

INVESTORS REPORT - Payment Date: 30/01/2019

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	Page	2
Issuer Available Funds	Page	3
Application of the Issuer Interest Available Funds	Page	4
Application of the Issuer Principal Available Funds	Page	5
Portfolio Performance	Page	6

Originator	Banca di Roma S.p.A.
Issuer	Capital Mortgages s.r.l.
Issue Date	16-mag-07
Joint Lead Managers	Capitalia, HSBC, Morgan Stanley
Sole Arranger	Capitalia

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
Moody's	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

Representative of Noteholders	BNP Paribas Securities Services, Milan Branch	
Calculation Agent	Capital and Funding Solutions s.r.l.	
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 Casa S.p.A.)	
Principal Paying Agent	BNP Paribas Securities Services, Milan Branch	
Payment Report date	21/01/2019	
Payment Date	30/01/2019	
Last Payment Date	30/10/2018	
Next Payment Date	30/04/2019	
Interest Period	30/10/2018	30/01/2019
Days Accrued in the Interest Period	92	
Class A1 Notes Rate of Interest	-0.188%	
Class A2 Notes Rate of Interest	-0.128%	
Class B Notes Rate of Interest	-0.098%	
Class C Notes Rate of Interest	0.202%	

This Investors Report (the "Report") has been prepared by Capital and Funding Solutions SRL ("CFS"), in its role as Calculation/Computation Agent and is based, inter alia, on the Servicer Reports prepared by the Servicer as well as data provided to CFS by other third parties. Although such information has been obtained from sources believed to be reliable, neither CFS, nor its subsidiaries or affiliates, or any of their respective directors, managers, officers or employees makes any representation as to their fairness, accuracy, completeness or reliability or shall have any responsibility or liability for any loss or damage howsoever arising from or otherwise in connection with the use of this Report.

This Report is not for retail clients (as defined by the European Markets in Financial Instruments Directive) and persons into whose possession or attention this document comes must inform themselves about, and strictly observe, any such restrictions. This Report is provided for information purposes only and does not constitute or form part of, nor may be construed so as to constitute or form part of, an offer, or the solicitation of any offer, to buy, sell or subscribe for any securities mentioned herein, nor is it intended to provide an evaluation of the risk related to an investment in such securities or for use by any person in making investment decisions. By accepting this Report, you agree to be bound by the foregoing restrictions. The information provided in the Report can not substitute the obtaining of independent financial advice.

If this Report has been sent to you in electronic form, you are reminded that documents transmitted via this medium may be altered or changed during the process of electronic transmission and consequently none of CFS, its subsidiaries or affiliates or any of the directors, officers or employees thereof, accepts any liability or responsibility whatsoever in respect of any difference between the documents distributed to you in electronic format and the hard copy version available to you on request from CFS.

Summary of the Notes				
----------------------	--	--	--	--

Principal				
Classes	Initial Amount	Previous Amount	Payments	Current Outstanding
Class A1 Notes	1,736,000,000.00	196,545,059.20	9,136,220.80	187,408,838.40
Class A2 Notes	644,000,000.00	299,198,536.00	13,908,210.40	285,290,325.60
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	-0.1880%	0.00	0.00	0.00
Class A2 Notes	-0.1280%	0.00	0.00	0.00
Class B Notes	-0.0980%	0.00	0.00	0.00
Class C Notes	0.2020%	13,086.23	670,666.60	0.00

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)	
753,930,043.40	541,509,866.28	-	753,930,043.40	0.00

% of Credit enhancement (****)		
Class A1 and Class2	Class B	Class C
12.71%	0.00%	0.00%

Pro-Rata Conditions	Current	Target	Verified
(1) Time elapsed from issue date (years)	11.88	5.00	YES
(2) Clean-up call condition occurred	34.54%	10.00%	YES
(3) Arrears for more than 90 days	0.31%	3.50%	YES
(4) Cumulative Gross Defaults Level	13.73%	3.50%	NO
(5) Total unpaid Principal Deficiency Ledgers	39,959,124.09	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	16.69%	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%.	1.83%	1%	YES

	Current	Max	Verified
Class A Gross Cumulative Defaults Trigger	13.73%	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	13.73%	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 39,959,124.09) 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).

