

Lowland Mortgage Backed Securities 7 B.V.

ESMA identifier: 72450065LXDMY5SJJW05

Portfolio and Performance Report

Reporting Period: 1 February 2024 - 29 February 2024

Reporting Date: 18 March 2024

AMOUNTS IN EURO

de Volksbank N.V.

www.dutchsecuritisation.nl

Report Version 2.0

Table of Contents

	Page
Key Dates	3
The Mortgage Loan Portfolio	3
Foreclosure Statistics	4
Performance Ratios	5
Stratification Tables	6
Glossary	34
Contact Information	37

Portfolio and Performance Report: 1 February 2024 - 29 February 2024

Key Dates

Securitisation Dates

Closing Date	14 Apr 2023
Portfolio Cut-off Date	29 Feb 2024
Revolving Period End-Date	18 Apr 2028
Final Maturity Date	18 Apr 2060

The Mortgage Loan Portfolio

Number of Mortgage Loans

Number of Mortgage Loans at the beginning of the Reporting Period		32,640
Repaid in full Mortgage Loans	-/-	110
Purchased Mortgage loans		235
Repurchased Mortgage Loans	-/-	7
Foreclosed Mortgage Loans	-/-	0
Other		0
Number of Mortgage Loans at the end of the Reporting Period		32,758

Amounts of Mortgage Loans

Net Outstanding balance at the beginning of the Reporting Period		7,999,999,999.41
Repayments	-/-	14,944,889.43
Prepayments	-/-	24,536,728.70
Further Advances		0.00
Purchased Mortgage Loans		41,920,637.18
Repurchased Mortgage Loans	-/-	2,439,019.12
Foreclosed Mortgage Loans	-/-	0.00
Other		0.00
Net Outstanding balance at the end of the Reporting Period		7,999,999,999.34

Amount of Construction Deposit Obligations

Construction Deposit Obligations at the beginning of the Reporting Period	4,907,634.00
Changes in Construction Deposit Obligations	354,746.00
Construction Deposit Obligations at the end of the Reporting Period	5,262,380.00

Portfolio and Performance Report: 1 February 2024 - 29 February 2024

Foreclosure Statistics

	Previous Period	Current Period
Defaulted Mortgage Loans		
The total outstanding principal amount in default, according to securitisation documentation	2,778,770	2,378,343
The total outstanding principal amount in default, according to Article 178 of the CRR	2,778,770	2,378,343
Mortgage Loans foreclosed in the reporting period		
Number of Mortgage Loans foreclosed during the Reporting Period	0	0
Net principal balance of Mortgage Loans foreclosed during the Reporting Period	0.00	0.00
Other foreclosed amounts (e.g. interest in arrears and penalties) during the Reporting Period	0.00	0.00
Total amount of foreclosures of Mortgage Loans during the Reporting Period	0.00	0.00
Recoveries from sales on Foreclosed Mortgage Loans during the Reporting Period	-/-	0.00
Total amount of losses on Foreclosed Mortgage Loans during the Reporting Period	0.00	0.00
Post-Foreclosure recoveries on Foreclosed Mortgage Loans during the Reporting Period	-/-	0.00
Losses minus recoveries during the Reporting Period	0.00	0.00
Average loss severity during the Reporting Period	0.00	0.00
Mortgage loans foreclosed since Closing Date		
Number of Mortgage Loans foreclosed since the Closing Date	0	0
Percentage of number of Mortgage Loans at Closing Date (% , including replenished loans)	0.00%	0.00%
Net principal balance of Mortgage Loans foreclosed since the Closing Date	0.00	0.00
Percentage of net principal balance at the Closing Date (% , including replenished loans)	0.00%	0.00%
Net principal balance of Mortgage Loans foreclosed since the Closing Date	0.00	0.00
Other foreclosed amounts (e.g. interest in arrears and penalties) since the Closing Date	0.00	0.00
Total amount of foreclosures of Mortgage Loans since the Closing Date	0.00	0.00
Recoveries from sales on Foreclosed Mortgage Loans since the Closing Date	-/-	0.00
Total amount of losses on Mortgage Loans foreclosed since the Closing Date	0.00	0.00
Post-Foreclosure recoveries on Mortgage Loans Foreclosed since the Closing Date	-/-	0.00
Losses minus recoveries since the Closing Date	0.00	0.00
Average loss severity since the Closing Date	0.00	0.00
Mortgage loans in Foreclosure		
Number of Mortgage Loans in foreclosure at the beginning of the Reporting Period	0	0
Number of new Mortgage Loans foreclosed during the Reporting Period	0	0
Number of Mortgage Loans for which foreclosure was completed in the Reporting Period	-/-	0
Number of Mortgage Loans in foreclosure at the end of the Reporting Period	0	0
Net principal balance of Mortgage Loans in foreclosure at the beginning of the Reporting Period	0.00	0.00
Net principal balance of new Mortgage Loans in foreclosure during the Reporting Period	0.00	0.00
Net principal balance of Mortgage Loans for which foreclosure was completed during the Reporting Period	-/-	0.00
Net principal balance of Mortgage Loans in foreclosure at the end of the Reporting Period	0.00	0.00

Portfolio and Performance Report: 1 February 2024 - 29 February 2024

Performance Ratios

	Previous Period	Current Period
<u>Constant Prepayment Rate (CPR)</u>		
Annualized Life CPR	3.9214%	3.8967%
Annualized 1-month average CPR	3.4098%	3.6246%
Annualized 3-month average CPR	4.3747%	4.3147%
Annualized 6-month average CPR	4.1610%	4.1306%
Annualized 12-month average CPR	N/A	3.8967%
<u>Principal Payment Rate (PPR)</u>		
Annualized Life PPR	1.9829%	1.9917%
Annualized 1-month average PPR	2.1132%	2.0891%
Annualized 3-month average PPR	1.9366%	2.0024%
Annualized 6-month average PPR	2.0029%	1.9989%
Annualized 12-month average PPR	N/A	1.9917%
<u>Payment Ratio</u>		
Periodic Payment Ratio	100.0676%	99.9035%
<u>Constant Default Rate</u>		
Constant Default Rate current month	0.000%	0.000%
Constant Default Rate 3-month average	0.000%	0.000%
Constant Default Rate 6-month average	0.000%	0.000%
Constant Default Rate 12-month average	0.000%	0.000%
Constant Default Rate to date	0.000%	0.000%

Stratifications

1. Key Characteristics

Description	As per Reporting Date	As per Closing Date
Principal amount	8,092,552,527.34	8,063,199,759.11
Value of savings deposits	92,552,528.00	63,199,759.54
Net principal balance	7,999,999,999.34	7,999,999,999.57
Construction Deposits	5,262,380.00	19,500.00
Net principal balance excl. Construction and Saving Deposits	7,994,737,619.34	7,999,980,499.57
Negative balance	0.00	0.00
Net principal balance excl. Construction and Saving Deposits and Negative Balance	7,994,737,619.34	7,999,980,499.57
Number of loans	32,758	31,634
Number of loanparts	82,545	79,514
Number of negative loanparts	0	0
Average principal balance (borrower)	244,215.15	252,892.46
Weighted average current interest rate	1.99%	1.96%
Weighted average maturity (in years)	23.60	24.66
Weighted average remaining time to interest reset (in years)	10.16	11.10
Weighted average seasoning (in years)	5.78	4.60
Weighted average CLTOMV	70.17%	72.98%
Weighted average CLTIMV	56.73%	56.17%
Weighted average OLTOMV	77.90%	78.91%

2. Delinquencies

From (>) Untill (<=)	Arrears Amount	Net Principal Balance	% of Total	Nr of Loanparts	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV
Performing	0.00	7,965,540,785.95	99.57%	82,236	99.63%	1.99%	23.61	70.12%
<= 29 days	84,405.99	26,106,387.89	0.33%	224	0.27%	2.55%	21.87	81.16%
30 days - 59 days	26,698.70	4,597,842.20	0.06%	43	0.05%	2.40%	22.58	78.94%
60 days - 89 days	13,896.82	1,376,640.12	0.02%	18	0.02%	2.39%	20.80	76.50%
90 days - 119 days	24,623.11	1,688,191.97	0.02%	12	0.01%	2.95%	17.41	81.85%
120 days - 149 days	2,321.18	171,550.51	0.00%	3	0.00%	1.88%	24.33	77.28%
150 days - 179 days	7,425.99	303,317.31	0.00%	5	0.01%	2.06%	24.98	84.44%
> 180 days	7,133.06	215,283.39	0.00%	4	0.00%	4.04%	15.12	77.84%
Total	166,504.85	7,999,999,999.34	100.00%	82,545	100.00%	1.99%	23.60	70.17%

