Green Lion 2023-1 B.V.

ESMA identifier: 3TK20IVIUJ8J3ZU0QE75N202301

Portfolio and Performance Report

Reporting Period: 1 July 2025 - 31 July 2025

Reporting Date: 26 August 2025

AMOUNTS IN EURO

Green Lion 2023-1 B.V.

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Report Version 2.1

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Key Dates

Securitisation Dates

Closing Date	4 Oct 2023
Portfolio Cut-off Date	31 Jul 2025
Revolving Period End-Date	23 Jul 2028
Final Maturity Date	23 Jul 2065

The Mortgage Loan Portfolio

Number of Mortgage Loans

Number of Mortgage Loans at the beginning of the Reporting Period		2,767
Repaid in full Mortgage Loans	-/-	10
Purchased Mortgage loans		0
Repurchased Mortgage Loans	-/-	0
Foreclosed Mortgage Loans	-/-	0
Other		1
Number of Mortgage Loans at the end of the Reporting Period		2,758

Amounts of Mortgage Loans

Net Outstanding balance at the beginning of the Reporting Period		894,786,310.92
Repayments	-/-	1,624,158.31
Prepayments	-/-	3,541,813.33
Further Advances		0.00
Purchased Mortgage Loans		0.00
Repurchased Mortgage Loans	-/-	0.00
Foreclosed Mortgage Loans	-/-	0.00
Other		-9,596.96
Net Outstanding balance at the end of the Reporting Period		889,610,742.32

Amount of Construction Deposit Obligations

Construction Deposit Obligations at the beginning of the Reporting Period	250,476.33
Changes in Construction Deposit Obligations	-33,500.58
Construction Deposit Obligations at the end of the Reporting Period	216,975.75

Foreclosure Statistics

		Previous Period	Current Period
Defaulted Mortgage Loans			
The total outstanding principal amount in default, according to securitisation documentation		0	0
The total outstanding principal amount in default, according to Article 178 of the CRR		1,454,634	1,750,338
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	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	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	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	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	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	0.00
Net principal balance of Mortgage Loans in foreclosure at the end of the Reporting Period		0.00	0.00

Performance Ratios

	Previous Period	Current Period
Constant Prepayment Rate (CPR)		
Annualized Life CPR	3.894%	3.927%
Annualized 1-month average CPR	4.640%	4.657%
Annualized 3-month average CPR	3.118%	4.019%
Annualized 6-month average CPR	3.093%	3.204%
Annualized 12-month average CPR	3.847%	3.933%
Principal Payment Rate (PPR)		
Annualized Life PPR	2.111%	2.113%
Annualized 1-month average PPR	2.157%	2.166%
Annualized 3-month average PPR	2.146%	2.156%
Annualized 6-month average PPR	2.136%	2.143%
Annualized 12-month average PPR	2.123%	2.129%
Payment Ratio		
Periodic Payment Ratio	100.000%	99.790%
Constant Default Rate		
Constant Default Rate current month	0.000%	0.402%
Constant Default Rate 3-month average	0.171%	0.134%
Constant Default Rate 6-month average	0.236%	0.198%
Constant Default Rate 12-month average	0.167%	0.200%
Constant Default Rate to date	0.161%	0.172%

Transaction Specific Information

Stratifications

1. Key Characteristics

Description	As per Reporting Date	As per Closing Date
Principal amount	889,610,742.32	894,799,317.60
Value of savings deposits	0.00	0.00
Net principal balance	889,610,742.32	894,799,317.60
Construction Deposits	216,975.75	852,881.67
Net principal balance excl. Construction and Saving Deposits	889,393,766.57	893,946,435.93
Negative balance	0.00	0.00
Net principal balance excl. Construction and Saving Deposits and Negative Balance	889,393,766.57	893,946,435.93
Number of loans	2,758	2,655
Number of loanparts	5,520	5,133
Number of negative loanparts	0	0
Average principal balance (borrower)	322,556.47	337,024.23
Weighted average current interest rate	2.60%	2.48%
Weighted average maturity (in years)	26.23	27.83
Weighted average remaining time to interest reset (in years)	11.03	13.09
Weighted average seasoning (in years)	3.25	1.67
Weighted average CLTOMV	72.46%	75.54%
Weighted average CLTIMV	60.33%	73.22%
Weighted average OLTOMV	79.16%	79.18%
Number of loans within top 15% of national building stock expressed as PED	N/A	N/A
Net principal balance within top 15% of national building stock expressed as PED	N/A	N/A

2. Delinquencies

From (>=) Until (<)		Arrears Amount	Net Principal Balance	% of Total	Nr of Loanparts	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV
Performing		13,509.05	887,216,932.39	99.73%	5,507	99.76%	2.60%	26.23	72.45%
< 29 days									
30 days - 59 days		3,906.07	643,472.29	0.07%	6	0.11%	1.92%	24.85	74.22%
60 days - 89 days									
90 days - 119 days									
120 days - 149 days									
150 days - 179 days									
180 days >		967.80	1,750,337.64	0.20%	7	0.13%	3.15%	26.88	79.89%
	Total	18,382.92	889,610,742.32	100.00%	5,520	100.00%	2.60%	26.23	72.46%

The number of days past due is determined according to the EBA Definition of Default, using relative and absolute thresholds. As a result, mortgage loans with an arrears amount could be considered performing if both thresholds are not satisfied. Conservatively, mortgage loans which are considered “Unlikely to Pay” or are considered in “Default”, but are less than 90 days overdue, are classified within the >180+ days arrear bucket.