This Investors Report (the "Report") has been prepared by Capital and Funding Solutions SRL ("CFS"), in its role as Calculation/Computation Agent and is based, inter alia, on the Servicer Reports prepared by the Servicer as well as data provided to CFS by other third parties. Although such information has been from sources believed to be reliable, neither CFS, nor its subsidiaries or affiliates, or any of their respective directors, managers, officers or employees makes any representation as to their fairness, accuracy, completeness or reliability or shall have any responsibility or liability for any loss or damage howsoever from or otherwise in connection with the use of this Report.

This Report is not for retail clients (as defined by the European Markets in Financial Instruments Directive) and persons into whose possession or attention this document comes must inform themselves about, and strictly observe, any such restrictions. This Report is provided for information purposes only and constitute or form part of, nor may be construed so as to constitute or form part of, an offer, or the solicitation of any offer, to buy, sell or subscribe for any securities mentioned herein, nor is it intended to provide an evaluation of the risk related to an investment in such securities or for use by any person in investment decisions. By accepting this Report, you agree to be bound by the foregoing restrictions. The information provided in this Report can not substitute the obtaining of independent financial advice.

If this Report has been sent to you in electronic form, you are reminded that documents transmitted via this medium may be altered or changed during the process of electronic transmission and consequently none of CFS, its subsidiaries or affiliates or any of the directors, officers or employees thereof, accept liability or responsibility whatsoever in respect of any difference between the documents distributed to you in electronic format and the hard copy version available to you on request from CFS.

Issuer Available Funds

Issuer Interest Available Funds		Total EUR
(a)	Interest Collections *	1,955,203.24
(b)	Recoveries made by the Servicer during the immediately preceding Quarterly Collection Period *	4,221,034.48
(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)	-
(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		6,176,237.72

Issuer Principal Available Funds		Total EUR
(a)	Principal Collections	18,039,343.48
(b)	The aggregate of all amounts (if any) payable under items Sixth, Eighth and Tenth of the Pre-Trigger Interest Priority of Payments	5,004,933.10
(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		23,044,276.58
<i>Rounding Adjustment related to previous Payment Date</i>		372.13
TOTAL		23,044,648.71

* 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.

This Investors Report (the "Report") has been prepared by Capital and Funding Solutions SRL ("CFS"), in its role as Calculation/Computation Agent and is based, inter alia, on the Servicer Reports prepared by the Servicer as well as data provided to CFS by other third parties. Although such information has been obtained from sources believed to be reliable, neither CFS, nor its subsidiaries or affiliates, or any of their respective directors, managers, officers or employees makes any representation as to their fairness, accuracy, completeness or reliability or shall have any responsibility or liability for any loss or damage howsoever arising from or otherwise in connection with the use of this Report.

This Report is not for retail clients (as defined by the European Markets in Financial Instruments Directive) and persons into whose possession or attention this document comes must inform themselves about, and strictly observe, any such restrictions. This Report is provided for information purposes only and does not constitute or form part of, nor may be construed so as to constitute or form part of, an offer, or the solicitation of any offer, to buy, sell or subscribe for any securities mentioned herein, nor is it intended to provide an evaluation of the risk related to an investment in such securities or for use by any person in making investment decisions. By accepting this Report, you agree to be bound by the foregoing restrictions. The information provided in the Report can not substitute the obtaining of independent financial advice.

If this Report has been sent to you in electronic form, you are reminded that documents transmitted via this medium may be altered or changed during the process of electronic transmission and consequently none of CFS, its subsidiaries or affiliates or any of the directors, officers or employees thereof, accepts any liability or responsibility whatsoever in respect of any difference between the documents distributed to you in electronic format and the hard copy version available to you on request from CFS.

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
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 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	517,876.19	517,876.19
4	All amounts due and payable by the Issuer to the Swap Counterparty under the Swap Agreement	651,598.43	651,598.43
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	5,004,933.10	5,004,933.10
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		6,176,237.72	6,176,237.72

This Investors Report (the "Report") has been prepared by Capital and Funding Solutions SRL ("CFS"), in its role as Calculation/Computation Agent and is based, inter alia, on the Servicer Reports prepared by the Servicer as well as data provided to CFS by other third parties. Although such information has been obtained from sources believed to be reliable, neither CFS, nor its subsidiaries or affiliates, or any of their respective directors, managers, officers or employees makes any representation as to their fairness, accuracy, completeness or reliability or shall have any responsibility or liability for any loss or damage howsoever arising from or otherwise in connection with the use of this Report.