3. Redemption Type

Description	Net Principal Balance	% of Total	Nr of Loanparts	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
French - i.e. Amortisation in which the total amount — principal plus interest — repaid in each instalment is the same. (FRXX)	4,156,470,294.77	51.96%	46,289	56.08%	1.81%	25.11	73.13%	53.49%
Fixed amortisation schedule - i.e. Amortisation in which the principal amount repaid in each instalment is the same. (FIXE)	289,760,574.78	3.62%	3,475	4.21%	1.74%	23.98	65.54%	3.86%
Bullet - i.e. Amortisation in which the full principal amount is repaid in the last instalment. (BLLT) (Savings)	135,212,939.49	1.69%	2,154	2.61%	2.43%	14.57	65.48%	1.26%
Bullet - i.e. Amortisation in which the full principal amount is repaid in the last instalment. (BLLT) (Interest-only)	3,305,050,593.81	41.31%	29,571	35.82%	2.19%	22.45	66.67%	39.99%
Bullet - i.e. Amortisation in which the full principal amount is repaid in the last instalment. (BLLT) (Life insurance)	113,505,596.49	1.42%	1,056	1.28%	3.00%	11.98	80.85%	1.39%
Bullet - i.e. Amortisation in which the full principal amount is repaid in the last instalment. (BLLT) (Other)								
Other (OTHR)								
Total	7,999,999,999.34	100.00%	82,545	100.00%	1.99%	23.60	70.17%	100.00%

4. Loanpart Coupon (interest rate bucket)

From (>=) - Until (<)	Net Principal Balance	% of Total	Nr of Loanparts	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
< 0.50%								
0.50% - 1.00%	71,398,937.86	0.89%	936	1.13%	0.92%	25.48	73.09%	0.95%
1.00% - 1.50%	1,442,184,127.40	18.03%	16,136	19.55%	1.30%	24.94	69.42%	17.78%
1.50% - 2.00%	3,764,884,263.81	47.06%	37,603	45.55%	1.74%	24.68	69.53%	46.82%
2.00% - 2.50%	1,347,876,501.71	16.85%	13,304	16.12%	2.20%	22.64	71.79%	17.46%
2.50% - 3.00%	792,544,540.86	9.91%	8,230	9.97%	2.73%	20.93	68.58%	10.33%
3.00% - 3.50%	259,128,702.46	3.24%	2,345	2.84%	3.18%	19.81	75.98%	3.51%
3.50% - 4.00%	94,290,057.55	1.18%	943	1.14%	3.71%	18.97	76.44%	1.48%
4.00% - 4.50%	60,751,027.20	0.76%	972	1.18%	4.26%	21.27	71.15%	1.13%
4.50% - 5.00%	38,316,465.72	0.48%	514	0.62%	4.69%	19.37	69.16%	0.39%
5.00% - 5.50%	48,388,127.52	0.60%	687	0.83%	5.32%	18.04	68.43%	0.08%
5.50% - 6.00%	61,196,226.46	0.76%	701	0.85%	5.64%	15.69	67.37%	0.03%
6.00% - 6.50%	18,311,699.11	0.23%	163	0.20%	6.22%	12.17	96.22%	0.03%
6.50% - 7.00%	729,321.68	0.01%	11	0.01%	6.61%	13.13	67.95%	0.01%
7.00% >=								
Unknown								
Total	7,999,999,999.34	100.00%	82,545	100.00%	1.99%	23.60	70.17%	100.00%
Weighted Average	1.99%							
Minimum	0.70%							
Maximum	6.90%							

5. Outstanding Loan Amount

From (>=) - Until (<)	Net Principal Balance	% of Total	Nr of Loans	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
< 25.000	757,976.59	0.01%	77	0.24%	2.63%	14.79	8.52%	0.00%
25,000.00 - 50,000.00	5,540,434.64	0.07%	144	0.44%	2.50%	16.23	19.70%	0.03%
50,000.00 - 75,000.00	27,282,007.02	0.34%	416	1.27%	2.33%	17.52	38.79%	0.21%
75,000.00 - 100,000.00	132,382,504.13	1.65%	1,478	4.51%	2.18%	19.56	48.54%	1.34%
100,000.00 - 150,000.00	786,333,040.62	9.83%	6,174	18.85%	2.05%	21.52	60.98%	8.96%
150,000.00 - 200,000.00	1,296,558,187.29	16.21%	7,443	22.72%	1.97%	22.66	68.78%	15.49%
200,000.00 - 250,000.00	1,194,223,933.44	14.93%	5,384	16.44%	1.96%	23.20	72.03%	15.22%
250,000.00 - 300,000.00	979,207,078.87	12.24%	3,584	10.94%	1.96%	23.86	72.71%	12.01%
300,000.00 - 350,000.00	720,627,539.53	9.01%	2,229	6.80%	1.99%	24.24	71.88%	8.99%
350,000.00 - 400,000.00	680,823,784.75	8.51%	1,835	5.60%	2.06%	24.20	71.58%	8.78%
400,000.00 - 450,000.00	375,587,425.83	4.69%	889	2.71%	1.99%	24.21	70.32%	4.56%
450,000.00 - 500,000.00	382,786,735.90	4.78%	802	2.45%	1.99%	24.84	73.19%	4.59%
500,000.00 - 550,000.00	389,271,632.74	4.87%	744	2.27%	2.00%	25.36	73.78%	5.19%
550,000.00 - 600,000.00	305,172,179.35	3.81%	532	1.62%	2.00%	24.96	73.84%	4.29%
600,000.00 - 650,000.00	220,102,902.06	2.75%	353	1.08%	1.96%	24.96	72.76%	2.99%
650,000.00 - 700,000.00	166,477,918.59	2.08%	247	0.75%	1.92%	25.45	72.04%	2.34%
700,000.00 - 750,000.00	119,815,038.42	1.50%	166	0.51%	2.05%	25.09	74.79%	1.74%
750,000.00 - 800,000.00	79,585,040.06	0.99%	103	0.31%	1.99%	25.96	74.86%	1.15%
800,000.00 - 850,000.00	51,869,162.18	0.65%	63	0.19%	1.87%	24.79	75.65%	0.76%
850,000.00 - 900,000.00	43,639,477.66	0.55%	50	0.15%	1.81%	25.18	72.75%	0.63%
900,000.00 - 950,000.00	31,372,421.20	0.39%	34	0.10%	1.72%	25.82	76.36%	0.44%
950,000.00 - 1,000,000.00	10,583,578.47	0.13%	11	0.03%	1.69%	25.18	71.61%	0.28%
>= 1.000.000								
Unknown								
Total	7,999,999,999.34	100.00%	32,758	100.00%	1.99%	23.60	70.17%	100.00%

Average	244,215.15
Minimum	8.00
Maximum	978,655.71

6. Construction Deposits (as percentage of net principal outstanding amount)

From (>) - Until (<=)	Net Principal Balance	% of Total	Nr of Loans	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
0%	7,928,705,495.46	99.11%	32,511	99.25%	1.99%	23.59	70.19%	100.00%
0.00% - 10.00%	50,584,932.11	0.63%	176	0.54%	2.17%	25.55	68.17%	
10.00% - 20.00%	16,750,069.35	0.21%	57	0.17%	2.19%	25.76	69.43%	
20.00% - 30.00%	3,365,728.07	0.04%	12	0.04%	2.74%	26.13	63.81%	
30.00% - 40.00%	593,774.35	0.01%	2	0.01%	2.94%	22.55	58.19%	
40.00% - 50.00%								
50.00% - 60.00%								
60.00% - 70.00%								
70.00% - 80.00%								
80.00% - 90.00%								
90.00% - 100.00%								
100.00% >								
Total	7,999,999,999.34	100.00%	32,758	100.00%	1.99%	23.60	70.17%	100.00%

Weighted Average	0.07%
Minimum	0.00%
Maximum	32.26%

7. Origination Year

From (>=) - Until (<)	Net Principal Balance	% of Total	Nr of Loanparts	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
>2023	42,258,043.92	0.53%	939	1.14%	3.34%	27.67	68.38%	0.05%
2022 - 2023	692,693,946.41	8.66%	5,275	6.39%	2.07%	27.50	74.49%	8.82%
2021 - 2022	1,695,853,517.33	21.20%	16,408	19.88%	1.55%	26.65	73.17%	22.26%
2020 - 2021	1,503,507,875.78	18.79%	15,752	19.08%	1.69%	25.54	72.47%	18.00%
2019 - 2020	1,342,999,223.61	16.79%	14,605	17.69%	1.98%	24.76	69.32%	18.33%
2018 - 2019	751,604,732.88	9.40%	8,418	10.20%	2.18%	23.71	66.50%	8.91%
2017 - 2018	535,924,171.76	6.70%	6,293	7.62%	2.13%	22.93	63.32%	7.29%
2016 - 2017	268,579,693.04	3.36%	3,207	3.89%	2.37%	21.87	60.49%	3.65%
2015 - 2016	13,679,439.49	0.17%	161	0.20%	2.55%	19.73	61.64%	0.17%
2014 - 2015	6,660,156.96	0.08%	116	0.14%	2.51%	16.77	60.68%	0.05%
2013 - 2014	7,030,200.27	0.09%	109	0.13%	3.05%	16.64	63.99%	0.04%
2012 - 2013	10,039,843.37	0.13%	126	0.15%	2.46%	16.79	66.40%	0.02%
2011 - 2012	142,203,313.83	1.78%	1,708	2.07%	2.41%	16.39	68.66%	0.24%
2010 - 2011	171,079,404.60	2.14%	2,017	2.44%	2.40%	15.86	67.61%	1.84%
2009 - 2010	112,822,163.07	1.41%	1,206	1.46%	2.63%	15.07	66.11%	1.46%
2008 - 2009	145,962,103.26	1.82%	1,204	1.46%	2.77%	14.20	69.59%	1.68%
2007 - 2008	135,995,255.79	1.70%	1,028	1.25%	2.67%	13.26	69.72%	1.85%
2006 - 2007	60,850,410.42	0.76%	483	0.59%	2.90%	12.00	74.16%	0.78%
2005 - 2006	191,075,414.56	2.39%	1,859	2.25%	2.81%	11.25	72.06%	2.42%
2004 - 2005	77,242,227.62	0.97%	756	0.92%	2.85%	10.41	69.30%	0.96%
< 2004	91,938,861.37	1.15%	875	1.06%	2.89%	8.81	66.61%	1.18%
Total	7,999,999,999.34	100.00%	82,545	100.00%	1.99%	23.60	70.17%	100.00%

