

INVESTORS REPORT - Payment Date: 30/01/2009

Capital Mortgage Series 2007-1

Euro 1,736,000,000 Class A1 Asset Backed Floating Rate Notes due January 2007

Euro 644,000,000 Class A2 Asset Backed Floating Rate Notes due January 2007

Euro 74,000,000 Class B Asset Backed Floating Rate Notes due January 2007

Euro 25,350,000 Class C Asset Backed Floating Rate Notes due January 2007

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	IT0004222557	IT0004222565
Coupon	3mE +13 bps	3mE +19 bps	3mE + 22 bps	3mE + 52 bps
Rating				
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
Calculation Agent	Bayerische Hypo- und Vereinsbank - London branch
Account Bank	Unicredit Banca di Roma S.p.A.
Principal Paying Agent	BNP Paribas Securities Services, Milan Branch
Payment Report date	21/01/2009
Payment Date	30/01/2009
Last Payment Date	30/10/2008
Next Payment Date	30/04/2009
Interest Period	30/10/2008 30/01/2009
Days Accrued in the Interest Period	92
Class A1 Notes Rate of Interest	4.990%
Class A2 Notes Rate of Interest	5.050%
Class B Notes Rate of Interest	5.080%
Class C Notes Rate of Interest	5.380%

This Investors Report has been prepared by Bayerische Hypo- und Vereinsbank AG, London branch ("HVB"), a member of the UniCredit Group, 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 HVB by other third parties. Although such information has been obtained from sources believed to be reliable, neither HVB, its subsidiaries or affiliates, or their respective directors, managers, officers or employees shall have any responsibility or liability as to their fairness, accuracy, completeness or reliability or for any loss or damage howsoever arising from or otherwise in connection with the use of this document. This Investors Report is not for retail customers (as defined by the Financial Services Authority in the United Kingdom): persons into whose possession or attention this document comes must inform themselves about, and strictly observe, any such restrictions. This document is provided for information purposes only and does not constitute or form part of, nor may it 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 document, you agree to be bound by the foregoing restrictions. Bayerische Hypo- und Vereinsbank AG is supervised by the German Financial Supervisory Authority (BaFin), and regulated to a limited extent, by the Financial Services Authority for conduct of investment business in the United Kingdom (details are available upon request). It is incorporated in Germany with limited liability.

If this document 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 HVB, its subsidiaries or affiliates, 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 HVB

Summary of the Notes

Principal				
Classes	Initial Amount	Previous Amount	Payments	Current Outstanding
Class A1 Notes	1,736,000,000.00	1,736,000,000.00	688,144,497.60	1,047,855,502.40
Class A2 Notes	644,000,000.00	644,000,000.00	0.00	644,000,000.00
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	Interest Payment
Class A1 Notes	4.9900%	22,137,857.77	0.00	22,137,857.77
Class A2 Notes	5.0500%	8,311,177.77	0.00	8,311,177.77
Class B Notes	5.0800%	960,684.44	0.00	960,684.44
Class C Notes	5.3800%	348,534.33	0.00	348,534.33

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)	
1,855,442,775.99	1,796,530,667.79	-	1,855,442,775.99	25,089,711.52

% of Credit enhancement (****)

Class A1 and Class2	Class B	Class C
7.12%	3.00%	1.67%

* 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

Pro-Rata Conditions	Current	Target	Breach
(1) Time elapsed from issue date (years)	1.74	5	NO
(2) Clean-up call condition occurred	85%	10%	YES
(3) Arrears for more than 90 days	1.59%	3.50%	NO
(4) Cumulative Gross Defaults Level	2.74%	3.50%	NO
(5) Total unpaid Principal Deficiency Ledgers	0	0	NO
(6) the Cash Reserve Amount equal to the Scheduled Cash Reserve	25,089,711.52	37,190,250.00	NO
(7) Enhancement by Class B Notes and the Class C Notes	4.01%	4.01%	NO

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%	1%	NO

	Current	Max	Verified
Class A Gross Cumulative Defaults Trigger	2.7403%	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	2.7403%	7.0%	NO
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.

This Investors Report has been prepared by Bayerische Hypo- und Vereinsbank AG, London branch ("HVB"), a member of the UniCredit Group, in its role as Calculation/Computation Agent and is based, inter alia, on the Service Reports prepared by the Servicer as well as data provided to HVB by other third parties. Although such information has been obtained from sources believed to be reliable, neither HVB, its subsidiaries or affiliates, or their respective directors, managers, officers or employees shall have any responsibility or liability for any loss or damage howsoever arising from or otherwise in connection with the use of this document. This Investors Report is not for retail customers (as defined by the Financial Services Authority in the United Kingdom) persons into whose possession or attention this document comes must inform themselves about, and strictly observe, any such restrictions. This document is provided for information purposes only and does not constitute or form part of, nor may it 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 document, you agree to be bound by the foregoing restrictions. Bayerische Hypo- und Vereinsbank AG is supervised by the German Financial Supervisory Authority (BaFin), and regulated to a limited extent, by the Financial Services Authority for conduct of investment business in the United Kingdom (details are available upon request). It is incorporated in Germany with limited liability. If this document 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 HVB, its subsidiaries or affiliates, 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 HVB.