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
Annuity (FRXX)		679,663,555.11	76.40%	3,948	71.52%	2.64%	26.22	75.68%	77.28%
German Amortisation (DEXX)									
Linear (FIXE)		23,893,221.75	2.69%	166	3.01%	2.38%	25.36	59.84%	3.40%
Interest Only (BLLT)		186,053,965.46	20.91%	1,406	25.47%	2.46%	26.36	62.34%	19.32%
Other (OTHR)									
	Total	889,610,742.32	100.00%	5,520	100.00%	2.60%	26.23	72.46%	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%	8,585,629.13	0.97%	61	1.11%	0.94%	25.73	78.74%	0.94%
1.00% - 1.50%	170,217,582.66	19.13%	1,040	18.84%	1.31%	25.45	72.43%	18.80%
1.50% - 2.00%	227,434,924.46	25.57%	1,381	25.02%	1.70%	25.46	73.06%	30.65%
2.00% - 2.50%	74,933,057.89	8.42%	504	9.13%	2.26%	25.51	70.65%	9.03%
2.50% - 3.00%	67,913,885.25	7.63%	432	7.83%	2.72%	26.04	69.77%	8.28%
3.00% - 3.50%	62,165,505.24	6.99%	380	6.88%	3.24%	26.93	68.45%	7.06%
3.50% - 4.00%	123,238,779.35	13.85%	754	13.66%	3.75%	27.46	73.01%	11.22%
4.00% - 4.50%	112,173,104.37	12.61%	695	12.59%	4.25%	27.39	73.71%	9.10%
4.50% - 5.00%	41,393,280.42	4.65%	261	4.73%	4.63%	27.44	76.71%	4.73%
5.00% - 5.50%	1,554,993.55	0.17%	12	0.22%	5.15%	26.86	74.70%	0.12%
5.50% - 6.00%								
6.00% - 6.50%								0.06%
6.50% - 7.00%								
7.00% >=								
Unknown								
Total	889,610,742.32	100.00%	5,520	100.00%	2.60%	26.23	72.46%	100.00%

Weighted Average	2.60%
Minimum	0.74%
Maximum	5.34%

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		144,103.49	0.02%	13	0.47%	2.24%	25.94	4.72%	0.01%
25,000 - 50,000		866,935.08	0.10%	23	0.83%	2.89%	24.26	12.83%	0.05%
50,000 - 75,000		2,362,672.38	0.27%	39	1.41%	2.74%	25.06	15.83%	0.20%
75,000 - 100,000		4,699,829.24	0.53%	53	1.92%	2.75%	25.52	23.90%	0.36%
100,000 - 150,000		23,426,123.59	2.63%	184	6.67%	2.77%	25.94	39.56%	2.35%
150,000 - 200,000		52,661,191.42	5.92%	298	10.80%	2.58%	25.96	56.03%	5.37%
200,000 - 250,000		76,226,776.65	8.57%	338	12.26%	2.58%	26.12	65.05%	7.99%
250,000 - 300,000		107,367,090.40	12.07%	391	14.18%	2.50%	26.10	70.08%	11.19%
300,000 - 350,000		135,445,822.79	15.23%	417	15.12%	2.66%	26.31	76.46%	13.63%
350,000 - 400,000		106,236,166.42	11.94%	283	10.26%	2.60%	26.29	75.98%	12.66%
400,000 - 450,000		96,711,417.31	10.87%	229	8.30%	2.65%	26.42	78.34%	11.34%
450,000 - 500,000		68,119,249.49	7.66%	144	5.22%	2.55%	26.29	78.26%	7.67%
500,000 - 550,000		61,603,214.36	6.92%	118	4.28%	2.70%	26.26	77.80%	7.13%
550,000 - 600,000		37,686,614.14	4.24%	66	2.39%	2.56%	26.41	77.67%	6.30%
600,000 - 650,000		30,470,049.45	3.43%	49	1.78%	2.37%	26.31	74.17%	3.99%
650,000 - 700,000		27,625,465.78	3.11%	41	1.49%	2.72%	26.14	78.09%	2.18%
700,000 - 750,000		14,557,426.19	1.64%	20	0.73%	2.36%	26.07	79.08%	2.01%
750,000 - 800,000		15,503,604.40	1.74%	20	0.73%	2.33%	26.30	72.99%	1.32%
800,000 - 850,000		10,635,718.06	1.20%	13	0.47%	2.77%	26.39	80.40%	1.83%
850,000 - 900,000		7,007,189.87	0.79%	8	0.29%	2.80%	26.36	80.61%	0.88%
900,000 - 950,000		7,369,891.12	0.83%	8	0.29%	2.60%	26.34	73.68%	1.04%
950,000 - 1,000,000		2,884,190.69	0.32%	3	0.11%	2.52%	25.92	77.97%	0.55%
1.000.000 >									
	Total	889,610,742.32	100.00%	2,758	100.00%	2.60%	26.23	72.46%	100.00%

Average	322,556
Minimum	108
Maximum	982,398

6. Construction Deposits (as % 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%		877,803,942.23	98.67%	2,728	98.91%	2.58%	26.21	72.27%	95.69%
0% - 10%		11,806,800.09	1.33%	30	1.09%	3.59%	27.65	86.91%	4.29%
10% - 20%									0.02%
20% - 30%									
30% - 40%									
40% - 50%									
50% - 60%									
60% - 70%									
70% - 80%									
80% - 90%									
90% >									
	Total	889,610,742.32	100.00%	2,758	100.00%	2.60%	26.23	72.46%	100.00%

Weighted Average	0%
Minimum	0%
Maximum	7%

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
2025 >=	9,142,589.94	1.03%	84	1.52%	3.46%	28.97	79.10%	
2024 - 2025	66,979,225.12	7.53%	414	7.50%	3.69%	28.05	80.29%	
2023 - 2024	197,793,525.66	22.23%	1,320	23.91%	3.86%	26.96	70.98%	20.53%
2022 - 2023	290,720,420.42	32.68%	1,739	31.50%	2.60%	26.45	71.49%	34.56%
2021 - 2022	243,354,576.74	27.36%	1,377	24.95%	1.48%	25.59	74.73%	32.53%
2020 - 2021	53,967,501.97	6.07%	378	6.85%	1.65%	24.36	68.96%	7.94%
2019 - 2020	14,483,917.14	1.63%	106	1.92%	2.11%	23.61	63.34%	2.21%
2018 - 2019	6,670,776.65	0.75%	49	0.89%	2.07%	22.72	57.86%	1.01%
2017 - 2018	1,341,305.20	0.15%	10	0.18%	1.99%	22.13	62.34%	0.24%
2016 - 2017	1,858,539.63	0.21%	12	0.22%	2.01%	20.34	51.63%	0.30%
2015 - 2016	1,821,566.92	0.20%	14	0.25%	3.13%	19.77	48.16%	0.39%
2014 - 2015	876,761.58	0.10%	12	0.22%	3.01%	18.31	42.89%	0.17%
2013 - 2014	240,035.35	0.03%	3	0.05%	3.98%	18.03	32.03%	0.02%
2012 - 2013	360,000.00	0.04%	2	0.04%	3.16%	17.13	49.24%	0.10%
2011 - 2012								
2010 - 2011								
2009 - 2010								
2008 - 2009								
2007 - 2008								
2006 - 2007								
2005 - 2006								
2004 - 2005								
< 2004								
Unknown								
Total	889,610,742.32	100.00%	5,520	100.00%	2.60%	26.23	72.46%	100.00%