Weighted Average	2018
Minimum	1999
Maximum	2024

8. Legal Maturity

From (>=) - Until (<)	Net Principal Balance	% of Total	Nr of Loanparts	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
2021 - 2025	535,908.69	0.01%	42	0.05%	4.04%	0.41	54.35%	0.22%
2025 - 2030	25,246,980.51	0.32%	749	0.91%	2.51%	4.04	59.25%	0.34%
2030 - 2035	215,603,194.17	2.70%	2,767	3.35%	2.68%	9.06	66.81%	2.68%
2035 - 2040	703,762,149.43	8.80%	7,036	8.52%	2.69%	13.21	69.38%	8.77%
2040 - 2045	515,513,354.82	6.44%	5,988	7.25%	2.19%	17.73	66.57%	4.72%
2045 - 2050	2,981,193,361.03	37.26%	32,174	38.98%	2.05%	24.16	67.50%	39.07%
2050 - 2055	3,558,145,050.69	44.48%	33,789	40.93%	1.73%	27.07	73.36%	44.21%
2055 - 2060								
2060 - 2065								
2065 - 2070								
2070 - 2075								
2075 - 2080								
2080 >=								
Unknown								
Total	7,999,999,999.34	100.00%	82,545	100.00%	1.99%	23.60	70.17%	100.00%

Weighted Average	2047
Minimum	2024
Maximum	2054

9. Seasoning

From (>=) - Until (<)	Net Principal Balance	% of Total	Nr of Loanparts	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
1 Year	38,318,951.79	0.48%	898	1.09%	3.28%	27.70	67.21%	7.14%
1 year(s) - 2 year(s)	519,892,671.91	6.50%	3,726	4.51%	2.24%	27.62	75.07%	22.15%
2 year(s) - 3 year(s)	1,735,426,614.08	21.69%	16,632	20.15%	1.55%	26.73	73.08%	15.77%
3 year(s) - 4 year(s)	1,341,761,425.88	16.77%	13,933	16.88%	1.70%	25.70	73.33%	21.26%
4 year(s) - 5 year(s)	1,558,130,034.25	19.48%	16,928	20.51%	1.89%	24.87	69.32%	8.85%
5 year(s) - 6 year(s)	739,874,256.56	9.25%	8,130	9.85%	2.20%	23.79	67.11%	7.81%
6 year(s) - 7 year(s)	580,312,915.57	7.25%	6,795	8.23%	2.13%	23.05	63.57%	4.17%
7 year(s) - 8 year(s)	305,943,498.94	3.82%	3,686	4.47%	2.32%	21.98	60.75%	0.33%
8 year(s) - 9 year(s)	26,325,205.56	0.33%	310	0.38%	2.58%	20.69	60.63%	0.07%
9 year(s) - 10 year(s)	6,136,310.46	0.08%	111	0.13%	2.38%	16.26	62.89%	0.04%
10 year(s) - 11 year(s)	8,169,293.07	0.10%	122	0.15%	3.03%	17.44	63.32%	0.02%
11 year(s) - 12 year(s)	6,352,058.43	0.08%	87	0.11%	2.50%	16.21	64.29%	0.15%
12 year(s) - 13 year(s)	108,124,059.92	1.35%	1,309	1.59%	2.42%	16.51	67.95%	1.70%
13 year(s) - 14 year(s)	185,992,349.23	2.32%	2,211	2.68%	2.39%	15.95	68.05%	1.53%
14 year(s) - 15 year(s)	123,008,866.84	1.54%	1,334	1.62%	2.57%	15.21	66.68%	1.59%
15 year(s) - 16 year(s)	138,811,603.71	1.74%	1,179	1.43%	2.80%	14.34	69.38%	1.93%
16 year(s) - 17 year(s)	144,298,638.03	1.80%	1,088	1.32%	2.66%	13.35	69.65%	0.69%
17 year(s) - 18 year(s)	51,674,180.28	0.65%	381	0.46%	2.74%	12.26	72.67%	2.51%
18 year(s) - 19 year(s)	197,087,638.96	2.46%	1,911	2.32%	2.84%	11.35	72.88%	0.99%
19 year(s) - 20 year(s)	81,045,488.88	1.01%	800	0.97%	2.88%	10.58	68.16%	0.86%
20 year(s) - 21 year(s)	62,244,561.37	0.78%	586	0.71%	2.86%	9.32	70.14%	0.20%
21 year(s) - 22 year(s)	19,276,421.36	0.24%	177	0.21%	2.89%	8.92	66.54%	0.11%
22 year(s) - 23 year(s)	8,427,100.87	0.11%	69	0.08%	3.01%	8.42	64.58%	0.08%
23 year(s) - 24 year(s)	7,087,026.51	0.09%	67	0.08%	2.87%	7.48	58.14%	0.08%
24 year(s) - 25 year(s)	6,148,653.28	0.08%	72	0.09%	2.76%	6.91	53.20%	0.00%
25 year(s) - 26 year(s)	130,173.60	0.00%	3	0.00%	2.20%	12.72	62.34%	
26 year(s) - 27 year(s)								
27 year(s) - 28 year(s)								
28 year(s) - 29 year(s)								
29 year(s) - 30 year(s)								
30 year(s) >=								
Unknown								
Total	7,999,999,999.34	100.00%	82,545	100.00%	1.99%	23.60	70.17%	100.00%

Weighted Average	5.78 year(s)
Minimum	.04 year(s)
Maximum	25.06 year(s)

Portfolio and Performance Report: 1 February 2024 - 29 February 2024

10. Remaining Tenor

From (>=) - Until (<)	Net Principal Balance	% of Total	Nr of Loanparts	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
< 1 Year	568,745.54	0.01%	50	0.06%	3.91%	0.43	54.47%	0.21%
1 Year - 2 Years	3,019,093.79	0.04%	96	0.12%	2.77%	1.53	54.22%	0.01%
2 year(s) - 3 year(s)	3,831,507.73	0.05%	131	0.16%	2.33%	2.44	60.44%	0.03%
3 year(s) - 4 year(s)	3,541,483.11	0.04%	142	0.17%	2.30%	3.51	60.55%	0.06%
4 year(s) - 5 year(s)	5,542,143.37	0.07%	161	0.20%	2.51%	4.53	62.96%	0.05%
5 year(s) - 6 year(s)	13,181,930.63	0.16%	267	0.32%	2.56%	5.57	59.03%	0.07%
6 year(s) - 7 year(s)	19,632,913.24	0.25%	363	0.44%	2.47%	6.51	61.36%	0.17%
7 year(s) - 8 year(s)	25,565,242.15	0.32%	433	0.52%	2.56%	7.47	63.17%	0.24%
8 year(s) - 9 year(s)	26,475,579.82	0.33%	372	0.45%	2.61%	8.47	64.78%	0.30%
9 year(s) - 10 year(s)	74,031,561.36	0.93%	803	0.97%	2.76%	9.45	68.25%	0.28%
10 year(s) - 11 year(s)	87,173,903.79	1.09%	984	1.19%	2.76%	10.52	68.53%	0.97%
11 year(s) - 12 year(s)	201,131,674.93	2.51%	2,066	2.50%	2.75%	11.48	71.58%	1.06%
12 year(s) - 13 year(s)	72,363,965.31	0.90%	814	0.99%	2.71%	12.37	72.21%	2.56%
13 year(s) - 14 year(s)	160,247,701.17	2.00%	1,406	1.70%	2.60%	13.52	68.67%	0.90%
14 year(s) - 15 year(s)	154,619,214.08	1.93%	1,461	1.77%	2.74%	14.49	68.67%	2.17%
15 year(s) - 16 year(s)	134,939,382.75	1.69%	1,473	1.78%	2.52%	15.58	66.22%	1.73%
16 year(s) - 17 year(s)	173,741,905.75	2.17%	2,015	2.44%	2.35%	16.56	67.50%	1.65%
17 year(s) - 18 year(s)	135,433,295.11	1.69%	1,598	1.94%	2.32%	17.25	67.90%	1.83%
18 year(s) - 19 year(s)	24,154,822.38	0.30%	308	0.37%	2.05%	18.42	65.38%	0.40%
19 year(s) - 20 year(s)	59,893,660.04	0.75%	707	0.86%	1.89%	19.54	64.43%	0.23%
20 year(s) - 21 year(s)	104,223,658.98	1.30%	1,163	1.41%	1.80%	20.50	64.31%	0.74%
21 year(s) - 22 year(s)	133,045,073.86	1.66%	1,439	1.74%	1.85%	21.49	65.47%	1.35%
22 year(s) - 23 year(s)	397,103,410.94	4.96%	4,480	5.43%	2.13%	22.49	63.43%	1.71%
23 year(s) - 24 year(s)	622,178,675.20	7.78%	6,955	8.43%	2.05%	23.52	65.44%	5.39%
24 year(s) - 25 year(s)	779,700,825.21	9.75%	8,388	10.16%	2.14%	24.39	68.18%	8.38%
25 year(s) - 26 year(s)	1,306,489,395.40	16.33%	13,774	16.69%	1.92%	25.52	70.18%	9.37%
26 year(s) - 27 year(s)	1,245,090,541.62	15.56%	12,459	15.09%	1.70%	26.36	73.51%	17.71%
27 year(s) - 28 year(s)	1,502,255,041.10	18.78%	13,942	16.89%	1.56%	27.42	73.39%	14.73%
28 year(s) - 29 year(s)	486,407,011.10	6.08%	3,367	4.08%	2.23%	28.30	75.33%	19.22%
29 year(s) - 30 year(s)	40,492,458.26	0.51%	848	1.03%	3.05%	29.52	63.99%	6.48%
30 year(s) >=	3,924,181.62	0.05%	80	0.10%	2.49%	30.01	77.27%	0.00%

