## INVESTORS REPORT - Payment Date: 01/08/2016 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 21/07/2016 Payment Date 01/08/2016 Last Payment Date 02/05/2016 Next Payment Date 31/10/2016 02/05/2016 01/08/2016 Interest Period Days Accrued in the Interest Period 91 Class A1 Notes Rate of Interest -0.122% Class A2 Notes Rate of Interest -0.062% Class B Notes Rate of Interest -0.032% Class C Notes Rate of Interest 0.268%

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	Summary of the No	tes		
	Principal			
Classes	Initial Amount	Previous Amount	Payments	Current Outstandin
Class A1 Notes	1,736,000,000.00	290,953,600.00	10,987,838.40	279,965,761.6
Class A2 Notes	644,000,000.00	442,918,212.80	16,727,127.20	426,191,085.6
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 Payme
Class A1 Notes	-0.1220%	0.00	0.00	0.0
Class A2 Notes	-0.0620%	0.00	0.00	0.0
Class B Notes	-0.0320%	0.00	0.00	0.
Class C Notes	0.2680%	17,173.22	556,530.33	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)	
984,817,836.24	750,872,472.55	-	984,817,836.24	0.00

% of Credit enhancement (****)			
Class A1 and Class2	Class B	Class C	
5.96%	0.00%	0.00%	

Pro-Rata Conditions	Current	Target	Verified
(1) Time elapsed from issue date (years)	9.35	5.00	YES
(2) Clean-up call condition occurred	45.11%	10.00%	YES
(3) Arrears for more than 90 days	0.81%	3.50%	YES
(4) Cumulative Gross Defaults Level	12.80%	3.50%	NO
(5) Total unpaid Principal Deficiency Ledgers	60,656,217.26	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	11.92%	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%.	2.78%	1%	YES

	Current	Max	Verified
Class A Gross Cumulative Defaults Trigger	12.80%	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	12.80%	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 many more than 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 60,656,217.26) 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
er Ir	nterest Available Funds	
(a)	Interest Collections	3,719,625.0
(b)	Recoveries made by the Servicer during the immediately preceding Quarterly Collection Period	2,621,786.5
(c)	All amounts paid by the Hedging Counterparty pursuant to the Hedging Agreement	
(d)	Interest (if any) accrued on and credited to the Accounts (other than the Expense Account)	10,128.4
(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	6,351,540.

		Total EUI
suer P	rincipal Available Funds	
(a)	Principal Collections	23,820,166.5
(b)	The aggregate of all amounts (if any) payable under items Sixth, Eighth and Tenth of the Pre- Trigger Interest Priority of Payments	3,894,856.9
(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	27,715,023.44
	Rounding Adjustment related to previous Payment Date	197.8
	TOTAL	27,715,221.37

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		America De c	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	722.34	722.34
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	778,109.79	778,109.79
4	All amounts due and payable by the Issuer to the Swap Counterparty under the Swap Agreement	1,676,021.60	1,676,021.60
5	Interest due and payable but unpaid on the Class A Notes	0.00	0.00
6	Class A Principal Deficiency Ledger	0.00	0.00
7	Interest due and payable but unpaid on the Class B Notes	0.00	0.00
8	Class B Principal Deficiency Ledger	3,894,856.93	3,894,856.93
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	6,351,540.66	6,351,540.66

## Application of the Issuer Interest Available Funds

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Application of the Issuer Princ	Application of the Issuer Principal Available Funds		
Payments:	Amount Due (Total EUR)	Amount Allocated (Total EUR)	
Principal Available Funds	27,715,221.37	27,715,221.37	
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 10,987,838.40	0.00 10,987,838.40	
Principal payment under Class A2 Notes	16,727,127.20	16,727,127.20	
Principal payment under Class B Notes Principal payment under Class C Notes	0.00 0.00	0.00	
TOTAL OUTFLOWS	27,714,965.60	27,714,965.60	
Residual	255.77	255.77	