Weighted Average	2022
Minimum	2012
Maximum	2025

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								
2025 - 2030	269,896.17	0.03%	5	0.09%	2.48%	3.44	37.37%	0.03%
2030 - 2035	627,732.86	0.07%	17	0.31%	1.75%	6.24	29.28%	0.09%
2035 - 2040	1,903,529.65	0.21%	25	0.45%	2.28%	11.51	56.22%	0.16%
2040 - 2045	9,331,343.12	1.05%	101	1.83%	2.59%	17.92	55.22%	1.34%
2045 - 2050	93,282,064.99	10.49%	740	13.41%	2.24%	22.45	65.59%	11.58%
2050 - 2055	775,851,479.92	87.21%	4,557	82.55%	2.63%	26.81	73.51%	86.80%
2055 - 2060	8,344,695.61	0.94%	75	1.36%	3.51%	29.54	79.08%	
2060 - 2065								
2065 - 2070								
2070 - 2075								
2075 - 2080								
2080 >=								
Credit Mortgage								
Unknown								
Total	889,610,742.32	100.00%	5,520	100.00%	2.60%	26.23	72.46%	100.00%

Weighted Average	2051
Minimum	2028
Maximum	2055

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		28,242,198.06	3.17%	186	3.37%	3.57%	28.61	81.01%	35.76%
1 year - 2 years		67,850,822.95	7.63%	487	8.82%	3.65%	27.65	76.54%	34.42%
2 years - 3 years		341,977,867.67	38.44%	2,152	38.99%	3.54%	26.81	69.71%	20.43%
3 years - 4 years		267,621,145.68	30.08%	1,481	26.83%	1.68%	25.96	76.31%	5.78%
4 years - 5 years		125,825,340.87	14.14%	800	14.49%	1.54%	25.19	71.46%	1.65%
5 years - 6 years		38,463,865.05	4.32%	258	4.67%	1.69%	24.18	67.58%	0.94%
6 years - 7 years		8,604,349.80	0.97%	71	1.29%	2.22%	23.35	61.32%	0.12%
7 years - 8 years		5,388,681.05	0.61%	35	0.63%	2.10%	22.48	62.01%	0.36%
8 years - 9 years		1,209,184.47	0.14%	12	0.22%	1.95%	21.37	54.62%	0.29%
9 years - 10 years		1,545,590.02	0.17%	12	0.22%	2.15%	19.97	46.97%	0.13%
10 years - 11 years		1,634,980.22	0.18%	11	0.20%	3.20%	19.33	46.42%	0.12%
11 years - 12 years		744,289.00	0.08%	11	0.20%	3.40%	18.57	44.91%	
12 years - 13 years		502,427.48	0.06%	4	0.07%	3.25%	17.33	42.04%	
13 years - 14 years									
14 years - 15 years									
15 years - 16 years									
16 years - 17 years									
17 years - 18 years									
18 years - 19 years									
19 years - 20 years									
20 years - 21 years									
21 years - 22 years									
22 years - 23 years									
23 years - 24 years									
24 years - 25 years									
25 years - 26 years									
26 years - 27 years									
27 years - 28 years									
28 years - 29 years									
29 years - 30 years									
30 years >									
Unknown									
	Total	889,610,742.32	100.00%	5,520	100.00%	2.60%	26.23	72.46%	100.00%

Weighted Average	3.2
Minimum	0.1
Maximum	12.9

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								
1 years - 2 years								
2 years - 3 years								
3 years - 4 years	258,552.34	0.03%	4	0.07%	2.52%	3.41	37.85%	
4 years - 5 years	27,821.99	0.00%	2	0.04%	2.02%	4.50	56.67%	0.01%
5 years - 6 years	217,867.82	0.02%	7	0.13%	1.83%	5.49	33.33%	0.02%
6 years - 7 years	249,145.77	0.03%	5	0.09%	1.24%	6.11	18.15%	0.02%
7 years - 8 years	99,241.11	0.01%	3	0.05%	2.39%	7.66	41.08%	0.02%
8 years - 9 years	45,000.00	0.01%	1	0.02%	2.65%	8.08	27.65%	0.05%
9 years - 10 years	228,228.00	0.03%	1	0.02%	2.65%	9.75	40.39%	0.00%
10 years - 11 years	361,683.68	0.04%	4	0.07%	2.28%	10.36	66.96%	0.01%
11 years - 12 years	468,321.00	0.05%	8	0.14%	1.70%	11.13	45.18%	
12 years - 13 years	665,220.28	0.07%	8	0.14%	2.52%	12.35	62.36%	0.09%
13 years - 14 years	59,233.04	0.01%	2	0.04%	2.94%	13.16	60.37%	0.00%
14 years - 15 years	271,506.60	0.03%	5	0.09%	1.83%	14.49	48.41%	0.06%
15 years - 16 years	880,220.42	0.10%	8	0.14%	1.68%	15.28	42.35%	0.01%
16 years - 17 years	381,118.54	0.04%	7	0.13%	2.71%	16.30	55.47%	0.01%
17 years - 18 years	3,110,245.85	0.35%	24	0.43%	2.95%	17.57	54.39%	0.13%
18 years - 19 years	2,597,664.92	0.29%	36	0.65%	2.81%	18.60	55.48%	0.06%
19 years - 20 years	8,280,408.78	0.93%	79	1.43%	2.16%	19.53	60.52%	0.44%
20 years - 21 years	11,284,962.30	1.27%	107	1.94%	2.24%	20.51	62.88%	0.46%
21 years - 22 years	13,472,186.77	1.51%	120	2.17%	2.21%	21.44	65.48%	1.13%
22 years - 23 years	22,568,107.81	2.54%	169	3.06%	2.26%	22.49	65.05%	1.37%
23 years - 24 years	24,852,835.30	2.79%	191	3.46%	2.31%	23.47	67.57%	1.65%
24 years - 25 years	48,533,085.38	5.46%	325	5.89%	1.85%	24.53	69.00%	2.97%
25 years - 26 years	118,133,952.22	13.28%	750	13.59%	1.59%	25.62	72.42%	3.25%
26 years - 27 years	245,222,604.69	27.57%	1,297	23.50%	1.70%	26.40	76.86%	6.57%
27 years - 28 years	304,672,150.80	34.25%	1,796	32.54%	3.60%	27.38	70.21%	19.07%
28 years - 29 years	58,551,582.77	6.58%	405	7.34%	3.81%	28.53	78.24%	31.02%
29 years - 30 years	24,117,794.14	2.71%	156	2.83%	3.71%	29.25	82.39%	31.56%
30 years >=								0.02%
Credit Mortgage								
Unknown								
Total	889,610,742.32	100.00%	5,520	100.00%	2.60%	26.23	72.46%	100.00%