Unknown								
Total	7,999,999,999.34	100.00%	82,545	100.00%	1.99%	23.60	70.17%	100.00%

Weighted Average	24 year(s)
Minimum	year(s)
Maximum	30 year(s)

11a. Original Loan To Original Market Value

From (>=) - Until (<)	Net Principal Balance	% of Total	Nr of Loans	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
NHG loans (if applicable)	1,879,719,720.61	23.50%	11,133	33.99%	1.78%	23.56	75.74%	23.06%
< 10.00%	633,017.91	0.01%	7	0.02%	2.71%	24.65	7.98%	0.01%
10.00% - 20.00%	6,206,636.62	0.08%	61	0.19%	2.10%	21.93	16.79%	0.06%
20.00% - 30.00%	38,893,437.18	0.49%	308	0.94%	2.12%	22.34	24.28%	0.43%
30.00% - 40.00%	126,085,957.58	1.58%	786	2.40%	2.01%	23.58	32.90%	1.45%
40.00% - 50.00%	399,796,200.53	5.00%	1,943	5.93%	1.93%	23.72	42.62%	4.68%
50.00% - 60.00%	761,136,660.26	9.51%	3,087	9.42%	1.92%	23.59	50.88%	8.71%
60.00% - 70.00%	1,023,832,428.85	12.80%	3,618	11.04%	2.01%	22.96	59.12%	11.92%
70.00% - 80.00%	1,199,156,072.66	14.99%	3,760	11.48%	1.98%	23.90	68.47%	14.74%
80.00% - 90.00%	1,122,990,856.54	14.04%	3,547	10.83%	2.08%	23.65	77.12%	14.83%
90.00% - 100.00%	888,164,182.82	11.10%	2,673	8.16%	2.14%	24.58	86.98%	12.42%
100.00% - 110.00%	525,714,468.68	6.57%	1,732	5.29%	2.40%	22.88	92.93%	7.49%
110.00% >=	27,670,359.10	0.35%	103	0.31%	2.76%	18.91	96.11%	0.20%
Unknown								
Total	7,999,999,999.34	100.00%	32,758	100.00%	1.99%	23.60	70.17%	100.00%

Weighted Average	77.79%
Minimum	3.32%
Maximum	176.71%

11b. Current Loan To Original Market Value

From (>=) - Until (<)	Net Principal Balance	% of Total	Nr of Loans	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
NHG loans (if applicable)	1,879,719,720.61	23.50%	11,133	33.99%	1.78%	23.56	75.74%	23.06%
< 10.00%	2,637,746.27	0.03%	78	0.24%	2.69%	19.48	7.72%	0.02%
10.00% - 20.00%	19,542,458.57	0.24%	215	0.66%	2.16%	19.59	16.41%	0.19%
20.00% - 30.00%	84,251,381.11	1.05%	645	1.97%	2.17%	21.16	25.94%	0.80%
30.00% - 40.00%	229,401,642.96	2.87%	1,323	4.04%	2.02%	22.25	35.79%	2.37%
40.00% - 50.00%	626,673,701.40	7.83%	2,803	8.56%	1.97%	23.22	45.74%	6.66%
50.00% - 60.00%	1,042,408,419.14	13.03%	3,883	11.85%	1.94%	23.46	55.14%	11.71%
60.00% - 70.00%	1,159,056,435.13	14.49%	3,828	11.69%	2.03%	23.28	65.13%	13.19%
70.00% - 80.00%	1,239,069,351.25	15.49%	3,790	11.57%	2.01%	24.04	74.89%	16.05%
80.00% - 90.00%	959,947,716.78	12.00%	2,911	8.89%	2.13%	24.25	85.06%	12.81%
90.00% - 100.00%	672,589,359.95	8.41%	1,803	5.50%	2.14%	25.46	93.82%	11.89%
100.00% - 110.00%	74,344,017.38	0.93%	304	0.93%	3.72%	12.36	106.10%	1.12%
110.00% >=	10,358,048.79	0.13%	42	0.13%	3.31%	13.16	112.04%	0.12%
Unknown								
Total	7,999,999,999.34	100.00%	32,758	100.00%	1.99%	23.60	70.17%	100.00%

Weighted Average	70.17%
Minimum	0.00%
Maximum	147.00%

12. Current Loan To Indexed Market Value

From (>=) - Until (<)	Net Principal Balance	% of Total	Nr of Loans	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
NHG loans (if applicable)	1,879,719,720.61	23.50%	11,133	33.99%	1.78%	23.56	75.74%	23.06%
< 10.00%	7,143,996.40	0.09%	148	0.45%	2.56%	17.32	11.57%	0.08%
10.00% - 20.00%	69,878,196.31	0.87%	606	1.85%	2.30%	19.39	24.60%	0.84%
20.00% - 30.00%	251,180,826.18	3.14%	1,594	4.87%	2.18%	20.44	37.97%	3.34%
30.00% - 40.00%	643,840,331.57	8.05%	3,167	9.67%	2.05%	21.97	49.35%	8.79%
40.00% - 50.00%	1,134,285,807.88	14.18%	4,350	13.28%	2.03%	22.70	58.88%	14.86%
50.00% - 60.00%	1,466,307,942.66	18.33%	4,837	14.77%	2.08%	23.33	69.09%	18.87%
60.00% - 70.00%	1,269,612,340.06	15.87%	3,814	11.64%	2.04%	24.23	77.49%	15.65%
70.00% - 80.00%	767,903,446.94	9.60%	2,031	6.20%	1.99%	25.25	82.26%	8.48%
80.00% - 90.00%	336,759,791.93	4.21%	746	2.28%	1.98%	26.45	88.34%	4.00%
90.00% - 100.00%	148,738,508.73	1.86%	287	0.88%	2.30%	27.50	94.44%	2.01%
100.00% - 110.00%	23,555,799.71	0.29%	43	0.13%	3.16%	27.47	97.35%	0.02%
110.00% >=	1,073,290.36	0.01%	2	0.01%	1.57%	26.36	115.42%	
Unknown								
Total	7,999,999,999.34	100.00%	32,758	100.00%	1.99%	23.60	70.17%	100.00%