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quency Ratio	Amount Euro	%	Default Ratio	Amount Euro	%
Jun 07	49,908,137.11	2.01%	Jun 07	100,436.65	0.00%
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	58,031,697.52	2.85%	Mar-08	26,412,789.26	1.21%
Jun-08	68,682,544.76	3.46%	Jun-08	34,540,909.27	1.58%
Sept 08	148,038,523.26	7.61%	Sept 08	46,375,077.86	2.12%
Dec 08	77,665,734.59	4.08%	Dec 08	59,823,021.40	2.74%
Mar 09	63,598,518.00	3.51%	Mar 09	69,985,174.69	3.21%
Jun 09	53,828,398.49	3.04%	Jun 09	84,051,137.74	3.85%
Sep 09	49,497,059.87	2.84%	Sep 09	96,953,231.12	4.44%
Dec 09	45,304,416.57	2.66%	Dec 09	106,228,325.20	4.87%
Mar 10	49,210,594.15	2.96%	Mar 10	114,522,708.59	5.25%
Jun 10	44,492,370.28	2.74%	Jun 10	122,158,093.72	5.60%
Sep 10	44,975,422.91	2.82%	Sep 10	128,406,306.62	5.88%
Dec 10	39,294,112.11	2.53%	Dec 10	135,393,918.00 140,660,262.32	6.20%
Mar 11	41,874,604.95	2.76%	Mar 11		6.44%
Jun 11 Sep 11	39,914,193.05	2.70%	Jun 11 Sep 11	145,906,598.07	6.68% 7.02%
Sep 11 Dec 11	41,957,901.47	2.90% 2.47%	Sep 11 Dec 11	153,326,913.66	7.02% 7.28%
Dec 11 Mar 12	34,943,111.74		Dec 11	158,920,360.87	
Mar 12 Jun 12	35,735,776.27	2.57%	Mar 12 Jun 12	164,650,731.04 170,158,659,87	7.54%
Jun 12 See 12	38,956,157.35	2.85%	Jun 12 See 12	170,158,659.87	7.79%
Sep 12 Dec 12	39,897,166.30	2.97%	Sep 12	178,035,452.48	8.16%
Dec 12 Mar 13	37,575,465.96	2.85% 3.16%	Dec 12 Mar 13	187,216,956.60	8.58% 8.92%
	41,043,332.87			194,629,623.72	
Jun 13 Sep 13	43,055,979.76	3.37% 3.59%	Jun 13 Sep 13	203,193,768.79 212,794,990.37	9.31% 9.75%
Sep 13 Dec 13	45,121,979.36	3.09%	Sep 13 Dec 13	212,794,990.57 223,790,236.62	10.25%
Dec 13 Mar 14	38,216,023.39 40,218,921.96	3.32%	Dec 13 Mar 14	232,565,204.02	10.25%
Jun 14	37,977,675.30	3.19%	Jun 14	240,321,912.86	11.01%
Sep 14	32,757,990.52	2.80%	Sep 14	247,206,278.41	11.32%
Dec 14	28,710,763.04	2.50%	Dec 14	254,278,195.75	11.65%
Mar 15	31,448,400.82	2.80%	Mar 15	259,763,492.64	11.90%
Jun 15	25,696,250.81	2.34%	Jun 15	263,789,982.22	12.08%
Sep 15	27,171,626.69	2.54%	Sep 15	266,972,824.94	12.23%
Dec 15	22,120,301.30	2.13%	Dec 15	272,641,673.92	12.49%
Mar 16	23,098,998.88	2.28%	Mar 16	276,299,873.35	12.66%
Jun 16	20,927,796.79	2.13%	Jun 16	279,527,288.39	12.80%
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Annual CPR	Amount Euro	%			
Jun 07	38,549,724.07	3.09%			
Sept 07	25,546,523.28	4.06%			
Dec 07	41,187,968.09	7.67%			
Mar-08	31,528,918.15	6.06%			
		5.76%			
Jun-08	29,281,426.81				
Sept 08	27,591,498.00	5.56%			
Sept 08 Dec 08	27,591,498.00 34,782,847.71	7.11%			
Sept 08 Dec 08 Mar 09	27,591,498.00 34,782,847.71 29,490,137.06	7.11% 6.21%			
Sept 08 Dec 08 Mar 09 Jun 09	27,591,498.00 34,782,847.71 29,490,137.06 21,193,478.56	7.11% 6.21% 4.60%			
Sept 08 Dec 08 Mar 09 Jun 09 Sep 09	27,591,498.00 34,782,847.71 29,490,137.06 21,193,478.56 14,387,866.21	7.11% 6.21% 4.60% 3.21%			
Sept 08 Dec 08 Mar 09 Jun 09 Sep 09 Dec 09	27,591,498.00 34,782,847.71 29,490,137.06 21,193,478.56 14,387,866.21 19,966,938.23	7.11% 6.21% 4.60% 3.21% 4.51%			
Sept 08 Dec 08 Mar 09 Jun 09 Sep 09 Dec 09 Mar 10	27,591,498.00 34,782,847.71 29,490,137.06 21,193,478.56 14,387,866.21 19,966,938.23 20,189,452.10	7.11% 6.21% 4.60% 3.21% 4.51% 4.66%			
Sept 08 Dec 08 Mar 09 Jun 09 Sep 09 Dec 09 Mar 10 Jun 10	27,591,498.00 34,782,847.71 29,490,137.06 21,193,478.56 14,387,866.21 19,966,938.23 20,189,452.10 18,626,854.34	7.11% 6.21% 4.60% 3.21% 4.51% 4.66% 4.41%			