This Report is not for retail clients (as defined by the European Markets in Financial Instruments Directive) and persons into whose possession or attention this document comes must inform themselves about, and strictly observe, any such restrictions. This Report is provided for information purposes only and does not constitute or form part of, nor may be construed so as to constitute or form part of, an offer, or the solicitation of any offer, to buy, sell or subscribe for any securities mentioned herein, nor is it intended to provide an evaluation of the risk related to an investment in such securities or for use by any person in making investment decisions. By accepting this Report, you agree to be bound by the foregoing restrictions. The information provided in the Report can not substitute the obtaining of independent financial advice.

If this Report has been sent to you in electronic form, you are reminded that documents transmitted via this medium may be altered or changed during the process of electronic transmission and consequently none of CFS, its subsidiaries or affiliates or any of the directors, officers or employees thereof, accepts any liability or responsibility whatsoever in respect of any difference between the documents distributed to you in electronic format and the hard copy version available to you on request from CFS.

Application of the Issuer Principal Available Funds		
Payments:	Amount Due (Total EUR)	Amount Allocated (Total EUR)
Principal Available Funds	23,044,648.71	23,044,648.71
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	9,136,220.80	9,136,220.80
Principal payment under Class A2 Notes	13,908,210.40	13,908,210.40
Principal payment under Class B Notes	0.00	0.00
Principal payment under Class C Notes	0.00	0.00
TOTAL OUTFLOWS	23,044,431.20	23,044,431.20
Residual	217.51	217.51

This Investors Report (the "Report") has been prepared by Capital and Funding Solutions SRL ("CFS"), in its role as Calculation/Computation Agent and is based, inter alia, on the Servicer Reports prepared by the Servicer as well as data provided to CFS by other third parties. Although such information has been obtained from sources believed to be reliable, neither CFS, nor its subsidiaries or affiliates, or any of their respective directors, managers, officers or employees makes any representation as to their fairness, accuracy, completeness or reliability or shall have any responsibility or liability for any loss or damage howsoever arising from or otherwise in connection with the use of this Report.

This Report is not for retail clients (as defined by the European Markets in Financial Instruments Directive) and persons into whose possession or attention this document comes must inform themselves about, and strictly observe, any such restrictions. This Report is provided for information purposes only and does not constitute or form part of, nor may be construed so as to constitute or form part of, an offer, or the solicitation of any offer, to buy, sell or subscribe for any securities mentioned herein, nor is it intended to provide an evaluation of the risk related to an investment in such securities or for use by any person in making investment decisions. By accepting this Report, you agree to be bound by the foregoing restrictions. The information provided in the Report can not substitute the obtaining of independent financial advice.

If this Report has been sent to you in electronic form, you are reminded that documents transmitted via this medium may be altered or changed during the process of electronic transmission and consequently none of CFS, its subsidiaries or affiliates or any of the directors, officers or employees thereof, accepts any liability or responsibility whatsoever in respect of any difference between the documents distributed to you in electronic format and the hard copy version available to you on request from CFS.