Weighted Average	56.73%
Minimum	0.00%
Maximum	128.64%

13. Remaining Interest Rate Fixed Period

From (>=) - Until (<)	Net Principal Balance	% of Total	Nr of Loanparts	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
< 12 month(s)	153,771,623.47	1.92%	2,102	2.55%	4.52%	15.51	70.43%	1.95%
12 month(s) - 24 month(s)	201,645,772.63	2.52%	2,282	2.76%	2.95%	15.21	69.40%	0.70%
24 month(s) - 36 month(s)	330,385,213.41	4.13%	3,687	4.47%	2.42%	16.93	66.77%	2.22%
36 month(s) - 48 month(s)	472,114,750.61	5.90%	5,297	6.42%	2.07%	20.45	66.39%	3.69%
48 month(s) - 60 month(s)	563,480,990.18	7.04%	6,171	7.48%	2.05%	22.11	66.86%	6.15%
60 month(s) - 72 month(s)	1,046,811,442.60	13.09%	11,218	13.59%	1.77%	24.12	69.39%	6.18%
72 month(s) - 84 month(s)	646,853,534.86	8.09%	6,825	8.27%	1.51%	23.72	71.37%	14.18%
84 month(s) - 96 month(s)	540,440,613.47	6.76%	5,243	6.35%	1.41%	24.38	71.30%	7.60%
96 month(s) - 108 month(s)	320,079,898.08	4.00%	2,538	3.07%	2.28%	24.95	73.75%	6.92%
108 month(s) - 120 month(s)	97,611,556.25	1.22%	1,382	1.67%	2.74%	21.77	66.93%	4.24%
120 month(s) - 132 month(s)	74,158,895.53	0.93%	766	0.93%	2.32%	21.94	67.44%	0.89%
132 month(s) - 144 month(s)	84,952,210.10	1.06%	925	1.12%	2.14%	20.76	68.38%	0.95%
144 month(s) - 156 month(s)	204,840,577.63	2.56%	2,260	2.74%	2.42%	21.87	64.55%	1.01%
156 month(s) - 168 month(s)	178,827,988.31	2.24%	1,878	2.28%	2.69%	23.16	64.68%	2.54%
168 month(s) - 180 month(s)	227,027,596.64	2.84%	2,508	3.04%	2.74%	23.58	69.00%	2.40%
180 month(s) - 192 month(s)	392,989,598.86	4.91%	4,234	5.13%	2.29%	24.57	69.93%	2.94%
192 month(s) - 204 month(s)	859,622,135.27	10.75%	8,506	10.30%	1.83%	25.40	73.29%	5.27%
204 month(s) - 216 month(s)	1,298,223,989.46	16.23%	12,358	14.97%	1.59%	26.62	72.46%	10.14%
216 month(s) - 228 month(s)	303,112,534.70	3.79%	2,279	2.76%	2.00%	27.34	72.38%	16.20%
228 month(s) - 240 month(s)	2,770,790.42	0.03%	80	0.10%	4.64%	28.92	70.04%	3.84%
240 month(s) - 252 month(s)	101,400.00	0.00%	2	0.00%	4.56%	30.00	63.93%	
252 month(s) - 264 month(s)								
264 month(s) - 276 month(s)	95,780.60	0.00%	2	0.00%	1.52%	22.92	52.41%	
276 month(s) - 288 month(s)								0.00%
288 month(s) - 300 month(s)								
300 month(s) - 312 month(s)	60,000.00	0.00%	1	0.00%	1.15%	25.08	36.04%	
312 month(s) - 324 month(s)	21,106.26	0.00%	1	0.00%	2.01%	26.67	89.93%	0.00%
324 month(s) - 336 month(s)								0.00%
336 month(s) - 348 month(s)								
348 month(s) - 360 month(s)								
360 month(s) >=								
Unknown								
Total	7,999,999,999.34	100.00%	82,545	100.00%	1.99%	23.60	70.17%	100.00%

Weighted Average	121.77 month(s)
Minimum	month(s)
Maximum	320 month(s)

Portfolio and Performance Report: 1 February 2024 - 29 February 2024

14. Interest Payment Type

Description	Net Principal Balance	% of Total	Nr of Loanparts	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
Fixed Interest Rate Mortgage	7,920,885,032.76	99.01%	81,527	98.77%	1.96%	23.69	70.16%	98.87%
Floating Interest Rate Mortgage	79,114,966.58	0.99%	1,018	1.23%	5.68%	14.60	70.58%	1.13%
Unknown								
Total	7,999,999,999.34	100.00%	82,545	100.00%	1.99%	23.60	70.17%	100.00%

15. Property Description

Description	Net Principal Balance	% of Total	Nr of Loans	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
House	7,104,388,694.05	88.80%	28,443	86.83%	2.01%	23.51	70.02%	88.46%
Apartment	895,611,305.29	11.20%	4,315	13.17%	1.88%	24.35	71.36%	11.54%
Total	7,999,999,999.34	100.00%	32,758	100.00%	1.99%	23.60	70.17%	100.00%

16. Geographical Distribution (by province)

Province	Net Principal Balance	% of Total	Nr of Loans	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
Drenthe	256,147,839.80	3.20%	1,265	3.86%	2.01%	23.70	72.89%	3.25%
Flevoland	277,764,984.91	3.47%	1,215	3.71%	2.03%	23.17	72.54%	3.48%
Friesland	199,334,190.96	2.49%	1,017	3.10%	2.03%	23.43	73.34%	2.47%
Gelderland	1,312,742,580.36	16.41%	5,407	16.51%	2.03%	23.54	69.39%	16.37%
Groningen	179,291,863.18	2.24%	979	2.99%	2.07%	22.79	72.66%	2.20%
Limburg	650,093,612.77	8.13%	3,285	10.03%	2.08%	22.51	72.20%	7.70%
Noord-Brabant	1,209,525,918.81	15.12%	4,696	14.34%	1.99%	23.51	70.10%	15.17%
Noord-Holland	1,337,339,498.53	16.72%	4,435	13.54%	1.92%	24.34	68.80%	17.10%
Overijssel	624,830,990.20	7.81%	2,779	8.48%	1.99%	23.68	71.67%	7.81%
Utrecht	615,339,717.54	7.69%	2,192	6.69%	1.98%	23.80	66.98%	7.77%
Zeeland	107,066,392.56	1.34%	570	1.74%	2.07%	22.74	71.42%	1.28%
Zuid-Holland	1,230,522,409.72	15.38%	4,918	15.01%	1.95%	23.71	70.22%	15.39%
Unknown/Not specified								
Total	7,999,999,999.34	100.00%	32,758	100.00%	1.99%	23.60	70.17%	100.00%

17. Geographical Distribution (by economic region)

Economic Region	Net Principal Balance	% of Total	Nr of Loans	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
NL111 - Oost-Groningen	60,927,830.16	0.76%	355	1.08%	2.09%	22.50	74.12%	0.75%
NL112 - Delfzijl en omgeving	12,144,785.80	0.15%	80	0.24%	2.18%	21.55	77.17%	0.13%
NL113- Overig Groningen	106,219,247.22	1.33%	544	1.66%	2.04%	23.10	71.30%	1.32%
NL121- Noord-Friesland	92,581,114.54	1.16%	514	1.57%	2.04%	23.35	74.55%	1.14%
NL122- Zuidwest-Friesland	43,122,552.62	0.54%	222	0.68%	2.01%	23.44	72.48%	0.53%
NL123- Zuidoost-Friesland	63,630,523.80	0.80%	281	0.86%	2.03%	23.53	72.17%	0.80%
NL131- Noord-Drenthe	91,788,110.34	1.15%	401	1.22%	2.07%	23.75	71.26%	1.17%
NL132- Zuidoost-Drenthe	102,302,030.33	1.28%	555	1.69%	1.97%	23.50	74.41%	1.28%
NL133- Zuidwest-Drenthe	62,057,699.13	0.78%	309	0.94%	2.01%	23.95	72.80%	0.80%
NL211- Noord-Overijssel	174,492,236.98	2.18%	794	2.42%	2.05%	22.83	70.06%	2.20%
NL212- Zuidwest-Overijssel	77,422,663.64	0.97%	329	1.00%	2.01%	23.68	71.19%	0.98%
NL213- Twente	372,916,089.58	4.66%	1,656	5.06%	1.95%	24.07	72.52%	4.63%
NL221- Veluwe	405,182,429.76	5.06%	1,527	4.66%	1.98%	23.67	68.05%	5.06%
NL224- Zuidwest-Gelderland	187,151,968.78	2.34%	724	2.21%	2.14%	23.82	69.73%	2.41%
NL225- Achterhoek	268,668,707.81	3.36%	1,219	3.72%	2.06%	23.59	70.87%	3.36%
NL226- Arnhem/Nijmegen	453,175,992.57	5.66%	1,942	5.93%	2.02%	23.27	69.54%	5.55%
NL230- Flevoland	277,764,984.91	3.47%	1,215	3.71%	2.03%	23.17	72.54%	3.48%
NL310- Utrecht	613,903,198.98	7.67%	2,187	6.68%	1.98%	23.80	67.00%	7.76%
NL321- Kop van Noord-Holland	178,769,651.58	2.23%	784	2.39%	1.91%	24.08	69.81%	2.30%
NL322- Alkmaar en omgeving	123,039,353.82	1.54%	462	1.41%	1.95%	24.08	69.77%	1.55%
NL323- IJmond	69,595,713.19	0.87%	258	0.79%	1.91%	24.34	70.14%	0.90%
NL324- Agglomeratie Haarlem	133,498,016.07	1.67%	360	1.10%	1.88%	24.82	65.72%	1.72%
NL325- Zaanstreek	73,894,185.45	0.92%	268	0.82%	1.87%	24.51	71.48%	0.89%
NL326- Groot-Amsterdam	605,076,818.56	7.56%	1,838	5.61%	1.95%	24.42	69.14%	7.81%
NL327- Het Gooi en Vechtstreek	153,465,759.86	1.92%	465	1.42%	1.90%	24.03	66.31%	1.94%
NL331- Agglomeratie Leiden en Bollenstreek	189,242,736.81	2.37%	649	1.98%	1.91%	24.53	67.23%	2.40%
NL332- Agglomeratie 's-Gravenhage	283,270,923.07	3.54%	1,079	3.29%	1.96%	23.51	70.60%	3.53%
NL333- Delft en Westland	61,817,913.58	0.77%	238	0.73%	2.02%	23.85	68.80%	0.79%
NL334- Oost-Zuid-Holland	121,367,957.45	1.52%	503	1.54%	1.95%	23.77	68.64%	1.53%
NL335- Groot-Rijnmond	431,620,379.02	5.40%	1,835	5.60%	1.95%	23.51	71.46%	5.34%
NL336- Zuidoost-Zuid-Holland	143,202,499.79	1.79%	614	1.87%	1.99%	23.50	71.64%	1.80%
NL341- Zeeuwsch-Vlaanderen	27,352,071.77	0.34%	163	0.50%	2.03%	22.51	71.27%	0.34%
NL342- Overig Zeeland	79,714,320.79	1.00%	407	1.24%	2.09%	22.83	71.47%	0.95%
NL411- West-Noord-Brabant	237,534,046.94	2.97%	974	2.97%	1.96%	23.53	72.76%	2.89%
NL412- Midden-Noord-Brabant	206,222,568.05	2.58%	819	2.50%	1.96%	23.52	70.57%	2.61%
NL413- Noordoost-Noord-Brabant	413,952,248.62	5.17%	1,581	4.83%	1.99%	23.71	68.70%	5.22%
NL414- Zuidoost-Noord-Brabant	351,817,055.20	4.40%	1,322	4.04%	2.02%	23.24	69.68%	4.45%
NL421- Noord-Limburg	192,473,047.18	2.41%	890	2.72%	2.09%	23.15	71.80%	2.35%
NL422- Midden-Limburg	142,619,490.14	1.78%	706	2.16%	2.12%	22.75	71.97%	1.67%
NL423- Zuid-Limburg	315,001,075.45	3.94%	1,689	5.16%	2.05%	22.02	72.55%	3.69%
Unknown/Not specified								
Total	7,999,999,999.34	100.00%	32,758	100.00%	1.99%	23.60	70.17%	100.00%