Sept 08 Dec 08 Mar 09 Jun 09 Sep 09 Dec 09 Mar 10 Jun 10 Sep 10	27,591,498.00 34,782,847.71 29,490,137.06 21,193,478.56 14,387,866.21 19,966,938.23 20,189,452.10 18,626,854.54 15,316,594.47	7.11% 6.21% 4.60% 3.21% 4.51% 4.66% 4.41% 3.71%			
Sept 08 Dec 08 Mar 09 Jun 09 Sep 09 Dec 09 Mar 10 Jun 10 Sep 10 Dec 10	27,591,498.00 34,782,847.71 29,490,137.06 21,193,478.56 14,387,866.21 19,966,938.23 20,189,452.10 18,622,854.34 15,316,594.47 20,313,348.55	7.11% 6.21% 4.60% 3.21% 4.51% 4.66% 4.46% 3.71% 5.00%			
Sept 08 Dec 08 Mar 09 Jun 09 Sep 09 Dec 09 Mar 10 Jun 10 Sep 10 Dec 10 Mar 11	27,591,498.00 34,782,847.71 29,490,137.06 21,193,478.56 14,387,866.21 19,966,938.23 20,189,452.10 18,626,854.34 15,316,594.47 20,313,348.55 23,003,978.05	7.11% 6.21% 4.60% 3.21% 4.51% 4.66% 4.41% 3.71% 5.00% 5.79%			
Sept 08 Dec 08 Mar 09 Jun 09 Sep 09 Dec 09 Mar 10 Jun 10 Sep 10 Dec 10 Mar 11 Jun 11	27,591,498.00 34,782,847.71 29,490,137.06 21,193,478.56 14,387,866.21 19,966,938.23 20,189,452.10 18,626,854.34 15,316,594.47 20,313,348.55 23,003,978.05 19,355,974.84	7.11% 6.21% 4.60% 3.21% 4.51% 4.66% 4.41% 3.71% 5.00% 5.79% 5.01%			
Sept 08           Dec 09           Mar 09           Sep 09           Dec 09           Mar 10           Sep 10           Dec 10           Mar 11           Sep 11	27,591,498.00 34,782,847.71 29,490,137.06 21,193,478.56 14,387,866.21 19,966.938.23 20,189,452.10 18,626,854.34 15,316,594.47 20,313,348.55 23,003,978.05 19,355,974.84 15,103,207.26	7.11% 6.21% 4.60% 3.21% 4.51% 4.66% 4.41% 5.00% 5.71% 5.00% 5.79% 5.01% 4.02%			
Sept 08 Dec 08 Mar 09 Jun 09 Sep 09 Dec 09 Mar 10 Jun 10 Sep 10 Dec 10 Mar 11 Jun 11 Sep 11 Dec 11	27,591,498.00 34,782,847.71 29,490,137.06 21,193,478.56 14,387,866.21 19,966,938.23 20,189,452.10 18,626,854.34 15,316,594.47 20,313,548.55 23,003,978.05 19,355,974.84 15,103,207.26 16,158,724.31	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%			
Sept 08 Dec 08 Mar 09 Jun 09 Sep 09 Dec 09 Mar 10 Jun 10 Sep 10 Dec 10 Mar 11 Jun 11 Sep 11 Dec 11 Mar 12	$\begin{array}{c} 27,591,498.00\\ 34,782,847.71\\ 29,490,137.06\\ 21,193,478.56\\ 14,387,866.21\\ 19,966,938.23\\ 20,189,452.10\\ 18,626,854.34\\ 15,316,594.47\\ 20,313,348.55\\ 23,003,978.05\\ 23,003,978.05\\ 19,355,974.84\\ 15,103,207.26\\ 16,158,724.31\\ 8,154,738.75\\ \end{array}$	$\begin{array}{c} 7.11\% \\ 6.21\% \\ 4.60\% \\ 3.21\% \\ 4.51\% \\ 4.66\% \\ 4.41\% \\ 3.71\% \\ 5.00\% \\ 5.79\% \\ 5.01\% \\ 4.02\% \\ 4.92\% \\ 2.29\% \end{array}$			
Sept 08 Dec 08 Mar 09 Jun 09 Sep 09 Dec 09 Mar 10 Jun 10 Sep 10 Dec 10 Mar 11 Jun 11 Sep 11 Dec 11 Dec 11 Mar 12 Jun 12	$\begin{array}{c} 27,591,498.00\\ 34,782,847.71\\ 29,490,137.06\\ 21,193,478.56\\ 14,387,866.21\\ 19,966,938.23\\ 20,189,452.10\\ 18,626,854.34\\ 15,316,594.47\\ 20,313,348.55\\ 23,003,978.05\\ 19,355,974.84\\ 15,103,207.26\\ 16,158,724.31\\ 8,154,738.75\\ 6,995,711.80\\ \end{array}$	7.11% 6.21% 4.60% 3.21% 4.51% 4.66% 4.41% 5.00% 5.79% 5.01% 4.02% 4.39% 2.29% 2.00%			
Sept 08 Dec 08 Mar 09 Jun 09 Sep 09 Dec 09 Mar 10 Jun 10 Sep 10 Dec 10 Mar 11 Jun 11 Sep 11 Dec 11 Mar 12	$\begin{array}{c} 27,591,498,00\\ 34,782,847,71\\ 29,490,137,06\\ 21,193,478,56\\ 14,387,866,21\\ 19,966,938,23\\ 20,189,452,10\\ 18,626,854,34\\ 15,316,594,47\\ 20,313,548,55\\ 23,003,978,05\\ 19,355,974,84\\ 15,103,207,26\\ 16,158,724,31\\ 8,154,738,75\\ 6,995,711,80\\ 5,529,276,71\end{array}$	$\begin{array}{c} 7.11\% \\ 6.21\% \\ 4.60\% \\ 3.21\% \\ 4.51\% \\ 4.66\% \\ 4.41\% \\ 3.71\% \\ 5.00\% \\ 5.79\% \\ 5.01\% \\ 4.02\% \\ 4.92\% \\ 2.29\% \end{array}$			
