 6.21%				Franzelienstkietungsaußicht (Bal'isi) European Central Dank. equendy none of UCB, its subsidiarie
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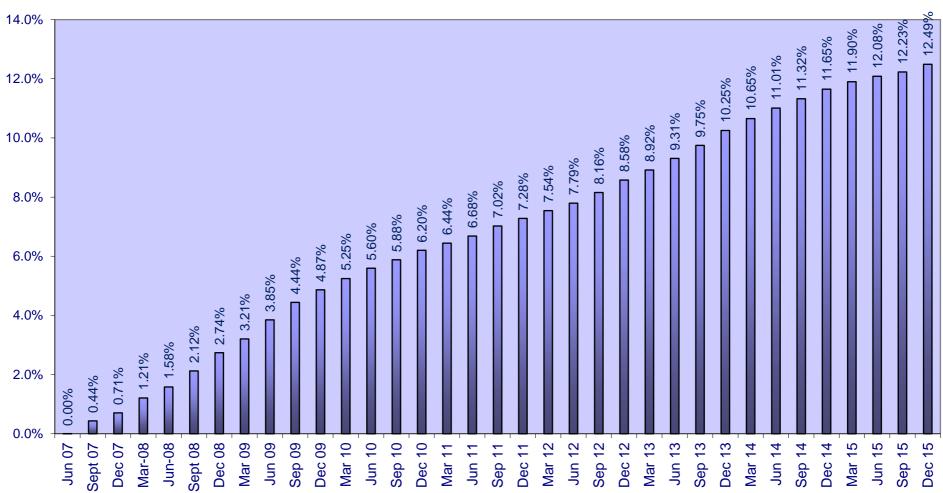
Definitions Delinquency Ratio means the aggregate Outstanding Principal Amount of all the Delinquent Mortgage Loans (in arrears for at leas 30 days) on the aggregate Outstanding Principal Amount of the Portfolio as at the relevant Collection Date Default Ratio means the aggregate Outstanding Principal 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 "inceglio" 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.

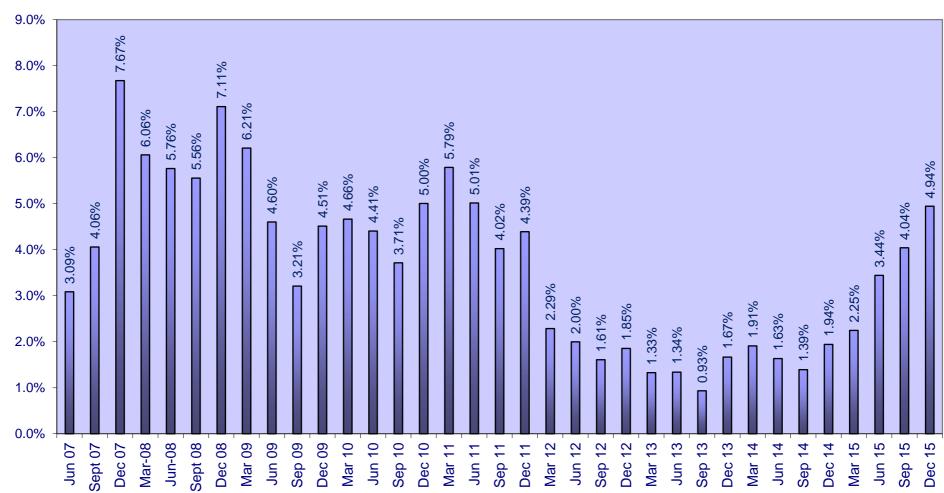
	Amount Euro
Not in arrears	25,962,534.34
Arrears until 360 days	33,782,153.09
Default	172,550,728.17
Total (net of recovery)	232,295,415.60



Delinquency Ratio



Default Ratio



Annual CPR