Portfolio and Performance Report: 1 February 2024 - 29 February 2024

18. Occupancy

Description	Net Principal Balance	% of Total	Nr of Borrowers	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
Owner Occupied	7,999,999,999.34	100.00%	32,758	100.00%	1.99%	23.60	70.17%	100.00%
Buy-to-let								
Unknown								
Total	7,999,999,999.34	100.00%	32,758	100.00%	1.99%	23.60	70.17%	100.00%

19. Employment Status Borrower

Description	Net Principal Balance	% of Total	Nr of Borrowers	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
Employed	5,340,391,247.61	66.75%	23,209	70.85%	2.00%	23.25	71.58%	66.61%
Self Employed	2,090,056,149.51	26.13%	6,472	19.76%	1.99%	24.17	69.67%	26.25%
Pension	487,299,659.86	6.09%	2,616	7.99%	1.89%	24.95	57.56%	6.18%
Unemployed	479,652.02	0.01%	2	0.01%	1.65%	26.53	49.17%	
Benefits	80,736,979.82	1.01%	453	1.38%	1.96%	24.25	66.31%	0.96%
Unknown	1,036,310.52	0.01%	6	0.02%	2.71%	18.73	58.86%	
Total	7,999,999,999.34	100.00%	32,758	100.00%	1.99%	23.60	70.17%	100.00%

20. Loanpart Payment Frequency

Description	Net Principal Balance	% of Total	Nr of Loanparts	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
Monthly	7,999,999,999.34	100.00%	82,545	100.00%	1.99%	23.60	70.17%	100.00%
Quarterly								
Semi-annualy								
Annually								
Unknown								
Total	7,999,999,999.34	100.00%	82,545	100.00%	1.99%	23.60	70.17%	100.00%

22. Loan To Income (Debt to income)

From (>=) - Until (<)	Net Principal Balance	% of Total	Nr of Loans	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
Self Certified (main)								
< 0.5	9,977,025.67	0.12%	139	0.42%	2.02%	22.64	60.82%	0.11%
0.5 - 1.0	20,697,326.01	0.26%	250	0.76%	2.21%	18.88	27.82%	0.20%
1.0 - 1.5	78,885,158.24	0.99%	666	2.03%	2.17%	19.61	39.69%	0.81%
1.5 - 2.0	199,155,192.18	2.49%	1,295	3.95%	2.03%	21.15	50.37%	2.16%
2.0 - 2.5	410,056,422.47	5.13%	2,288	6.98%	2.06%	22.03	58.68%	4.61%
2.5 - 3.0	697,246,357.90	8.72%	3,427	10.46%	2.04%	22.55	64.47%	7.97%
3.0 - 3.5	1,057,168,748.31	13.21%	4,847	14.80%	2.03%	23.12	68.73%	12.16%
3.5 - 4.0	1,381,799,955.39	17.27%	6,043	18.45%	1.96%	23.80	72.08%	16.32%
4.0 - 4.5	1,563,600,719.33	19.55%	6,142	18.75%	1.89%	24.42	74.50%	19.76%
4.5 - 5.0	1,068,056,575.49	13.35%	3,275	10.00%	1.97%	24.67	74.67%	13.97%
5.0 - 5.5	677,283,501.52	8.47%	1,810	5.53%	1.98%	24.70	74.62%	9.62%
5.5 - 6.0	290,933,757.34	3.64%	839	2.56%	1.97%	24.07	71.20%	4.13%
6.0 - 6.5	158,371,653.76	1.98%	516	1.58%	2.19%	22.68	71.23%	2.17%
6.5 - 7.0	113,132,481.08	1.41%	366	1.12%	2.06%	22.21	67.93%	1.36%
7.0 >=	273,635,124.65	3.42%	855	2.61%	2.18%	21.88	70.43%	4.67%
Unknown								
Total	7,999,999,999.34	100.00%	32,758	100.00%	1.99%	23.60	70.17%	100.00%
Weighted Average	4.1							
Minimum	0.0							
Maximum	547.2							

Portfolio and Performance Report: 1 February 2024 - 29 February 2024

23. Payment Due to Income

From (>=) - Until (<)	Net Principal Balance	% of Total	Nr of Loans	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not. Amount at Closing Date
< 5.00%	203,975,644.97	2.55%	1,500	4.58%	1.74%	21.14	44.41%	2.36%
5.00% - 10.00%	1,060,203,495.60	13.25%	5,349	16.33%	1.87%	22.26	58.44%	12.83%
10.00% - 15.00%	2,261,607,529.63	28.27%	9,304	28.40%	1.92%	23.43	69.36%	27.97%
15.00% - 20.00%	2,822,164,489.28	35.28%	11,063	33.77%	1.93%	24.27	74.11%	35.92%
20.00% - 25.00%	1,244,854,588.00	15.56%	4,226	12.90%	2.12%	24.29	74.92%	15.60%
25.00% - 30.00%	247,752,643.31	3.10%	787	2.40%	2.67%	23.02	74.93%	2.68%
30.00% - 35.00%	79,954,142.42	1.00%	273	0.83%	3.14%	21.90	76.75%	0.71%
35.00% - 40.00%	34,519,641.17	0.43%	119	0.36%	2.94%	22.08	77.99%	0.38%
40.00% - 45.00%	15,639,446.46	0.20%	51	0.16%	3.14%	21.45	79.22%	0.16%
45.00% - 50.00%	13,636,766.18	0.17%	39	0.12%	3.28%	22.00	82.19%	0.13%
50.00% - 55.00%	7,082,013.00	0.09%	22	0.07%	3.30%	20.43	79.54%	0.10%
55.00% - 60.00%	2,048,266.13	0.03%	6	0.02%	4.02%	21.26	71.71%	0.06%
60.00% - 65.00%	1,699,834.65	0.02%	4	0.01%	4.88%	20.05	97.23%	0.05%
65.00% - 70.00%	1,675,733.33	0.02%	5	0.02%	2.89%	23.34	91.18%	0.05%
70.00% >=	3,185,765.21	0.04%	10	0.03%	4.01%	23.39	78.83%	0.99%
Unknown								
Total	7,999,999,999.34	100.00%	32,758	100.00%	1.99%	23.60	70.17%	100.00%
Weighted Average	15.95%							
Minimum	0.00%							
Maximum	1,606.49%							

Portfolio and Performance Report: 1 February 2024 - 29 February 2024

24a. Guarantee Type (Loans)

Description	Net Principal Balance	% of Total	Nr of Loans	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
NHG Guarantee	1,879,719,720.61	23.50%	11,133	33.99%	1.78%	23.56	75.74%	23.06%
Non-NHG Guarantee	6,120,280,278.73	76.50%	21,625	66.01%	2.06%	23.62	68.46%	76.94%
Other								
Total	7,999,999,999.34	100.00%	32,758	100.00%	1.99%	23.60	70.17%	100.00%