Sept 08           Dec 08           Mar 09           Jun 09           Sep 09           Mar 10           Jun 10           Sep 10           Dec 10           Mar 11           Jun 11           Sep 11           Dec 11           Mar 12           Jun 12           Sep 12           Dec 12	$\begin{array}{c} 27,591,498,00\\ 34,782,847.71\\ 29,490,137.06\\ 21,193,478.56\\ 14,387,866.21\\ 19,966,938.23\\ 20,189,452.10\\ 18,626,854.34\\ 15,316,594.47\\ 20,313,348.55\\ 23,003,978.05\\ 19,355,974.84\\ 15,103,207.26\\ 16,158,724.31\\ 8,154,738.75\\ 6,995,711.80\\ 5,529,276.71\\ 6,275,890.25\end{array}$	$\begin{array}{c} 7.11\% \\ 6.21\% \\ 4.60\% \\ 3.21\% \\ 4.51\% \\ 4.66\% \\ 4.41\% \\ 5.00\% \\ 5.79\% \\ 5.00\% \\ 5.79\% \\ 5.01\% \\ 4.02\% \\ 4.39\% \\ 2.29\% \\ 2.00\% \\ 1.61\% \\ 1.85\% \end{array}$			
Sept 08 Dec 08 Mar 09 Jun 09 Sep 09 Dec 09 Mar 10 Jun 10 Sep 10 Dec 10 Mar 11 Jun 11 Sep 11 Dec 11 Mar 12 Sep 12 Dec 12 Dec 12 Mar 13	$\begin{array}{c} 27,591,498.00\\ 34,782,847.71\\ 29,490,137.06\\ 21,193,478.56\\ 14,387,866.21\\ 19,966,938.23\\ 20,189,452.10\\ 18,626,854.34\\ 15,316,594.47\\ 20,313,348.55\\ 23,003,978.05\\ 19,355,974.84\\ 15,103,207.26\\ 16,158,724.31\\ 8,154,738.75\\ 6,995,711.80\\ 5,529,276.71\\ 6,275,890.25\\ 4,405,924.20\\ \end{array}$	$\begin{array}{c} 7.11\% \\ 6.21\% \\ 4.60\% \\ 3.21\% \\ 4.51\% \\ 4.66\% \\ 4.41\% \\ 3.71\% \\ 5.00\% \\ 5.79\% \\ 5.01\% \\ 4.02\% \\ 4.39\% \\ 2.29\% \\ 2.00\% \\ 1.61\% \\ 1.85\% \\ 1.33\% \end{array}$			
Sept 08 Dec 08 Mar 09 Jun 09 Dec 09 Mar 10 Jun 10 Dec 10 Mar 11 Jun 11 Sep 11 Dec 11 Mar 12 Jun 12 Sep 12 Dec 12 Dec 12 Mar 13 Jun 13	$\begin{array}{c} 27,591,498.00\\ 34,782,847.71\\ 29,490,137.06\\ 21,193,478.56\\ 14,387,866.21\\ 19,966,938.23\\ 20,189,452.10\\ 18,626,854.34\\ 15,316,594.47\\ 20,313,348.55\\ 23,003,978.05\\ 19,355,974.84\\ 15,103,207.26\\ 16,158,724.31\\ 8,154,738.75\\ 6,995,711.80\\ 5,529,276.71\\ 6,275,890.25\\ 4,405,924.20\\ 4,372,513.64\end{array}$	$\begin{array}{c} 7.11\% \\ 6.21\% \\ 4.60\% \\ 3.21\% \\ 4.51\% \\ 4.66\% \\ 4.41\% \\ 3.71\% \\ 5.00\% \\ 5.79\% \\ 5.01\% \\ 4.02\% \\ 4.39\% \\ 2.29\% \\ 2.00\% \\ 1.61\% \\ 1.85\% \\ 1.33\% \\ 1.34\% \end{array}$			
Sept 08           Dec 08           Mar 09           Jun 09           Sep 09           Mar 10           Jun 10           Sep 10           Dec 10           Mar 11           Jun 11           Sep 11           Dec 11           Mar 12           Jun 12           Sep 12           Dec 12           Mar 13           Jun 13           Sep 13	$\begin{array}{c} 27,591,498,00\\ 34,782,847.71\\ 29,490,137.06\\ 21,193,478.56\\ 14,387,866.21\\ 19,966,938.23\\ 20,189,452.10\\ 18,626,854.34\\ 15,316,594.47\\ 20,313,348.55\\ 23,003,978.05\\ 19,355,974.84\\ 15,103,207.26\\ 16,158,724.31\\ 8,154,738.75\\ 6,995,711.80\\ 5,529,276.71\\ 6,275,890.25\\ 4,405,294.20\\ 4,372,513.64\\ 2,993,287.67\end{array}$	$\begin{array}{c} 7.11\% \\ 6.21\% \\ 4.60\% \\ 3.21\% \\ 4.51\% \\ 4.66\% \\ 4.41\% \\ 5.00\% \\ 5.79\% \\ 5.00\% \\ 5.79\% \\ 5.01\% \\ 4.02\% \\ 4.39\% \\ 2.29\% \\ 2.00\% \\ 1.61\% \\ 1.85\% \\ 1.33\% \\ 1.34\% \\ 0.93\% \end{array}$			
Sept 08 Dec 08 Mar 09 Jun 09 Sep 09 Dec 09 Mar 10 Jun 10 Sep 10 Dec 10 Dec 10 Dec 11 Jun 11 Sep 11 Dec 11 Mar 12 Jun 12 Sep 12 Dec 12 Dec 12 Dec 12 Jun 13 Sep 13 Dec 13	27,591,498.00 34,782,847.71 29,490,137.06 21,193,478.56 14,387,866.21 19,966,938.23 20,189,452.10 18,626,854.34 15,316,594.47 20,313,548.55 25,003,978.05 19,355,974.84 15,103,207.26 16,158,724.31 8,154,738.75 6,995,711.80 5,529,276.71 6,275,890.25 4,405,254.20 4,372,513.64 2,993,287.67 5,271,983.51	$\begin{array}{c} 7.11\% \\ 6.21\% \\ 4.60\% \\ 3.21\% \\ 4.51\% \\ 4.66\% \\ 4.41\% \\ 5.00\% \\ 5.79\% \\ 5.01\% \\ 4.02\% \\ 4.02\% \\ 4.39\% \\ 2.29\% \\ 2.00\% \\ 1.61\% \\ 1.85\% \\ 1.33\% \\ 1.34\% \\ 0.93\% \\ 1.67\% \end{array}$			