Weighted Average	26 years
Minimum	3 years
Maximum	30 years

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)		137,091,829.50	15.41%	575	20.85%	2.92%	26.98	80.90%	13.93%
< 10.00%		299,863.27	0.03%	14	0.51%	2.85%	27.25	6.20%	0.03%
10.00% - 20.00%		3,619,520.84	0.41%	42	1.52%	2.60%	26.04	15.26%	0.39%
20.00% - 30.00%		9,397,575.48	1.06%	71	2.57%	2.91%	25.80	23.76%	0.82%
30.00% - 40.00%		17,979,510.70	2.02%	105	3.81%	2.86%	25.92	31.70%	2.12%
40.00% - 50.00%		41,140,192.39	4.62%	194	7.03%	2.73%	25.85	41.52%	4.52%
50.00% - 60.00%		59,075,843.98	6.64%	210	7.61%	2.48%	25.91	49.65%	6.88%
60.00% - 70.00%		97,591,987.27	10.97%	288	10.44%	2.64%	25.86	59.11%	11.05%
70.00% - 80.00%		131,395,086.24	14.77%	346	12.55%	2.53%	25.69	68.24%	15.41%
80.00% - 90.00%		156,414,445.51	17.58%	359	13.02%	2.58%	26.19	78.45%	17.90%
90.00% - 100.00%		145,172,645.05	16.32%	336	12.18%	2.66%	26.55	87.22%	16.65%
100.00 %		83,439,239.88	9.38%	200	7.25%	2.00%	26.32	90.76%	9.70%
100.01 % - 110.00 %		6,993,002.21	0.79%	18	0.65%	2.35%	26.21	91.91%	0.61%
110.00% >=									
Unknown									
	Total	889,610,742.32	100.00%	2,758	100.00%	2.60%	26.23	72.46%	100.00%

Weighted Average	79.16%
Minimum	1.60%
Maximum	107.17%

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)	137,091,829.50	15.41%	575	20.85%	2.92%	26.98	80.90%	13.93%
< 10.00%	651,941.24	0.07%	25	0.91%	2.53%	25.74	6.85%	0.05%
10.00% - 20.00%	7,088,081.98	0.80%	81	2.94%	2.78%	25.35	16.07%	0.51%
20.00% - 30.00%	12,801,685.97	1.44%	89	3.23%	2.68%	25.08	25.50%	1.20%
30.00% - 40.00%	26,331,076.21	2.96%	131	4.75%	2.92%	25.88	34.89%	2.46%
40.00% - 50.00%	60,444,971.95	6.79%	239	8.67%	2.51%	25.63	45.37%	5.80%
50.00% - 60.00%	88,922,526.95	10.00%	285	10.33%	2.48%	25.81	55.43%	9.00%
60.00% - 70.00%	115,276,629.63	12.96%	320	11.60%	2.55%	25.78	65.11%	11.71%
70.00% - 80.00%	153,946,755.88	17.30%	358	12.98%	2.51%	25.97	75.22%	15.70%
80.00% - 90.00%	193,364,763.49	21.74%	447	16.21%	2.37%	26.35	85.52%	19.55%
90.00% - 100.00%	93,690,479.52	10.53%	208	7.54%	2.84%	26.95	93.06%	20.11%
100.00% - 110.00%								
110.00% >=								
Unknown								
Total	889,610,742.32	100.00%	2,758	100.00%	2.60%	26.23	72.46%	100.00%

Weighted Average	72.46%
Minimum	0.02%
Maximum	99.26%

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)	137,091,829.50	15.41%	575	20.85%	2.92%	26.98	80.90%	13.93%
< 10.00%	1,550,843.39	0.17%	42	1.52%	2.46%	23.90	10.45%	0.07%
10.00% - 20.00%	11,816,728.45	1.33%	104	3.77%	2.57%	24.90	20.82%	0.67%
20.00% - 30.00%	29,199,500.86	3.28%	164	5.95%	2.54%	25.33	33.52%	1.72%
30.00% - 40.00%	56,568,629.37	6.36%	226	8.19%	2.47%	25.49	45.69%	3.49%
40.00% - 50.00%	106,521,806.21	11.97%	344	12.47%	2.31%	25.61	57.04%	5.74%
50.00% - 60.00%	144,005,604.07	16.19%	391	14.18%	2.42%	25.76	67.95%	9.18%
60.00% - 70.00%	178,517,599.68	20.07%	431	15.63%	2.44%	26.11	78.60%	13.44%
70.00% - 80.00%	174,394,078.63	19.60%	378	13.71%	2.64%	26.65	86.20%	16.38%
80.00% - 90.00%	44,831,436.10	5.04%	93	3.37%	3.44%	27.40	92.04%	19.06%
90.00% - 100.00%	5,112,686.06	0.57%	10	0.36%	3.49%	28.46	97.16%	16.28%
100.00% - 110.00%								0.04%
110.00% >=								
Unknown								
Total	889,610,742.32	100.00%	2,758	100.00%	2.60%	26.23	72.46%	100.00%