Portfolio and Performance Report: 1 February 2024 - 29 February 2024

24b. Guarantee Type (Loanparts)

nhg part	Net Principal Balance	% of Total	Nr of Loanparts	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
NHG	2,005,019,387.56	25.06%	25,568	30.97%	1.78%	23.56	75.74%	23.06%
Non-NHG	5,994,980,611.78	74.94%	56,977	69.03%	2.06%	23.62	68.46%	76.94%
unknown								
Total	7,999,999,999.34	100.00%	82,545	100.00%	1.99%	23.60	70.17%	100.00%

25. Originator

Originator	Net Principal Balance	% of Total	Nr of Loans	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
Reaal								
de Volksbank	7,999,999,999.34	100.00%	32,758	100.00%	1.99%	23.60	70.17%	100.00%
Total	7,999,999,999.34	100.00%	32,758	100.00%	1.99%	23.60	70.17%	100.00%

Portfolio and Performance Report: 1 February 2024 - 29 February 2024

26. Servicer

Servicer	Net Principal Balance	% of Total	Nr of Loans	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
de Volksbank	7,999,999,999.34	100.00%	32,758	100.00%	1.99%	23.60	70.17%	100.00%
Total	7,999,999,999.34	100.00%	32,758	100.00%	1.99%	23.60	70.17%	100.00%

27. Capital Insurance Policy Provider*

Insurance Policy Provider	Net Principal Balance	% of Total	Nr of Loanparts	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not. Amount at Closing
No policy attached	7,999,999,999.34	100.00%	82,545	100.00%	1.99%	23.60	70.17%	100.00%
Total	7,999,999,999.34	100.00%	82,545	100.00%	1.99%	23.60	70.17%	100.00%

Glossary

Term	Definition / Calculation
Arrears	means an amount that is overdue exceeding EUR 11;
Article 405 of the CRR	means Article 405 of Regulation (EU) No 575/2013 of the European Parliament and of the Council of 26 June 2013 on prudential requirements for credit institutions and investment firms and amending Regulation (EU) No 648/2012;
Article 51 of the AIFMR	means Article 51 of the Commission Delegated Regulation No 231/2013 of 19 December 2012 supplementing Directive 2011/61/EU of the European Parliament and of the Council with regard to exemptions, general operating conditions, depositaries, leverage, transparency and supervision;
Back-Up Servicer	N/A;
Cash Advance Facility	means the cash advance facility as referred to in Clause 3.1 of the Cash Advance Facility Agreement;
Cash Advance Facility Maximum Available Amount	means an amount equal to the greater of (i) 1.5 per cent. of the Principal Amount Outstanding of the Class A Notes on such date and (ii) 0.5 per cent of the Principal Amount Outstanding of the Class A Notes as at the Closing Date and thereafter EUR 2,000,000;
Cash Advance Facility Provider	means de Volksbank N.V.;
Cash Advance Facility Stand-by Drawing Account	means the Issuer Collection Account on which any Cash Advance Facility Stand-by Drawing will be deposited;
Constant Default Rate (CDR)	represents the percentage of outstanding principal balances in the pool that are in default in relation to the principal balance of the mortgage pool;
Constant Prepayment Rate (CPR)	means prepayment as ratio of the principal mortgage balance outstanding at the beginning of the relevant period;
Construction Deposit	means in relation to a Mortgage Loan, that part of the Mortgage Loan which the relevant Borrower requested to be disbursed into a blocked account held in his name with the relevant Seller, the proceeds of which may be applied towards construction of, or improvements to, the relevant Mortgaged Asset;
Construction Deposit Guarantee	N/A;
Coupon	means the interest coupons appertaining to the Notes;
Credit Enhancement	the combined structural features that improve the credit worthiness of the respective notes.
Credit Rating	an assessment of the credit worthiness of the notes assigned by the Credit Rating Agencies;
Curr. Loan to Original Foreclosure Value (CLTOFV)	means the ratio calculated by dividing the current outstanding loan amount by the Original Foreclosure Value;
Current Loan to Indexed Foreclosure Value (CLTIFV)	means the ratio calculated by dividing the current outstanding loan amount by the Indexed Foreclosure Value;
Current Loan to Indexed Market Value (CLTIMV)	means the ratio calculated by dividing the current outstanding loan amount by the Indexed Market Value;
Current Loan to Original Market Value (CLTOMV)	means the ratio calculated by dividing the current outstanding loan amount by the Original Market Value;
Custodian	means ING Bank N.V.
Cut-Off Date	means (i) with respect to the Mortgage Receivables purchased on the Closing Date, 31 March 2023 and (ii) with respect to Further Advance Receivables purchased on a Notes Payment Date, the first day of the month of the relevant Notes Payment Date;
Day Count Convention	means 30/360 for the class A notes;
Debt Service to Income	means the ratio calculated by dividing the amount a borrower is required to pay (in interest and principal repayments) on an annual basis by the borrower(s) disposable income;
Deferred Purchase Price	means part of the purchase price for the Mortgage Receivables equal to the sum of all Deferred Purchase Price Instalments;
Deferred Purchase Price Installment	means, after application of the relevant available amounts in accordance with the relevant Priority of Payments, any amount remaining after all items ranking higher than the item relating to the Deferred Purchase Price have been satisfied;
Delinquency	refer to Arrears;
Economic Region (NUTS)	The Nomenclature of Territorial Units for Statistics (NUTS) was drawn up by Eurostat more than 30 years ago in order to provide a single uniform breakdown of territorial units for the production of regional statistics for the European Union. The NUTS classification has been used in EU legislation since 1988;
Equivalent Securities	securities equivalent to Purchased Securities under that Transaction. If and to the extent that such Purchased Securities have been redeemed, the expression shall mean a sum of money equivalent to the proceeds of the redemption (other than Distributions);
Excess Spread	N/A;
Excess Spread Margin	N/A;
Final Maturity Date	means the Notes Payment Date falling in April 2060;
First Optional Redemption Date	means the Notes Payment Date falling in April 2028;
Foreclosed Mortgage Loan	means all mortgage rights and ancillary rights have been exercised;
Foreclosed NHG Loan	means all mortgage rights and ancillary rights have been exercised on mortgage loan that has the benefit of an NHG Guarantee;
Foreclosed Non NHG Loan	means all mortgage rights and ancillary rights have been exercised on mortgage loan that does not have the benefit of an NHG Guarantee;
Foreclosure	means forced (partial) repayment of the mortgage loan;
Foreclosure Value	means the estimated value of the mortgaged property if the mortgaged property would be sold in a public auction;
Further Advances / Modified Loans	"Further Advance" means a loan or a further advance to be made to a Borrower under a Mortgage Loan, which is secured by the same Mortgage;
Indexed Foreclosure Value	means the estimated value of the mortgaged property if the mortgaged property would be sold in a public auction multiplied with the indexation rate per the valuation date;
Indexed Market Value	means the value of the collateral multiplied with the indexation rate per the valuation date, multiplied with the market value factor;
Interest Rate Fixed Period	relates to the period for which mortgage loan interest has been fixed;
Issuer Account Bank	means Rabobank.
Issuer Transaction Account	means the Issuer Collection Account.
Loan to Income (LTI)	means the ratio calculated by dividing the original loan amount by the income of the borrower at the moment of origination of the Mortgage Loan;

