

INVESTORS REPORT - Payment Date: 30/04/2020

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

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	IT0004222557	IT0004222565
Coupon	3mE +13 bps	3mE +19 bps	3mE + 22 bps	3mE + 52 bps
Rate of Interest	-0.271%	-0.211%	-0.181%	0.119%
Rating on Issue Date				
Fitch	AAA	AAA	AA	BBB
Moody's	Aaa	Aaa	Aa2	A3
Standard & Poor's	AAA	AAA	AA	BBB
Issue Date	16-mag-07			
Payment Dates (for all the Classes)	30th of January, April, July and October			
Beginning of the Amortisation Period	January 2009			
Payment Report date	21/04/2020			
Payment Date	30/04/2020			
Last Payment Date	30/01/2020			
Next Payment Date	30/07/2020			
Interest Period	30/01/2020		30/04/2020	
Days Accrued in the Interest Period	91			

Transaction Counterparties

Issuer	Capital Mortgages s.r.l.
Originator	UniCredit SpA (<i>formerly</i> Banca di Roma S.p.A.)
Sole Arranger	UniCredit Bank AG, London Branch (<i>formerly</i> Capitalia Spa)
Joint Lead Managers	UniCredit Bank AG, London Branch (<i>formerly</i> Capitalia Spa)
Joint Lead Managers	HSBC Bank plc
Joint Lead Managers	Morgan Stanley & Co. plc
Rep. of Noteholders	BNP Paribas Securities Services, Milan Branch
Servicer	UniCredit SpA
Swap Counterparty	HSBC Bank plc
Calculation Agent	Capital and Funding Solutions s.r.l.
Paying Agent	BNP Paribas Securities Services, Milan Branch
Account Bank	BNP Paribas Securities Services, Milan Branch
Account Bank	UniCredit S.p.A.

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	149,293,222.40	7,028,022.40	142,265,200.00
Class A2 Notes	644,000,000.00	227,266,312.00	10,699,029.60	216,567,282.40
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	-0.2710%	0.00	0.00	0.00
Class A2 Notes	-0.2110%	0.00	0.00	0.00
Class B Notes	-0.1810%	0.00	0.00	0.00
Class C Notes	0.1190%	7,625.42	0.00	7,625.42

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)	
581,438,981.93	459,855,620.28	-	581,438,981.93	0.00

% of Credit enhancement (****)

Class A1 and Class2	Class B	Class C
21.97%	5.88%	0.36%

Pro-Rata Conditions	Current	Target	Verified
(1) Time elapsed from issue date (years)	13.15	5.00	YES
(2) Clean-up call condition occurred	26.63%	10.00%	YES
(3) Arrears for more than 90 days	0.47%	3.50%	YES
(4) Cumulative Gross Defaults Level	13.98%	3.50%	NO
(5) Total unpaid Principal Deficiency Ledgers	5,745,812.70	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	20.88%	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%.	0.26%	1%	NO

	Current	Max	Verified
Class A Gross Cumulative Defaults Trigger	13.98%	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	13.98%	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 5,745,812.7) 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 blocco criteria" and, accordingly, pursuant to the Italian securitisation law, such receivables are to be considered as never having been transferred to the SPV. (Please refer to the related Moody's and S&P Announcement, March 2008 for more details).

This Report has been prepared by Capital and Funding Solutions S.R.L. ("CFS"), in its role as Calculation/Computation Agent and is based, inter alia, on the Servicer Report 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 other 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. The Report is provided for information purposes only and does not constitute or form part of, nor may be construed as or constitute or form part of, an offer or the solicitation of an 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 the 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, accepts 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

		Total EUR
Issuer Interest Available Funds		
(a)	Interest Collections *	1,487,445.22
(b)	Recoveries made by the Servicer during the immediately preceding Quarterly Collection Period *	2,186,601.79
(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 Portion of Receivables Repurchase Price to cover any shortfall under items First to Eleventh (inclusive)	-
TOTAL ISSUER INTEREST AVAILABLE FUNDS		3,674,047.01

		Total EUR
Issuer Principal Available Funds		
(a)	Principal Collections	14,767,405.44
(b)	The aggregate of all amounts (if any) payable under items Sixth, Eighth and Tenth of the Pre-Trigger Interest Priority of Payments	2,959,774.08
(c)	The principal component of the proceeds from the sale of any Receivables	-
(d)	Any amount paid by the Originator to the Issuer as adjustment of the Purchase Price	-
(e)	All principal amounts received by the Issuer from any party to the Transaction Documents	-
(f)	Receivables Repurchase Price, net of the portion thereof (if any) which has been used to increase the Issuer Interest Available Funds	-
TOTAL ISSUER PRINCIPAL AVAILABLE FUNDS		17,727,179.52
<i>Rounding Adjustment related to previous Payment Date</i>		203.86
TOTAL		17,727,383.38

* 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 (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	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	224,956.46	224,956.46
4	All amounts due and payable by the Issuer to the Swap Counterparty under the Swap Agreement	479,861.05	479,861.05
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	0.00	0.00
9	Interest due and payable but unpaid on the Class C Notes	7,625.42	7,625.42
10	Class C Principal Deficiency Ledger	2,959,774.08	2,959,774.08
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		3,674,047.01	3,674,047.01

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.