Weighted Average	60.33%
Minimum	0.01%
Maximum	97.57%

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 months	5,575,497.38	0.63%	58	1.05%	2.92%	25.19	53.14%	0.60%
12 month(s) - 24 month(s)	3,822,180.53	0.43%	45	0.82%	2.52%	24.37	56.40%	0.43%
24 month(s) - 36 month(s)	13,674,984.70	1.54%	114	2.07%	3.14%	25.84	64.47%	0.41%
36 month(s) - 48 month(s)	12,121,315.55	1.36%	125	2.26%	3.17%	26.08	68.46%	0.33%
48 month(s) - 60 month(s)	25,163,984.01	2.83%	249	4.51%	2.06%	25.31	66.98%	1.47%
60 month(s) - 72 month(s)	44,601,755.20	5.01%	296	5.36%	1.36%	25.19	71.21%	0.92%
72 month(s) - 84 month(s)	87,127,228.20	9.79%	442	8.01%	1.44%	25.93	77.25%	2.39%
84 month(s) - 96 month(s)	210,034,209.83	23.61%	1,208	21.88%	3.68%	26.95	69.94%	7.34%
96 month(s) - 108 month(s)	45,745,828.82	5.14%	301	5.45%	3.92%	28.09	82.08%	11.45%
108 month(s) - 120 month(s)	25,836,115.15	2.90%	163	2.95%	3.64%	28.00	80.25%	23.05%
120 month(s) - 132 month(s)	5,706,724.41	0.64%	42	0.76%	1.50%	25.13	71.46%	0.33%
132 month(s) - 144 month(s)	8,330,253.57	0.94%	63	1.14%	1.75%	25.05	71.83%	0.58%
144 month(s) - 156 month(s)	17,337,459.15	1.95%	109	1.97%	3.63%	26.63	76.36%	0.85%
156 month(s) - 168 month(s)	9,179,893.48	1.03%	66	1.20%	2.68%	24.18	63.11%	0.98%
168 month(s) - 180 month(s)	25,354,074.25	2.85%	170	3.08%	1.95%	24.19	68.78%	2.02%
180 month(s) - 192 month(s)	81,455,403.42	9.16%	501	9.08%	1.67%	25.22	70.69%	1.10%
192 month(s) - 204 month(s)	177,415,193.96	19.94%	986	17.86%	1.78%	26.00	75.11%	3.55%
204 month(s) - 216 month(s)	83,758,367.90	9.42%	526	9.53%	3.30%	26.64	69.40%	12.10%
216 month(s) - 228 month(s)	4,182,734.71	0.47%	28	0.51%	4.40%	27.83	83.28%	22.08%
228 month(s) - 240 month(s)	2,269,461.10	0.26%	16	0.29%	4.01%	29.10	84.99%	7.90%
240 month(s) - 252 month(s)								
252 month(s) - 264 month(s)								
264 month(s) - 276 month(s)								
276 month(s) - 288 month(s)								
288 month(s) - 300 month(s)								
300 month(s) - 312 month(s)								
312 month(s) - 324 month(s)								
324 month(s) - 336 month(s)								
336 month(s) - 348 month(s)								
348 month(s) - 360 month(s)								
360 months >								
Floating	918,077.00	0.10%	12	0.22%	3.05%	12.37	44.84%	0.12%
Unknown								
Total	889,610,742.32	100.00%	5,520	100.00%	2.60%	26.23	72.46%	100.00%

Weighted Average	132
Minimum	1
Maximum	238

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
Floating		918,077.00	0.10%	12	0.22%	3.05%	12.37	44.84%	0.12%
Fixed		888,692,665.32	99.90%	5,508	99.78%	2.60%	26.24	72.49%	99.88%
Unknown									
	Total	889,610,742.32	100.00%	5,520	100.00%	2.60%	26.23	72.46%	100.00%

15. Property Description

Property		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		646,961,405.07	72.72%	1,858	67.37%	2.60%	26.19	73.19%	72.48%
Apartment		242,649,337.25	27.28%	900	32.63%	2.60%	26.33	70.52%	27.52%
House / Business (< 50%)									
House / Business (> 50%)									
Business									
Other									
	Total	889,610,742.32	100.00%	2,758	100.00%	2.60%	26.23	72.46%	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		15,726,641.73	1.77%	60	2.18%	2.63%	26.76	65.62%	1.35%
Flevoland		82,279,556.27	9.25%	267	9.68%	2.57%	26.41	77.73%	9.48%
Friesland		21,310,750.40	2.40%	80	2.90%	2.55%	26.16	67.05%	2.32%
Gelderland		81,247,345.65	9.13%	276	10.01%	2.64%	26.24	70.48%	8.24%
Groningen		15,519,641.62	1.74%	63	2.28%	2.86%	26.36	74.43%	1.76%
Limburg		17,778,455.60	2.00%	58	2.10%	2.79%	26.14	70.04%	2.21%
Noord-Brabant		94,096,034.07	10.58%	301	10.91%	2.63%	26.28	73.23%	10.32%
Noord-Holland		195,397,068.19	21.96%	531	19.25%	2.57%	26.15	72.33%	23.02%
Overijssel		33,079,734.16	3.72%	116	4.21%	2.71%	26.23	71.61%	3.72%
Utrecht		76,062,828.56	8.55%	222	8.05%	2.64%	26.32	70.85%	8.20%
Zeeland		9,439,344.94	1.06%	36	1.31%	2.51%	26.10	64.78%	1.27%
Zuid-Holland		247,673,341.13	27.84%	748	27.12%	2.55%	26.15	73.03%	28.11%
Unknown / Not specified									
	Total	889,610,742.32	100.00%	2,758	100.00%	2.60%	26.23	72.46%	100.00%