Portfolio and Performance Report: 1 February 2024 - 29 February 2024

Loanpart Payment Frequency	monthly;
Loanpart(s)	means one or more of the loan parts (leningdelen) of which a Mortgage Loan consists;
Loss	refer to Realised Loss;
Loss Severity	means loss as a percentage of the principal outstanding at foreclosure;
Market Value	means estimated value of the mortgaged property if the mortgaged property would be privately sold voluntarily;
Mortgage Loan	means the mortgage loans granted by the relevant Seller to the relevant borrowers which may consist of one or more Loan Parts as set forth in the List of Mortgage Loans and, after any purchase and assignment of any New Mortgage Receivables or Further Advance Receivables has taken place in accordance with the Mortgage Receivables Purchase Agreement, the relevant New Mortgage Loans and/or Further Advances, to the extent not retransferred or otherwise disposed of by the Issuer;
Mortgage Loan Portfolio	means the portfolio of Mortgage Loans;
Mortgage Receivable(s)	means any and all rights of the relevant Seller (and after assignment of such rights to the Issuer, of the Issuer) against the Borrower under or in connection with a Mortgage Loan, including any and all claims of the relevant Seller (or the Issuer after assignment) on the Borrower as a result of the Mortgage Loan being terminated, dissolved or declared null and void;
NHG Guarantee	means a guarantee (borgtocht) under the NHG Conditions granted by Stichting WEW;
NHG Loan	means a Mortgage Loan that has the benefit of an NHG Guarantee;
Non NHG Loan	means a Mortgage Loan that does not have the benefit of an NHG Guarantee;
Notification Events	means any of the Assignment Notification Events and the Pledge Notification Events;
Notification Trigger	A notification trigger is an event that when it occurs or a threshold that when it is breached, is considered to be an Assignment Notification Event;
Occupancy	means the way the mortgaged property is used (eg. owner occupied);
Orig. Loan to Original Foreclosure Value (OLTOFV)	means the ratio calculated by dividing the original principal amount of a Mortgage Receivable at the moment of origination by the Original Foreclosure Value;
Orig. Loan to Original Market Value (OLTOMV)	means the ratio calculated by dividing the original loan amount by the Original Market Value;
Original Foreclosure Value	means the Foreclosure Value as assessed by the relevant Originator at the time of granting the Mortgage Loan;
Original Market Value	means the value of the mortgaged property if the mortgaged property would be privately sold voluntarily, estimated during the assessment of the application;
Originator	means each of de Volksbank N.V.
Outstanding Principal Amount	means, at any moment in time, (i) the outstanding principal amount of a Mortgage Receivable at such time and (ii), after a Realised Loss of type (a) and (b) of the definition in respect of such Mortgage Receivable has been debited to the Principal Deficiency Ledger, zero;
Payment Ratio	The actual principal and interest payments received as ratio of the scheduled principal and interest payments during the relevant period;
Penalties	means amounts to be paid by the borrower with regard to amounts in arrears and or (partial) prepayment of the mortgage loan according to the relevant mortgage contract and applicable general conditions;
Performing Loans	means Mortgage Loans that are not in Arrears or Delinquent;
Post-Foreclosure Proceeds	means all amounts with regard to the relevant mortgage loan received after foreclosure of that mortgage loan;
Prepayments	means non scheduled principal paid by the borrower prior to the expected maturity date;
Principal Deficiency Ledger	means the principal deficiency ledger relating to the relevant Classes of Notes and comprising sub-ledgers for each such Class of Notes;
Principal Payment Date	means the current monthly payment date on which principal is paid out on the relevant notes;
Principal Payment Rate (PPR)	means scheduled repayment as ratio of scheduled repayments to the principal mortgage balance outstanding at the beginning of the relevant period;
Prospectus	means the prospectus dated 12 April 2023 relating to the issue of the Notes;
Realised Losses	means, on any relevant Notes Calculation Date, the sum of (a) with respect to the Mortgage Receivables in respect of which the relevant Seller, the relevant Servicer on behalf of the Issuer, the Issuer or the Security Trustee has completed the foreclosure, such that there is no more collateral securing the Mortgage Receivable, in the immediately preceding Notes Calculation Period, the amount by which (i) the aggregate Outstanding Principal Amount of all Mortgage Receivables less, with respect to the Savings Mortgage Receivables and Bank Savings Mortgage Receivables, the Participations, exceeds (ii) the amount of the Net Foreclosure Proceeds applied to reduce the Outstanding Principal Amount of the Mortgage Receivables less, with respect to Savings Mortgage Receivables and Bank Savings Mortgage Receivables, the Participations; and (b) with respect to the Mortgage Receivables sold by the Issuer in the immediately preceding Notes Calculation Period, the amount by which (i) the aggregate Outstanding Principal Amount of such Mortgage Receivables, less, with respect to Savings Mortgage Receivables and Bank Savings Mortgage Receivables, the Participations, exceeds (ii) the purchase price of the Mortgage Receivables sold to the extent relating to principal, less, with respect to the Savings Mortgage Receivables and Bank Savings Mortgage Receivables, the Participations; and (c) with respect to the Mortgage Receivables in respect of which the Borrower has (x) successfully asserted set-off or defence to payments or (y) repaid or prepaid any amount in the immediately preceding Notes Calculation Period, the amount by which (i) the aggregate Outstanding Principal Amount of such Mortgage Receivables less, with respect to Savings Mortgage Receivables and Bank Savings Mortgage Receivables, the Participations, prior to such set-off or defence or repayment or prepayment exceeds (ii) the aggregate Outstanding Principal Amount of such Mortgage Receivables, less, with respect to Savings Mortgage Receivables and Bank Savings Mortgage Receivables, the Participations after such set-off or defence or repayment or prepayment having been made, unless, and to the extent, such amount is received from the relevant Seller or otherwise in accordance with any item of the Available Principal Funds;
Recoveries	refer to Post-Foreclosure-Proceeds;
Redemption Priority of Payments	means the priority of payments set out as such Clause 5.4 of the Trust Deed;
Remaining Tenor	the length of time until the final maturity date of the mortgage loan expressed in years;
Replacements	N/A;
Replenishments	means any Portfolio Mortgage Loan which is sold and assigned by the Seller to the Issuer pursuant to clause 6 and 11 of the Mortgage Receivables Purchase Agreement;
Repossessions	refer to foreclosure;
Reserve Account	N/A;
Reserve Account Target Level	N/A;
Revenue Priority of Payments	means the priority of payments set out as such in section 5.2 (Priorities of Payments) of this Prospectus;

Portfolio and Performance Report: 1 February 2024 - 29 February 2024

Saving Deposits	means savings in a bank account, pledged to the mortgage lender, which are meant to repay the loan at maturity;
Seasoning	means the difference between the loan start date and the current reporting period;
Seller	means each of de Volksbank N.V.
Servicer	means each of de Volksbank N.V.
Signing Date	means 12 April 2023 or such later date as may be agreed between the Issuer, the Seller and the Manager;
Special Servicer	N/A;
Subordinated Loan	N/A;
Swap Counterparty	N/A;
Swap Counterparty Default Payment	N/A;
Swap Notional Amount	N/A;
Trust Deed	means the trust deed entered into by, amongst others, the Issuer and the Security Trustee dated the Closing Date;
Weighted Average Life	means the expected average total number of years needed for the issuer to repay all principal, whereby the time between origination and each repayment is weighted by the repayment amount;
Weighted Average Maturity	means the expected average number of years between the reporting date and the maturity of each loan, whereby the time between the reporting date and the maturity of each loan is weighted by the size of the loan;
WEW	Stichting Waarborgfonds Eigen Woning;
WEW Claims	means losses which are claimed with the WEW based on the NHG conditions;

Portfolio and Performance Report: 1 February 2024 - 29 February 2024

Contact Information

Arranger (ARRG)	de Volksbank N.V. Croeselaan 1 3521 BJ Utrecht The Netherlands (NL) 724500A1FNICHSD2111	Auditors (AUDT)	Ernst & Young Accountants LLP (Amsterdam) Antonio Vivaldistraat 150 1083 HP Amsterdam The Netherlands (NL)
Cash Advance Facility Provider (CAPR)	de Volksbank N.V. Croeselaan 1 3521 BJ Utrecht The Netherlands (NL) 724500A1FNICHSD2111	Commingling Guarantor (CAPR)	de Volksbank N.V. Croeselaan 1 3521 BJ Utrecht The Netherlands (NL) 724500A1FNICHSD2111
Common Safekeeper (OTHR)	Euroclear 1 Boulevard du Roi Albert II 1210 Brussels Belgium (BE) 549300CBNW05DILT6870	Issuer (ISSR)	Lowland Mortgage Backed Securities 7 B.V. Basisweg 10 1043 AP Amsterdam The Netherlands (NL) 72450065LXDMY5SJW05
Issuer Account Bank (ABNK)	de Volksbank N.V. Croeselaan 1 3521 BJ Utrecht The Netherlands (NL) 724500A1FNICHSD2111	Legal Advisor and Tax Advisor (CNLSL)	NautaDutilh N.V. Strawinksylaan 1999 1077 XV Amsterdam The Netherlands (NL) 724500ZOI5BPCRCB1K65
Listing Agent (OTHR)	ABN AMRO Bank N.V. Gustav Mahlerlaan 10 1082 PP Amsterdam The Netherlands (NL) BFXS5XCH7N0Y05NIXW11	Manager (MNGR)	de Volksbank N.V. Croeselaan 1 3521 BJ Utrecht The Netherlands (NL) 724500A1FNICHSD2111
Originator (ORIG)	de Volksbank N.V. Croeselaan 1 3521 BJ Utrecht The Netherlands (NL) 724500A1FNICHSD2111	Paying Agent (PAYA)	ABN AMRO Bank N.V. Gustav Mahlerlaan 10 1082 PP Amsterdam The Netherlands (NL) BFXS5XCH7N0Y05NIXW11
Rating Agency (OTHR)	Fitch Ratings Ireland Limited 38 Upper Mount Street D02 PR89 Dublin Ireland (IE) 213800BTXUQP1JZRO283	Rating Agency (OTHR)	Moody's Deutschland GmbH An die Welle 5 60322 Frankfurt am Main Germany (DE) 549300M5JMGHVTWYZH47
Savings Participant (SVMP)	de Volksbank N.V. Croeselaan 1 3521 BJ Utrecht The Netherlands (NL) 724500A1FNICHSD2111	Seller (SELL)	de Volksbank N.V. Croeselaan 1 3521 BJ Utrecht The Netherlands (NL) 724500A1FNICHSD2111
Servicer (SERV)	de Volksbank N.V. Croeselaan 1 3521 BJ Utrecht The Netherlands (NL) 724500A1FNICHSD2111	Set-off Risk Facility Provider (OTHR)	de Volksbank N.V. Croeselaan 1 3521 BJ Utrecht The Netherlands (NL) 724500A1FNICHSD2111