Issuer Available Funds

		Total EUR
Issuer Interest Available Funds		
(a)	Interest Collections	26,309,290.85
(b)	Recoveries made by the Servicer during the immediately preceding Quarterly Collection Period	651,749.76
(c)	all amounts paid by the Hedging Counterparty pursuant to the Hedging Agreement	31,617,222.17
(d)	interest (if any) accrued on and credited to the Accounts (other than the Expense Account)	5,009,534.61
(e)	Originator Indemnity Amounts received by the Issuer	107,208.44
(f)	Any profit (including capital gain, if any) generated by or interest accrued on the Eligible Investments	231,519.79
(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	29,451,059.56
(j)	all interest amounts received by the Issuer from any party to the Transaction Documents	-
	TOTAL ISSUER INTEREST AVAILABLE FUNDS	93,377,585.18

		Total EUR
Issuer Principal Available Funds		
(a)	Principal Collections	48,301,725.85
(b)	the aggregate of all amounts (if any) payable under items Sixth, Eighth and Tenth of the Pre-Trigger Interest Priority of Payments	13,447,943.54
(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	61,749,669.39

This Investors Report has been prepared by Bayerische Hypo- und Vereinsbank AG, London branch ("HVB"), a member of the UniCredit Group, 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 HVB by other third parties. Although such information has been obtained from sources believed to be reliable, neither HVB, its subsidiaries or affiliates, or their respective directors, managers, officers or employees shall have any responsibility or liability as to their fairness, accuracy, completeness or reliability or for any loss or damage howsoever arising from or otherwise in connection with the use of this document. This Investors Report is not for retail customers (as defined by the Financial Services Authority in the United Kingdom): persons into whose possession or attention this document comes must inform themselves about, and strictly observe, any such restrictions. This document is provided for information purposes only and does not constitute or form part of, nor may it 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 it is 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 document, you agree to be bound by the foregoing restrictions. Bayerische Hypo- und Vereinsbank AG is supervised by the German Financial Supervisory Authority (BaFin), and regulated to a limited extent, by the Financial Services Authority for conduct of investment business in the United Kingdom (details are available upon request). It is incorporated in Germany with limited liability.

If this document 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 HVB, its subsidiaries or affiliates, 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 HVB

□

Application of the Issuer Interest Available Funds

		Amount Due (Total EUR)	Amount Allocated (Total EUR)
Payments:			
1	(A) Fees, costs, expenses and taxes of the Issuer and (B) all outstanding fees, costs, expenses and taxes incurred by the issuer in respect of the Securitisation to persons who are not party to the Intercreditor Agreement, and (C) the Expenses Account up to the Retention Amount.		10,681.80
2	Fees, costs and expenses payable to the Representative of the Noteholders and to any party to the Intercreditor Agreement		1,500.00
3	Fees, costs, expenses and taxes payable to any party to the Intercreditor Agreement		349,828.19
4	All amounts due and payable by the Issuer to the Swap Counterparty under the Swap Agreement		22,719,665.81
5	Interest due and payable but unpaid on the Class A Notes		30,449,035.54
6	Class A Principal Deficiency Ledger		0.00
7	Interest due and payable but unpaid on the Class B Notes		960,684.44
8	Class B Principal Deficiency Ledger		0.00
9	Interest due and payable but unpaid on the Class C Notes		348,534.33
10	Class C Principal Deficiency Ledger		13,447,943.54
11	Amount (if any) to bring the balance of the Cash Reserve up to the Scheduled Cash Reserve Amount		25,089,711.52
12	Initial Purchase Price due and payable but unpaid, together with all accrued but unpaid interest thereon		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
14	Pay any termination payments payable by the Issuer to the Hedging Counterparty		0.00
15	Interest due and payable on the Subordinated Loan		0.00
16	Total Interest due to the Originator		0.00
TOTAL OUTFLOWS			93,377,585.18

This Investors Report has been prepared by Bayerische Hypo- und Vereinsbank AG, London branch ("HVB"), a member of the UniCredit Group, 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 HVB by other third parties. Although such information has been obtained from sources believed to be reliable, neither HVB, its subsidiaries or affiliates, or their respective directors, managers, officers or employees shall have any responsibility or liability as to their fairness, accuracy, completeness or reliability or for any loss or damage howsoever arising from or otherwise in connection with the use of this document. This Investors Report is not for retail customers (as defined by the Financial Services Authority in the United Kingdom): persons into whose possession or attention this document comes must inform themselves about, and strictly observe, any such restrictions. This document is provided for information purposes only and does not constitute or form part of, nor may it 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 document, you agree to be bound by the foregoing restrictions. Bayerische Hypo- und Vereinsbank AG is supervised by the German Financial Supervisory Authority (BaFin), and regulated to a limited extent, by the Financial Services Authority for conduct of investment business in the United Kingdom (details are available upon request). It is incorporated in Germany with limited liability.