Sept 08           Dec 08           Mar 09           Jun 09           Sep 09           Dec 09           Mar 10           Jun 10           Sep 10           Dec 10           Mar 11           Jun 11           Sep 11           Dec 11           Mar 12           Jun 12           Sep 12           Dec 12           Mar 13           Sep 13           Dec 13           Mar 14	$\begin{array}{c} 27,591,498.00\\ 34,782,847.71\\ 29,490,137.06\\ 21,193,478.56\\ 14,387,866.21\\ 19,966,938.23\\ 20,189,452.10\\ 18,626,854.54\\ 15,316,594.47\\ 20,313,348.55\\ 23,003,978.05\\ 19,355,974.84\\ 15,103,207.26\\ 16,158,724.31\\ 8,154,738.75\\ 6,995,711.80\\ 5,529,276.71\\ 6,275,890.25\\ 4,405,924.20\\ 4,372,513.64\\ 2,993,287.67\\ 5,271,983.51\\ 5,936,483.79\end{array}$	$\begin{array}{c} 7.11\% \\ 6.21\% \\ 4.60\% \\ 3.21\% \\ 4.51\% \\ 4.66\% \\ 4.41\% \\ 3.71\% \\ 5.00\% \\ 5.79\% \\ 5.01\% \\ 4.02\% \\ 4.02\% \\ 4.39\% \\ 2.29\% \\ 2.00\% \\ 1.61\% \\ 1.85\% \\ 1.33\% \\ 1.34\% \\ 0.93\% \\ 1.54\% \\ 0.93\% \\ 1.61\% \end{array}$			
Sept 08           Dec 08           Mar 09           Jun 09           Sep 09           Mar 10           Jun 10           Sep 10           Dec 10           Mar 11           Jun 11           Sep 11           Dec 11           Mar 12           Jun 12           Sep 12           Dec 12           Mar 13           Jun 13           Sep 13           Dec 13           Mar 14	$\begin{array}{c} 27,591,498,00\\ 34,782,847.71\\ 29,490,137.06\\ 21,193,478.56\\ 14,387,866.21\\ 19,966,938.23\\ 20,189,452.10\\ 18,626,854.34\\ 15,316,594.47\\ 20,313,348.55\\ 23,003,978.05\\ 19,355,974.84\\ 15,103,207.26\\ 16,158,724.31\\ 8,154,738.75\\ 6,995,711.80\\ 5,529,276.71\\ 6,275,890.25\\ 4,405,294.20\\ 4,372,513.64\\ 2,993,287.67\\ 5,271,983.51\\ 5,994,643.79\\ 4,982,114.85\\ \end{array}$	$\begin{array}{c} 7.11\% \\ 6.21\% \\ 4.60\% \\ 3.21\% \\ 4.51\% \\ 4.66\% \\ 4.41\% \\ 5.00\% \\ 5.70\% \\ 5.00\% \\ 5.70\% \\ 5.01\% \\ 4.02\% \\ 4.02\% \\ 4.02\% \\ 4.39\% \\ 2.29\% \\ 2.00\% \\ 1.61\% \\ 1.85\% \\ 1.33\% \\ 1.34\% \\ 0.93\% \\ 1.67\% \\ 1.91\% \\ 1.67\% \\ 1.91\% \end{array}$			
Sept 08           Dec 08           Mar 09           Jun 09           Sep 09           Dec 09           Mar 10           Jun 10           Sep 10           Dec 10           Mar 11           Jun 11           Sep 11           Dec 11           Mar 12           Jun 12           Sep 12           Dec 12           Mar 13           Jun 13           Sep 13           Dec 13           Mar 14           Jun 14	$\begin{array}{c} 27,591,498.00\\ 34,782,847.71\\ 29,490,137.06\\ 21,193,478.56\\ 14,387,866.21\\ 19,966,938.23\\ 20,189,452.10\\ 18,626,854.34\\ 15,316,594.47\\ 20,313,548.55\\ 20,003,978.05\\ 19,355,974.84\\ 15,103,207.26\\ 16,158,724.31\\ 8,154,738.75\\ 6,995,711.80\\ 5,529,276.71\\ 6,275,890.25\\ 4,405,294.20\\ 4,372,513.64\\ 2,903,287.67\\ 5,271,983.51\\ 5,936,483.79\\ 4,982,214.85\\ 4,167,966.45\\ \end{array}$	$\begin{array}{c} 7.11\% \\ 6.21\% \\ 4.60\% \\ 3.21\% \\ 4.51\% \\ 4.66\% \\ 4.41\% \\ 3.71\% \\ 5.00\% \\ 5.79\% \\ 5.01\% \\ 4.02\% \\ 4.02\% \\ 4.39\% \\ 2.20\% \\ 1.61\% \\ 1.85\% \\ 1.33\% \\ 1.34\% \\ 0.93\% \\ 1.67\% \\ 1.91\% \\ 1.63\% \\ 1.91\% \end{array}$			