Portfolio Performance					
Delinquency 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	6.20%
Mar 11	41,874,604.95	2.76%	Mar 11	140,660,262.32	6.44%
Jun 11	39,914,193.05	2.70%	Jun 11	145,906,598.07	6.68%
Sep 11	41,957,901.47	2.90%	Sep 11	153,326,913.66	7.02%
Dec 11	34,943,111.74	2.47%	Dec 11	158,920,360.87	7.28%
Mar 12	35,735,776.27	2.57%	Mar 12	164,650,731.04	7.54%
Jun 12	38,956,157.35	2.85%	Jun 12	170,158,659.87	7.79%
Sep 12	39,897,166.30	2.97%	Sep 12	178,035,452.48	8.16%
Dec 12	37,575,465.96	2.85%	Dec 12	187,216,956.60	8.58%
Mar 13	41,043,332.87	3.16%	Mar 13	194,629,623.72	8.92%
Jun 13	43,055,979.76	3.37%	Jun 13	203,193,768.79	9.31%
Sep 13	45,121,979.36	3.59%	Sep 13	212,794,990.37	9.75%
Dec 13	38,216,023.39	3.09%	Dec 13	223,790,236.62	10.25%
Mar 14	40,218,921.96	3.32%	Mar 14	232,565,204.02	10.65%
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%
Sep 16	20,786,123.40	2.17%	Sep 16	283,219,253.44	12.97%
Dec 16	19,464,200.21	2.09%	Dec 16	285,196,804.23	13.06%
Mar 17	14,856,870.05	1.64%	Mar 17	288,452,970.03	13.21%
Jun 17	12,369,293.22	1.40%	Jun 17	290,788,756.09	13.32%
Sep 17	13,881,009.82	1.61%	Sep 17	293,160,545.63	13.43%
Dec 17	11,711,829.63	1.39%	Dec 17	294,420,389.91	13.49%
Mar 18	11,104,929.69	1.35%	Mar 18	296,451,395.96	13.58%
Jun 18	11,082,746.96	1.39%	Jun 18	297,991,863.94	13.65%
Sep 18	10,968,865.37	1.41%	Sep 18	298,889,723.29	13.69%
Dec 18	9,441,205.63	1.25%	Dec 18	299,829,269.01	13.73%
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%			
Jun-08	29,281,426.81	5.76%			
Sept 08	27,591,498.00	5.56%			
Dec 08	34,782,847.71	7.11%			
Mar 09	29,490,137.06	6.21%			
Jun 09	21,193,478.56	4.60%			
Sep 09	14,387,866.21	3.21%			
Dec 09	19,966,938.23	4.51%			
Mar 10	20,189,452.10	4.66%			
Jun 10	18,626,854.34	4.41%			
Sep 10	15,316,594.47	3.71%			
Dec 10	20,313,348.55	5.00%			
Mar 11	23,003,978.05	5.79%			
Jun 11	19,355,974.84	5.01%			
Sep 11	15,103,207.26	4.02%			
Dec 11	16,158,724.31	4.39%			
Mar 12	8,154,738.75	2.29%			
Jun 12	6,995,711.80	2.00%			
Sep 12	5,529,276.71	1.61%			
Dec 12	6,275,890.25	1.85%			
Mar 13	4,405,924.20	1.33%			
Jun 13	4,372,513.64	1.34%			
Sep 13	2,993,287.67	0.93%			
Dec 13	5,271,983.51	1.67%			
Mar 14	5,936,483.79	1.91%			
Jun 14	4,982,114.85	1.63%			
Sep 14	4,167,966.45	1.39%			
Dec 14	5,717,669.77	1.94%			
Mar 15	6,493,014.09	2.25%			
Jun 15	9,798,559.96	3.44%			
Sep 15	11,261,537.01	4.04%			
Dec 15	13,465,093.12	4.94%			
Mar 16	11,740,130.28	4.45%			
Jun 16	11,240,041.42	4.37%			
Sep 16	9,972,590.11	3.99%			
Dec 16	9,645,157.95	3.96%			
Mar 17	8,768,963.28	3.71%			
Jun 17	8,306,927.88	3.61%			
Sep 17	4,971,150.17	2.23%			
Dec 17	6,727,785.62	3.08%			
Mar 18	5,671,683.03	2.67%			
Jun 18	7,125,069.16	3.43%			
Sep 18	4,229,707.03	2.10%			
Dec 18	6,927,208.29	3.51%			