If this document 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 HVB, its subsidiaries or affiliates, 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 HVB

Application of the Issuer Principal Available Funds		
	Amount Due	Amount Allocated
	(Total EUR)	(Total EUR)
Payments:		
Principal Available Funds		61,749,669.39
During Initial Period:		
Interest Shortfall Amount		0
Principal Collection account balance at the relevant Payment Date		626,395,164.87
During Amortisation Period:		
Interest Shortfall Amount		0
Principal payment under Class A1 Notes		688,144,498
Principal payment under Class A2 Notes		0
Principal payment under Class B Notes		0
Principal payment under Class C Notes		0
TOTAL OUTFLOWS		688,144,497.60
Residual		336.66

This Investors Report has been prepared by Bayerische Hypo –und Vereinsbank AG, London branch (“HVB”), 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 HVB by other third parties. Although such information has been obtained from sources believed to be reliable, neither HVB, its subsidiaries or affiliates, or their respective directors, managers, officers or employees shall have any responsibility or liability as to their fairness, accuracy, completeness or reliability or for any loss or damage howsoever arising from or otherwise in connection with the use of this document. This Investors Report is not for retail customers (as defined by the Financial Services Authority in the United Kingdom): persons into whose possession or attention this document comes must inform themselves about, and strictly observe, any such restrictions. This document is provided for information purposes only and does not constitute or form part of, nor may it 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 it is 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 document, you agree to be bound by the foregoing restrictions. Bayerische Hypo-und Vereinsbank AG is supervised by the German Financial Supervisory Authority (BaFin), and regulated to a limited extent, by the Financial Services Authority for conduct of investment business in the United Kingdom (details are available upon request). It is incorporated in Germany with limited liability..

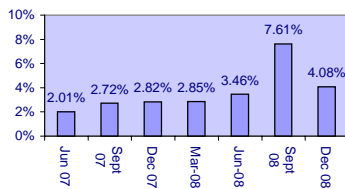
If this document has been sent to you in electronic form, you are reminded that documents transmitted via this medium may be altered or changed during the process of electronic transmission and consequently none of HVB, its subsidiaries or affiliates, directors, officers or employees thereof, accepts 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 HVB.

Portfolio Performance

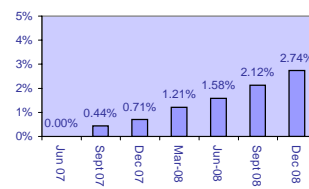
Portfolio Performance		
	Amount Euro	%
Delinquency Ratio		
Jun 07	49,908,137.11	2.01%
Sept 07	65,444,320.87	2.72%
Dec 07	58,778,039.76	2.82%
Mar-08	58,031,697.52	2.85%
Jun-08	68,682,544.76	3.46%
Sept 08	148,038,523.26	7.61%
Dec 08	77,665,734.59	4.08%
Default Ratio		
Jun 07	100,436.65	0.00%
Sept 07	9,505,522.70	0.44%
Dec 07	15,434,705.56	0.71%
Mar-08	26,412,789.26	1.21%
Jun-08	34,540,909.27	1.58%
Sept 08	46,375,077.86	2.12%
Dec 08	59,823,021.40	2.74%
Annual CPR		
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%

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

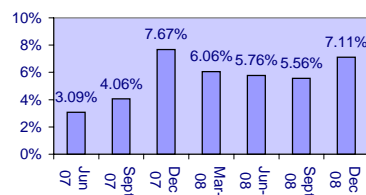
Delinquency Ratio



Default Ratio



Annual CPR



This Investors Report has been prepared by Bayerische Hypo- und Vereinsbank AG, London branch ("HVB"), a member of the UniCredit Group, 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 HVB by other third parties. Although such information has been obtained from sources believed to be reliable, neither HVB, its subsidiaries or affiliates, or their respective directors, managers, officers or employees shall have any responsibility or liability as to their firmness, accuracy, completeness or reliability or for any loss or damage howsoever arising from or otherwise in connection with the use of this document. This Investors Report is not for retail customers (as defined by the Financial Services Authority in the United Kingdom); persons into whose possession or attention this document comes must inform themselves about, and strictly observe, any such restrictions. This document is provided for information purposes only and does not constitute or form part of, nor may it 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 document, you agree to be bound by the foregoing restrictions. Bayerische Hypo- und Vereinsbank AG is supervised by the German Financial Supervisory Authority (BaFin), and regulated to a limited extent, by the Financial Services Authority for conduct of investment business in the United Kingdom (details are available upon request). It is incorporated in Germany with limited liability.

If this document 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 HVB, its subsidiaries or affiliates, 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 HVB.