Sept 08           Dec 08           Mar 09           Jun 09           Sep 09           Dec 09           Mar 10           Jun 10           Sep 10           Dec 10           Mar 11           Jun 11           Sep 11           Dec 11           Mar 12           Jun 12           Dec 12           Mar 13           Sep 13           Dec 13           Mar 14           Jun 14           Sep 14	$\begin{array}{c} 27,591,498.00\\ 34,782,847.71\\ 29,490,137.06\\ 21,193,478.56\\ 14,387,866.21\\ 19,966,938.23\\ 20,189,452.10\\ 18,626,854.34\\ 15,316,594.47\\ 20,313,348.55\\ 23,003,978.05\\ 19,355,974.84\\ 15,103,207.26\\ 16,158,724.31\\ 8,154,738.75\\ 6,995,711.80\\ 5,529,276.71\\ 6,275,890,25\\ 4,405,924.20\\ 4,372,2513.64\\ 2,993,287.67\\ 5,271,983.51\\ 5,936,483.79\\ 4,982,114.85\\ 4,167,966.45\\ 5,717,669.77\\ \end{array}$	$\begin{array}{c} 7.11\% \\ 6.21\% \\ 4.60\% \\ 3.21\% \\ 4.51\% \\ 4.66\% \\ 4.41\% \\ 5.00\% \\ 5.79\% \\ 5.01\% \\ 4.02\% \\ 4.02\% \\ 4.02\% \\ 4.39\% \\ 2.29\% \\ 2.00\% \\ 1.61\% \\ 1.85\% \\ 1.33\% \\ 1.34\% \\ 0.93\% \\ 1.67\% \\ 1.91\% \\ 1.63\% \\ 1.99\% \\ 1.99\% \\ 1.94\% \end{array}$			
Sept 08           Dec 08           Mar 09           Jun 09           Sep 09           Mar 10           Jun 10           Sep 10           Dec 10           Mar 11           Jun 11           Sep 11           Dec 12           Jun 12           Sep 12           Dec 12           Mar 13           Jun 13           Sep 13           Dec 13           Mar 14           Sep 14           Dec 14           Mar 15	$\begin{array}{c} 27,591,498,00\\ 34,782,847.71\\ 29,490,137.06\\ 21,193,478.56\\ 14,387,866.21\\ 19,966,938.23\\ 20,189,452.10\\ 18,626,854.34\\ 15,316,594.47\\ 20,313,348.55\\ 23,003,978.05\\ 19,355,974.84\\ 15,103,207.26\\ 16,158,724.31\\ 8,154,738.75\\ 6,995,711.80\\ 5,529,276.71\\ 6,275,890.25\\ 4,405,294.20\\ 4,372,513.64\\ 2,993,287.67\\ 5,271,983.51\\ 5,996,483.79\\ 4,982,114.85\\ 4,167,966.45\\ 5,711,69.77\\ 6,493,014.09\end{array}$	$\begin{array}{c} 7.11\% \\ 6.21\% \\ 4.60\% \\ 3.21\% \\ 4.51\% \\ 4.66\% \\ 4.41\% \\ 5.00\% \\ 5.70\% \\ 5.00\% \\ 5.79\% \\ 5.01\% \\ 4.02\% \\ 4.02\% \\ 4.02\% \\ 4.39\% \\ 2.29\% \\ 2.00\% \\ 1.61\% \\ 1.85\% \\ 1.33\% \\ 1.34\% \\ 0.93\% \\ 1.67\% \\ 1.91\% \\ 1.63\% \\ 1.39\% \\ 1.39\% \\ 1.39\% \\ 1.94\% \\ 2.25\% \end{array}$			
Sept 08           Dec 08           Mar 09           Jun 09           Sep 09           Dec 09           Mar 10           Jun 10           Sep 10           Dec 10           Mar 11           Jun 11           Sep 11           Dec 11           Mar 12           Jun 12           Sep 12           Dec 12           Mar 13           Jun 13           Sep 13           Dec 13           Mar 14           Jun 15	$\begin{array}{c} 27,591,498.00\\ 34,782,847.71\\ 29,490,137.06\\ 21,193,478.56\\ 14,387,866.21\\ 19,966,938.23\\ 20,189,452.10\\ 18,626,854.34\\ 15,316,594.47\\ 20,313,548.55\\ 23,003,978.05\\ 19,355,974.84\\ 15,103,207.26\\ 16,158,724.31\\ 8,154,738.75\\ 6,995,711.80\\ 5,529,276.71\\ 6,275,890.25\\ 4,405,294.20\\ 4,372,513.64\\ 2,993,287.67\\ 5,271,983.51\\ 5,936,483.79\\ 4,982,414.85\\ 5,717,66.45\\ 5,717,66.47\\ 5,717,66.97.76\\ 6,493,014.00\\ 9,798,559.96\\ \end{array}$	$\begin{array}{c} 7.11\% \\ 6.21\% \\ 4.60\% \\ 3.21\% \\ 4.51\% \\ 4.66\% \\ 4.41\% \\ 5.00\% \\ 5.79\% \\ 5.01\% \\ 4.02\% \\ 4.02\% \\ 4.39\% \\ 2.29\% \\ 2.00\% \\ 1.61\% \\ 1.85\% \\ 1.33\% \\ 1.34\% \\ 0.93\% \\ 1.54\% \\ 1.67\% \\ 1.91\% \\ 1.63\% \\ 1.39\% \\ 1.99\% \\ 1.94\% \\ 2.25\% \\ 3.44\% \end{array}$			