17. Geographical Distribution (by economic region)

Economic Region	Aggregate Outstanding Amount	% of Total	Nr of Loans	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV
NL112- Delfzijl en omgeving	110,905.14	0.01%	1	0.04%	1.69%	24.94	69.32%
NL114- Oost-Groningen	3,560,568.17	0.40%	14	0.51%	2.73%	26.30	82.07%
NL115- Overig Groningen	11,848,168.31	1.33%	48	1.74%	2.91%	26.40	72.18%
NL126- Zuidoost-Friesland	5,819,775.30	0.65%	24	0.87%	2.81%	26.56	67.26%
NL127- Noord-Friesland	10,199,496.01	1.15%	37	1.34%	2.29%	25.78	66.69%
NL128- Zuidwest-Friesland	5,291,479.09	0.59%	19	0.69%	2.78%	26.45	67.54%
NL131- Noord-Drenthe	4,236,575.38	0.48%	21	0.76%	2.89%	26.55	62.09%
NL132- Zuidoost-Drenthe	5,797,343.74	0.65%	24	0.87%	2.67%	26.78	68.43%
NL133- Zuidwest-Drenthe	5,977,023.51	0.67%	16	0.58%	2.49%	26.92	64.92%
NL211- Noord-Overijssel	11,352,861.93	1.28%	42	1.52%	2.74%	25.94	68.42%
NL212- Zuidwest-Overijssel	6,899,508.44	0.78%	21	0.76%	2.69%	26.42	75.30%
NL213- Twente	14,543,062.89	1.63%	52	1.89%	2.67%	26.35	72.67%
NL221- Veluwe	26,508,983.41	2.98%	94	3.41%	2.53%	26.33	67.75%
NL224- Zuidwest-Gelderland	8,485,313.17	0.95%	30	1.09%	2.75%	26.07	67.39%
NL225- Achterhoek	10,343,793.37	1.16%	38	1.38%	2.52%	26.30	71.08%
NL226- Arnhem/Nijmegen	35,909,255.70	4.04%	114	4.13%	2.74%	26.19	73.05%
NL230- Flevoland	82,279,556.27	9.25%	267	9.68%	2.57%	26.41	77.73%
NL321- Kop van Noord Holland	10,292,448.45	1.16%	43	1.56%	2.75%	25.91	68.19%
NL323- IJmond	6,898,954.90	0.78%	24	0.87%	2.42%	26.62	74.24%
NL325- Zaanstreek	9,370,745.51	1.05%	28	1.02%	2.78%	26.74	77.54%
NL327- Het Gooi en Vechstreek	12,252,898.42	1.38%	35	1.27%	2.33%	25.82	67.97%
NL328- Alkmaar en omgeving	15,500,098.66	1.74%	53	1.92%	2.60%	26.12	71.37%
NL32A- Agglomeratie Haarlem	13,898,057.98	1.56%	35	1.27%	2.55%	26.19	72.16%
NL32B- Groot-Amsterdam	127,183,864.27	14.30%	313	11.35%	2.57%	26.13	72.74%
NL341- Zeeuwsch-Vlaanderen	2,382,709.11	0.27%	10	0.36%	3.17%	26.03	69.12%
NL342- Overig Zeeland	7,056,635.83	0.79%	26	0.94%	2.29%	26.12	63.31%
NL350- Utrecht	76,363,138.14	8.58%	223	8.09%	2.63%	26.32	70.91%
NL361- Agglomeratie 's-Gravenhage	84,856,585.81	9.54%	241	8.74%	2.56%	26.15	73.93%
NL362- Delft en Westland	11,144,337.43	1.25%	34	1.23%	2.68%	26.30	66.86%
NL363- Agglomeratie Leiden en Bollenstreek	27,404,613.56	3.08%	79	2.86%	2.50%	26.22	72.04%
NL364- Zuidoost-Zuid-Holland	12,571,877.44	1.41%	43	1.56%	2.25%	25.90	73.63%
NL365- Oost-Zuid-Holland	21,718,853.26	2.44%	71	2.57%	2.27%	25.86	68.38%
NL366- Groot-Rijnmond	89,676,764.05	10.08%	279	10.12%	2.65%	26.21	74.24%
NL411- West-Noord-Brabant	24,573,724.71	2.76%	76	2.76%	2.66%	26.26	73.76%
NL414- Zuidoost-Noord-Brabant	31,862,464.42	3.58%	101	3.66%	2.70%	26.27	73.26%
NL415- Midden-Noord-Brabant	14,688,581.93	1.65%	47	1.70%	2.53%	26.57	80.40%
NL416- Noordoost-Noord-Brabant	22,971,263.01	2.58%	77	2.79%	2.59%	26.15	68.03%
NL421- Noord-Limburg	6,345,035.51	0.71%	23	0.83%	2.89%	26.14	71.35%
NL422- Midden-Limburg	4,998,663.59	0.56%	15	0.54%	3.08%	26.38	71.65%
NL423- Zuid-Limburg	6,434,756.50	0.72%	20	0.73%	2.45%	25.96	67.49%
Unknown							
Total	889,610,742.32	100.00%	2,758	100.00%	2.60%	26.23	72.46%

18. Occupancy

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
Owner Occupied		889,610,742.32	100.00%	2,758	100.00%	2.60%	26.23	72.46%	100.00%
Buy-to-Let									
Unknown									
	Total	889,610,742.32	100.00%	2,758	100.00%	2.60%	26.23	72.46%	100.00%

19. Employment Status Borrower

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
Employed		648,176,344.64	72.86%	1,961	71.10%	2.55%	26.21	74.61%	73.65%
Self Employed		158,272,876.19	17.79%	384	13.92%	2.64%	26.14	72.00%	17.58%
Other		83,161,521.49	9.35%	413	14.97%	2.87%	26.50	56.57%	8.77%
Unknown									
	Total	889,610,742.32	100.00%	2,758	100.00%	2.60%	26.23	72.46%	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		889,610,742.32	100.00%	5,520	100.00%	2.60%	26.23	72.46%	100.00%
Quarterly									
Semi-Annually									
Annually									
	Total	889,610,742.32	100.00%	5,520	100.00%	2.60%	26.23	72.46%	100.00%

21. Energy Performance Certificate

	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
A++++	33,761,283.37	3.80%	106	3.84%	1.83%	25.29	71.38%	3.81%
A+++	127,430,943.33	14.32%	409	14.83%	2.02%	25.49	69.63%	14.57%
A++	52,121,895.62	5.86%	161	5.84%	2.47%	25.81	68.92%	6.22%
A+	112,540,279.65	12.65%	344	12.47%	2.72%	26.27	71.44%	13.04%
A	563,756,340.35	63.37%	1,738	63.02%	2.76%	26.48	73.70%	62.36%
B								
C								
D								
E								
F								
G								
Unknown								
Total	889,610,742.32	100.00%	2,758	100.00%	2.60%	26.23	72.46%	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
< 0.5	459,514.94	0.05%	18	0.65%	2.95%	24.16	15.54%	0.02%
0.5 - 1.0	2,589,989.88	0.29%	36	1.31%	2.28%	23.03	25.27%	0.19%
1.0 - 1.5	6,848,442.89	0.77%	58	2.10%	2.52%	23.72	33.03%	0.51%
1.5 - 2.0	17,524,725.21	1.97%	86	3.12%	2.79%	25.36	48.15%	1.13%
2.0 - 2.5	28,607,598.77	3.22%	124	4.50%	2.58%	25.78	51.39%	2.29%
2.5 - 3.0	50,010,580.35	5.62%	178	6.45%	2.76%	25.68	62.86%	4.19%
3.0 - 3.5	96,164,186.60	10.81%	318	11.53%	2.61%	25.90	67.60%	8.67%
3.5 - 4.0	159,223,427.30	17.90%	509	18.46%	2.67%	26.22	72.51%	14.51%
4.0 - 4.5	257,083,593.36	28.90%	780	28.28%	2.60%	26.31	76.47%	24.93%
4.5 - 5.0	198,070,297.10	22.26%	483	17.51%	2.66%	26.60	78.21%	28.52%
5.0 - 5.5	55,634,743.16	6.25%	118	4.28%	2.07%	26.47	77.57%	12.64%
5.5 - 6.0	9,442,463.99	1.06%	26	0.94%	2.26%	26.59	66.97%	1.72%
6.0 - 6.5	3,580,056.01	0.40%	11	0.40%	2.31%	26.15	65.33%	0.45%
6.5 - 7.0	1,578,599.18	0.18%	5	0.18%	2.36%	26.44	72.45%	0.23%
7.0 >=	2,792,523.58	0.31%	8	0.29%	2.18%	26.92	77.97%	
Total	889,610,742.32	100.00%	2,758	100.00%	2.60%	26.23	72.46%	100.00%