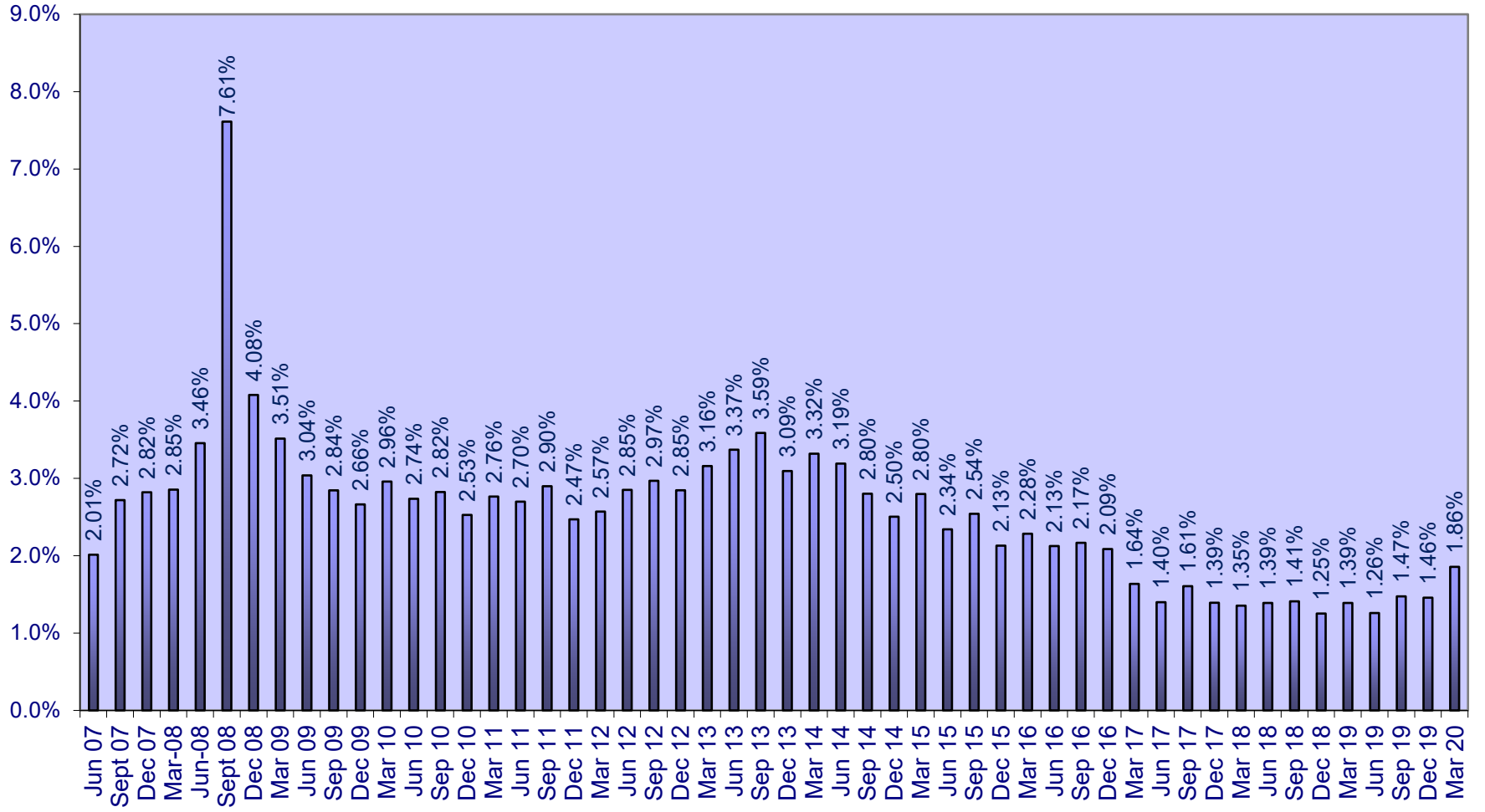
Application of the Issuer Principal Available Funds		
Payments:	Amount Due (Total EUR)	Amount Allocated (Total EUR)
Principal Available Funds	17,727,383.38	17,727,383.38
During Initial Period:		
Interest Shortfall Amount	0.00	0.00
Principal Collection account balance at the relevant Payment Date	0.00	0.00
During Amortisation Period:		
Interest Shortfall Amount	0.00	0.00
Principal payment under Class A1 Notes	7,028,022.40	7,028,022.40
Principal payment under Class A2 Notes	10,699,029.60	10,699,029.60
Principal payment under Class B Notes	0.00	0.00
Principal payment under Class C Notes	0.00	0.00
TOTAL OUTFLOWS	17,727,052.00	17,727,052.00
Residual	331.38	331.38

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.