Sept 08           Dec 08           Mar 09           Jun 09           Sep 09           Mar 10           Jun 11           Sep 10           Dec 10           Mar 11           Jun 11           Sep 11           Dec 12           Jun 12           Dec 12           Mar 13           Jun 13           Sep 13           Dec 13           Mar 14           Jun 14           Sep 14           Mar 15           Jun 15           Sep 15	$\begin{array}{c} 27,591,498.00\\ 34,782,847.71\\ 29,490,137.06\\ 21,193,478.56\\ 14,387,866.21\\ 19,966,938.23\\ 20,189,452.10\\ 18,626,854.34\\ 15,316,594.47\\ 20,313,348.55\\ 23,003,978.05\\ 23,003,978.05\\ 19,355,974.84\\ 15,103,207.26\\ 15,187,724.31\\ 8,154,738.75\\ 6,995,711.80\\ 5,529,276.71\\ 5,271,980,25\\ 4,405,292.420\\ 4,372,2513.64\\ 2,993,287.67\\ 5,271,983.51\\ 5,936,483.79\\ 4,982,114.85\\ 4,167,966.45\\ 5,717,669.77\\ 6,493,014.09\\ 9,798,559.06\\ 11,261,57.01\\ \end{array}$	7.11% 6.21% 4.60% 3.21% 4.51% 4.66% 4.41% 5.00% 5.79% 5.01% 4.02% 4.02% 2.29% 2.00% 1.61% 1.85% 1.33% 1.34% 0.93% 1.67% 1.91% 1.63% 1.91% 1.63% 1.91% 1.63% 1.99% 1.91% 1.63% 1.99% 1.91% 1.63% 1.94% 2.25% 3.44% 0.94%			
Sept 08           Dec 08           Mar 09           Jun 09           Sep 09           Dec 09           Mar 10           Jun 10           Sep 10           Dec 11           Jun 11           Sep 11           Dec 11           Mar 12           Jun 13           Sep 12           Dec 13           Jun 13           Sep 13           Dec 13           Mar 14           Dec 14           Mar 15           Jun 15           Sep 15           Dec 15	$\begin{array}{c} 27,591,498,00\\ 34,782,847.71\\ 29,490,137.06\\ 21,193,478.56\\ 14,387,866.21\\ 19,966,938.23\\ 20,189,452.10\\ 18,626,854.34\\ 15,316,594.47\\ 20,313,348.55\\ 23,003,978.05\\ 19,355,974.84\\ 15,103,207.26\\ 16,158,724.31\\ 8,154,738.75\\ 6,995,711.80\\ 5,529,276.71\\ 6,275,890.25\\ 4,405,294.20\\ 4,372,513.64\\ 2,995,271,983.51\\ 5,996,483.79\\ 4,982,114.85\\ 4,167,966.45\\ 5,717,69.77\\ 6,493,014.09\\ 9,798,559.06\\ 11,261,537.01\\ 13,465,093.12\\ \end{array}$	$\begin{array}{c} 7.11\% \\ 6.21\% \\ 4.60\% \\ 3.21\% \\ 4.51\% \\ 4.66\% \\ 4.41\% \\ 5.00\% \\ 5.70\% \\ 5.00\% \\ 5.79\% \\ 5.01\% \\ 4.02\% \\ 4.02\% \\ 4.02\% \\ 4.39\% \\ 2.29\% \\ 2.00\% \\ 1.61\% \\ 1.85\% \\ 1.33\% \\ 1.34\% \\ 0.93\% \\ 1.67\% \\ 1.91\% \\ 1.63\% \\ 1.39\% \\ 1.91\% \\ 1.63\% \\ 1.39\% \\ 1.91\% \\ 1.63\% \\ 1.39\% \\ 1.91\% \\ 1.63\% \\ 1.39\% \\ 1.91\% \\ 1.63\% \\ 1.39\% \\ 1.94\% \\ 2.25\% \\ 3.44\% \\ 4.94\% \\ 4.94\% \end{array}$			
Sept 08 Dec 08 Mar 09 Jun 09 Dec 09 Mar 10 Jun 10 Sep 10 Dec 10 Mar 11 Jun 11 Sep 11 Dec 11 Mar 12 Jun 12 Sep 12 Dec 12 Dec 12 Mar 13 Sep 13 Dec 13 Sep 13 Dec 13 Mar 14 Jun 14 Sep 14 Dec 14 Mar 15 Jun 15 Sep 15	$\begin{array}{c} 27,591,498.00\\ 34,782,847.71\\ 29,490,137.06\\ 21,193,478.56\\ 14,387,866.21\\ 19,966,938.23\\ 20,189,452.10\\ 18,626,854.34\\ 15,316,594.47\\ 20,313,348.55\\ 23,003,978.05\\ 23,003,978.05\\ 19,355,974.84\\ 15,103,207.26\\ 15,187,724.31\\ 8,154,738.75\\ 6,995,711.80\\ 5,529,276.71\\ 5,271,980,25\\ 4,405,292.420\\ 4,372,2513.64\\ 2,993,287.67\\ 5,271,983.51\\ 5,936,483.79\\ 4,982,114.85\\ 4,167,966.45\\ 5,717,669.77\\ 6,493,014.09\\ 9,798,559.06\\ 11,261,57.01\\ \end{array}$	7.11% 6.21% 4.60% 3.21% 4.51% 4.66% 4.41% 5.00% 5.79% 5.01% 4.02% 4.02% 2.29% 2.00% 1.61% 1.85% 1.33% 1.34% 0.93% 1.67% 1.91% 1.63% 1.91% 1.63% 1.91% 1.63% 1.99% 1.91% 1.63% 1.99% 1.91% 1.63% 1.94% 2.25% 3.44% 0.94%			