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

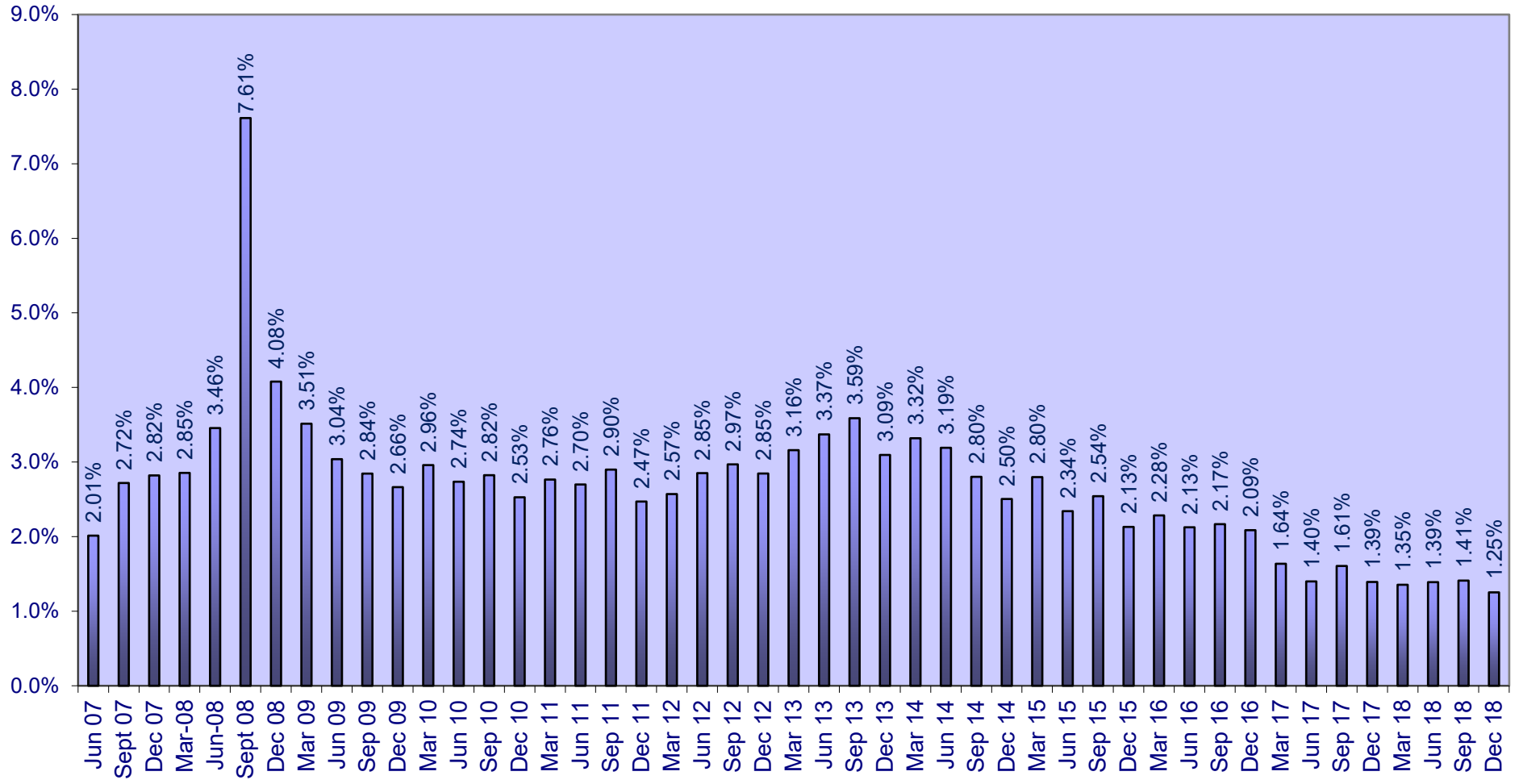
In accordance to the Transaction Documents, the amount of Defaulted Receivables in table "Portfolio Performance" above, has been calculated classifying as "defaulted" (i) any loan with payments in arrears for more than 180 days, in addition to (ii) any loan classified as "incaglio" or "in sofferenza" pursuant to the Collections Policies. However, under all comparable transactions originated by UniCredit SpA ("UCIT"), 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	33,461,998.06
Arrears until 360 days	19,413,681.10
Default	159,544,497.96
Total (net of recovery)	212,420,177.12