Weighted Average	4.0
Minimum	0.0
Maximum	10.6

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%	12,703,771.53	1.43%	111	4.02%	1.86%	25.06	33.80%	1.05%
5% - 10%	46,460,790.53	5.22%	224	8.12%	2.17%	25.67	47.26%	4.77%
10% - 15%	143,337,450.03	16.11%	447	16.21%	2.11%	25.90	66.81%	14.68%
15% - 20%	270,750,376.94	30.43%	816	29.59%	2.21%	25.97	73.34%	31.83%
20% - 25%	274,716,548.01	30.88%	793	28.75%	2.70%	26.27	76.67%	33.86%
25% - 30%	134,376,931.63	15.11%	350	12.69%	3.84%	27.26	79.70%	12.76%
30% - 35%	5,854,818.09	0.66%	13	0.47%	4.20%	26.98	87.21%	1.05%
35% - 40%	229,216.92	0.03%	1	0.04%	1.61%	25.42	87.33%	
40% - 45%	708,978.91	0.08%	2	0.07%	3.12%	27.62	87.40%	
45% - 50%	471,859.73	0.05%	1	0.04%	1.64%	27.46	83.51%	
50% - 55%								
55% - 60%								
60% - 65%								
65% - 70%								
70% >=								
Total	889,610,742.32	100.00%	2,758	100.00%	2.60%	26.23	72.46%	100.00%

Weighted Average	19%
Minimum	0%
Maximum	48%

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 Loans		137,091,829.50	15.41%	575	20.85%	2.92%	26.98	80.90%	13.93%
Non NHG Loans		752,518,912.82	84.59%	2,183	79.15%	2.54%	26.09	70.93%	86.07%
	Total	889,610,742.32	100.00%	2,758	100.00%	2.60%	26.23	72.46%	100.00%

24b. Guarantee Type (Loanparts)

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
NHG Loans		141,243,485.70	15.88%	935	16.94%	2.90%	26.92	80.79%	14.18%
Non NHG Loans		748,367,256.62	84.12%	4,585	83.06%	2.54%	26.10	70.89%	85.82%
	Total	889,610,742.32	100.00%	5,520	100.00%	2.60%	26.23	72.46%	100.00%

25. Originator

Originator		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
ING		889,610,742.32	100.00%	5,520	100.00%	2.60%	26.23	72.46%	100.00%
	Total	889,610,742.32	100.00%	5,520	100.00%	2.60%	26.23	72.46%	100.00%

26. Servicer

Servicer		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
ING		889,610,742.32	100.00%	5,520	100.00%	2.60%	26.23	72.46%	100.00%
	Total	889,610,742.32	100.00%	5,520	100.00%	2.60%	26.23	72.46%	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 Date
No Policy attached		889,610,742.32	100.00%	5,520	100.00%	2.60%	26.23	72.46%	100.00%
	Total	889,610,742.32	100.00%	5,520	100.00%	2.60%	26.23	72.46%	100.00%

28. EPC Issuance Date

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
< 2023	761,891,947.80	85.64%	2,341	84.88%	2.50%	26.08	72.23%	94.49%
2023 - 2024	89,980,449.06	10.11%	309	11.20%	3.00%	26.73	70.64%	5.51%
2024 - 2025	36,826,116.24	4.14%	106	3.84%	3.53%	28.07	81.36%	
2025 - 2026	912,229.22	0.10%	2	0.07%	4.09%	27.70	84.38%	
2026 - 2027								
2027 - 2028								
2028 - 2029								
2029 - 2030								
2030 - 2031								
2031 - 2032								
2032 - 2033								
2033 - 2034								
2034 - 2035								
2035 >=								
Unknown								
Total	889,610,742.32	100.00%	2,758	100.00%	2.60%	26.23	72.46%	100.00%

Weighted Average	2022
Minimum	2020
Maximum	2025

29. Primary Energy Demand, kWh/m²

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
< 0.00	38,603,059.12	4.34%	120	4.35%	1.85%	25.33	72.15%	4.42%
0.00 - 30.00	129,281,910.79	14.53%	404	14.65%	2.08%	25.57	71.16%	14.75%
30.00 - 50.00	43,534,325.35	4.89%	151	5.47%	2.62%	26.17	69.62%	5.00%
50.00 - 75.00	69,635,813.45	7.83%	212	7.69%	2.70%	26.25	71.07%	8.21%
75.00 - 105.00	105,164,116.82	11.82%	317	11.49%	2.64%	26.25	72.41%	11.90%
105.00 - 160.00	503,188,255.20	56.56%	1,553	56.31%	2.76%	26.46	73.27%	55.70%
160.00 - 190.00	203,261.59	0.02%	1	0.04%	1.35%	25.75	78.18%	0.02%
190.00 - 250.00								
250.00 - 290.00								
290.00 - 335.00								
335.00 - 380.00								
380.00 - 400.00								
400.00 >=								
Unknown								
Total	889,610,742.32	100.00%	2,758	100.00%	2.60%	26.23	72.46%	100.00%