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

Definitions

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.

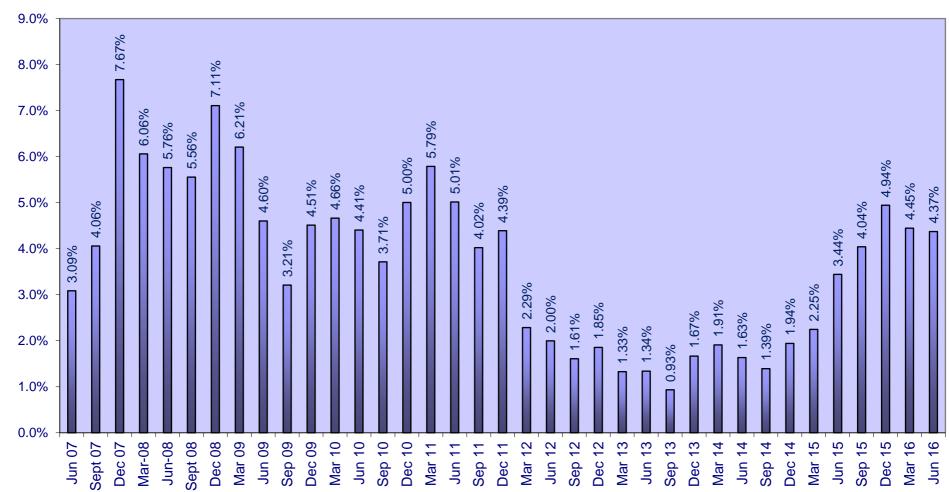
	Amount Euro
Not in arrears	31,615,465.15
Arrears until 360 days	25,590,005.51
Default	176,739,893.03
Total (net of recovery)	233,945,363.69



## **Delinquency Ratio**



**Default Ratio** 



Annual CPR