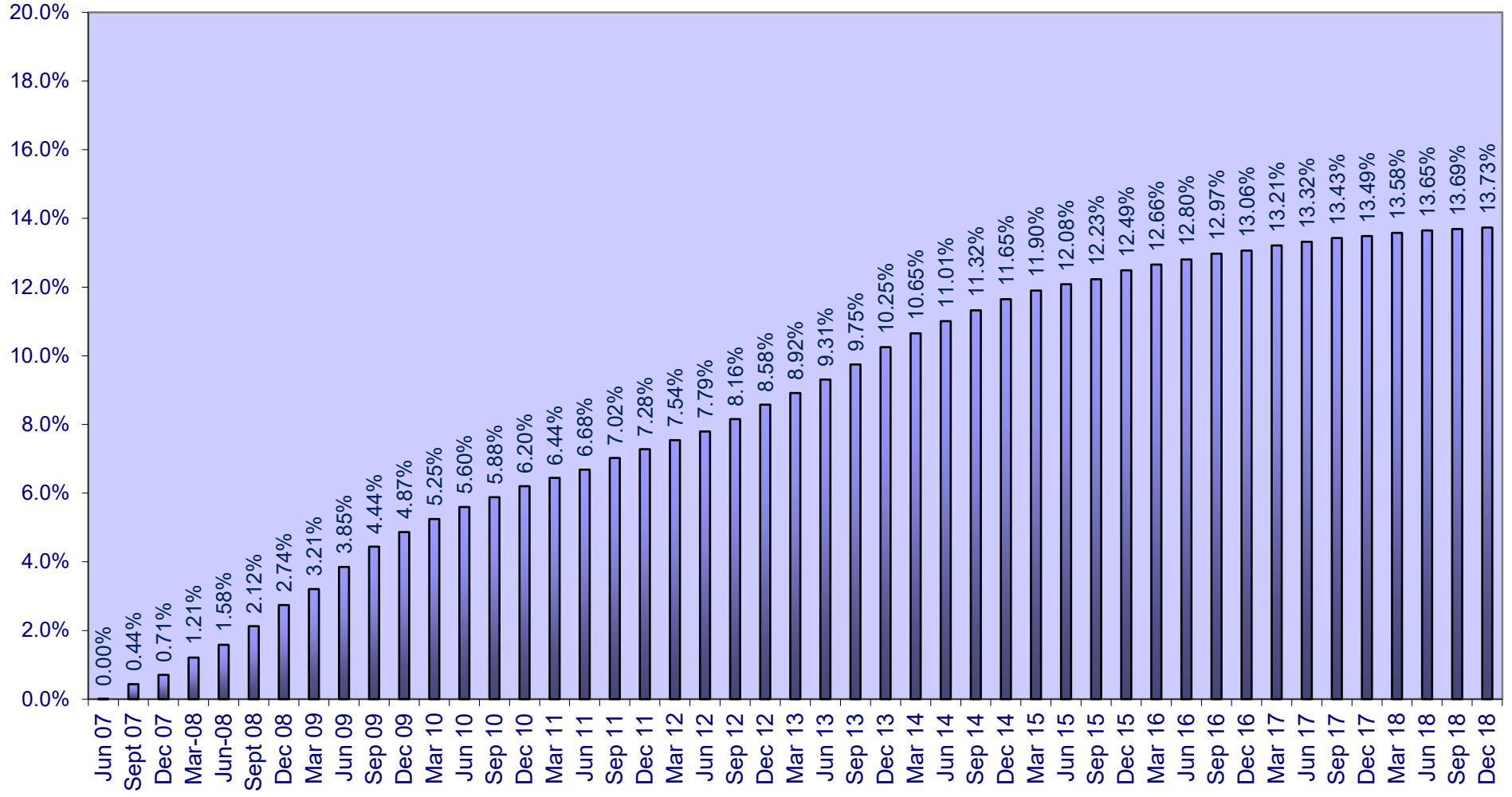
This Investor Report (the "Report") has been prepared by Capital and Funding Solutions S.p.A. ("CFS"), in its role as Calculation/Compilation Agent and is based, inter alia, on the Service Reports prepared by the Servicer as well as on the information provided by the Borrower. The Report is intended to provide an overview of the performance of the Portfolio and is not intended to constitute or form part of an offer, or the solicitation of any offer, to buy, sell or subscribe to any securities mentioned herein, nor is it intended to provide an evaluation of the risk related to an investment in such securities or the use by any person in making investment decisions. By accepting this report, you agree to be bound by the foregoing restrictions. The information provided in the report can not substitute the obtaining of independent financial advice.

If this report has been sent to you in electronic form, you are reminded that documents transmitted via this medium may be altered or changed during the process of electronic transmission and consequently none of CFS, its subsidiaries or affiliates or any of the directors, officers or employees thereof, accepts any liability or responsibility whatsoever in respect of any difference between the documents distributed to you in electronic format and the hard copy version available to you on request from CFS.

Delinquency Ratio



Default Ratio



Annual CPR