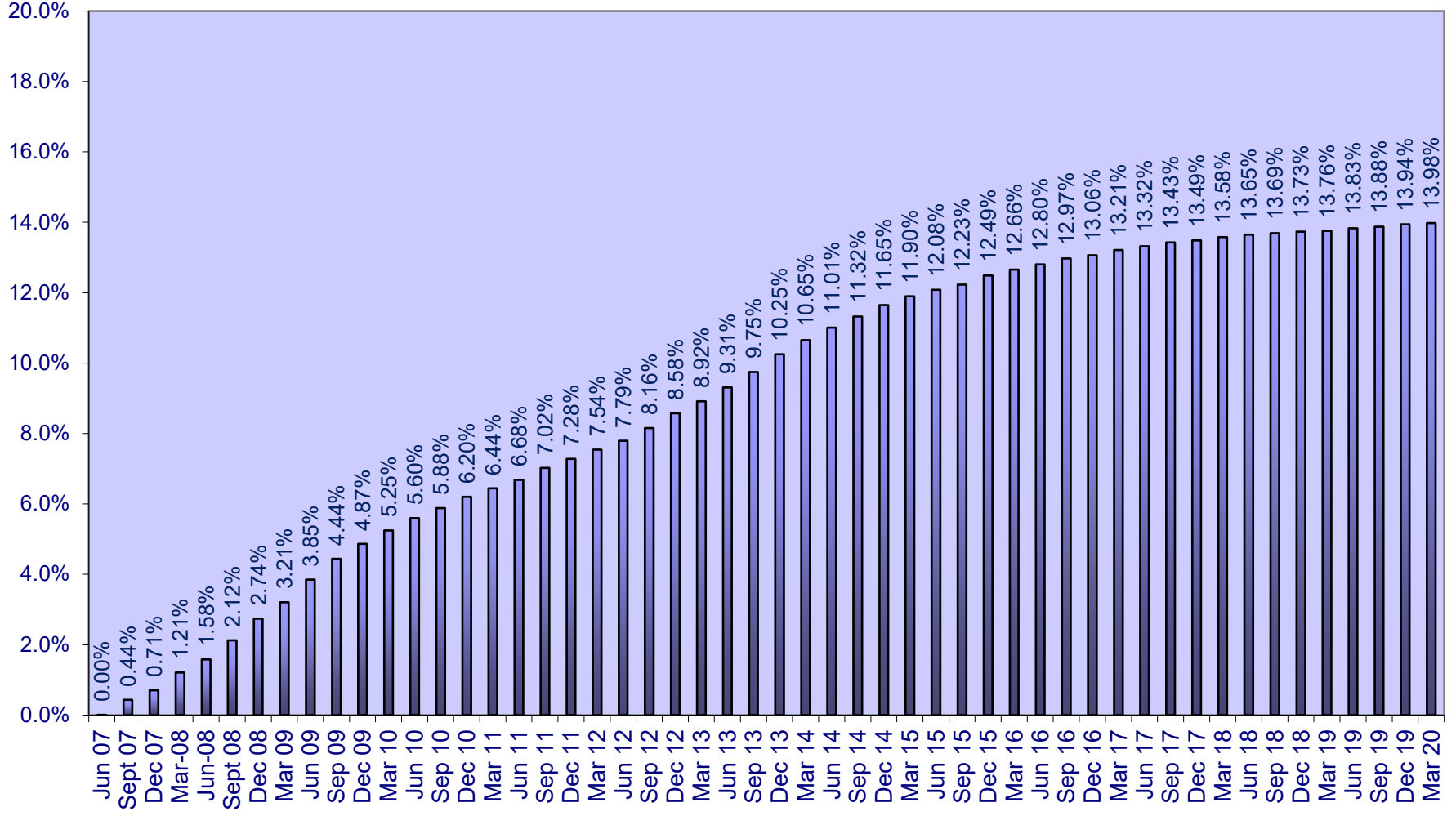
This Report is not for retail clients (as defined by the European Markets in Financial Instruments Directive) and persons into whose possession or attention this document comes must inform themselves about, and strictly observe, any such restrictions. This Report is provided for information purposes 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.

Delinquency Ratio



Default Ratio



Annual CPR