Weighted Average	97.54
Minimum	-80.21
Maximum	160.00

30. Construction Year

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
< 1900	17,062,888.30	1.92%	46	1.67%	3.03%	26.60	70.97%	1.69%
1900 - 1910	13,267,676.97	1.49%	33	1.20%	2.74%	26.18	71.02%	1.49%
1910 - 1920	6,983,570.17	0.79%	18	0.65%	2.34%	26.73	78.88%	0.82%
1920 - 1930	9,822,315.63	1.10%	33	1.20%	2.76%	26.15	71.70%	1.19%
1930 - 1940	17,613,737.44	1.98%	38	1.38%	2.88%	25.82	69.58%	1.82%
1940 - 1950	3,730,531.50	0.42%	8	0.29%	2.66%	25.81	62.60%	0.37%
1950 - 1960	11,429,855.00	1.28%	35	1.27%	2.84%	26.41	70.20%	1.20%
1960 - 1970	19,605,664.41	2.20%	69	2.50%	2.88%	26.25	72.61%	2.15%
1970 - 1980	37,244,775.88	4.19%	127	4.60%	3.00%	26.76	75.98%	3.86%
1980 - 1990	74,247,540.89	8.35%	253	9.17%	2.85%	26.74	78.08%	7.28%
1990 - 2000	144,135,062.64	16.20%	468	16.97%	2.71%	26.41	73.55%	16.08%
2000 - 2005	123,181,683.80	13.85%	380	13.78%	2.62%	26.44	73.63%	13.65%
2005 - 2010	117,451,695.20	13.20%	343	12.44%	2.80%	26.52	72.27%	13.42%
2010 - 2015	71,098,432.96	7.99%	204	7.40%	2.78%	26.51	70.40%	8.14%
2015 - 2020	52,073,439.18	5.85%	139	5.04%	2.62%	25.72	69.48%	6.58%
2020 - 2021	18,522,034.86	2.08%	62	2.25%	2.20%	24.84	64.07%	2.68%
2021 - 2022	44,556,769.83	5.01%	146	5.29%	1.94%	24.89	70.79%	6.05%
2022 - 2023	73,028,114.50	8.21%	241	8.74%	1.76%	25.49	69.80%	9.12%
2023 - 2024	27,167,480.80	3.05%	91	3.30%	1.82%	25.81	71.75%	2.41%
2024 - 2025	6,565,128.68	0.74%	22	0.80%	3.39%	27.37	75.18%	
2025 >=	822,343.68	0.09%	2	0.07%	3.99%	28.38	96.19%	
Unknown								
Total	889,610,742.32	100.00%	2,758	100.00%	2.60%	26.23	72.46%	100.00%

Weighted Average	1996
Minimum	1450
Maximum	2025

Glossary

Term	Definition / Calculation
Annuity Mortgage Loan	means a mortgage loan or part thereof in respect of which the Borrower pays a fixed monthly instalment, made up of an initially high and thereafter decreasing interest portion and an initially low and thereafter increasing principal portion, and calculated in such manner that such mortgage loan will be fully redeemed at its maturity;
Borrower	means the debtor or debtors, including any jointly and severally liable co-debtor or co-debtors, of a Mortgage Loan;
Closing Date	means 4 October 2023;
Construction Deposit	means in respect of 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 Seller, the proceeds of which may be applied towards construction of, or improvements to, the relevant Mortgaged Asset;
Construction Year	Year of construction for the property
Cut-Off Date	means in relation to a Transfer Date, a Mortgage Calculation Date or a Notes Calculation Date, the final day of the calendar month preceding the calendar month in which such Transfer Date, Mortgage Calculation Date or Notes Calculation Date falls and, in relation to the Transfer Date falling on the Closing Date, the Initial Cut-Off Date;
DSA	means the Dutch Securitisation Association;
Energy Performance Certificate	means an energy performance certificate issued in respect of a Mortgaged Asset in accordance with the System of Energy Performance of Buildings (containing, among other things, also the primary energy demand (PED) record, as applicable);
EPC Issuance Date / EPC Expiration Date	Date on which energy performance certificate issued/expires in respect of a Mortgaged Asset in accordance with the System of Energy Performance of Buildings (containing, among other things, also the primary energy demand (PED) record, as applicable);
EP-Online	means the official Dutch government database on the energy performance of buildings which is maintained by the RVO, having, as at the date of this Prospectus, the following address: https://www.eponline.nl/ (or any replacement public database maintained by the RVO (or any other governmental authority) from time to time);
EUR, euro or €	means the lawful currency of the member states of the European Union that adopt the single currency in accordance with the Treaty establishing the European Community (signed in Rome on 25 March 1957), as amended from time to time;
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 Current Loan to Value Ratio	means the ratio (expressed as a percentage) obtained by dividing (a) Outstanding Principal Balance of a Mortgage Loan by (b) the Indexed Market Value;
Indexed Market Value	means the market value calculated by indexing the Market Value of the Mortgaged Asset with a property price index (weighted average of houses and apartment prices), as provided by the Centraal Bureau voor de Statistiek (CBS) for the province where the property is located;
ING	means ING Bank N.V., a public company (naamloze vennootschap) having its corporate seat (statutaire zetel) in Amsterdam and its registered offices at Bijlmerdreef 106, 1102 CT Amsterdam, The Netherlands and being registered at the Chamber of Commerce under number 33031431;
Initial Cut-Off Date	means 31 August 2023;
Interest Period	means the period from (and including) the Closing Date to (but excluding) the Notes Payment Date falling in [January 2024] and each successive period from (and including) a Notes Payment Date to (but excluding) the next succeeding Notes Payment Date;
Interest Rate	means the rate of interest applicable from time to time to a Class of Notes as determined in accordance with Condition 7 (Interest);
Interest-only Mortgage Loan	means a mortgage loan or part thereof in respect of which the Borrower is not required to repay principal until maturity;
Interest-only Mortgage Receivable	means the Mortgage Receivable resulting from an Interest-only Mortgage Loan;
Investor Report	means either of (i) the Notes and Cash Report and (ii) the Portfolio and Performance Report;
Land Registry	means the Dutch land registry (het Kadaster);
Linear Mortgage Loan	means a mortgage loan or part thereof in respect of which the Borrower each month pays a fixed amount of principal towards redemption of such mortgage loan (or relevant part thereof) until maturity;
Linear Mortgage Receivable	means the Mortgage Receivable resulting from a Linear Mortgage Loan;
Loan Parts	means one or more of the loan parts (leningdelen) of which a mortgage loan consists;
Loan to Income Ratio	means the Outstanding Principal Balance of the relevant Mortgage Receivable divided by the sum of the income of the relevant Borrower;
Market Value	means (i) the market value (marktwaarde) of the relevant Mortgaged Asset based on (a) if available, the most recent valuation by an external valuer, or (b) if no valuation is available, the assessment by the Dutch tax authorities on the basis of the WOZ at the time of application by the Borrower or (ii) in respect of a Mortgaged Asset to be constructed or in construction at the time of application by the Borrower, the construction costs of such Mortgaged Asset plus the purchase price of the relevant building lot;
Mortgage	means a mortgage right (hypotheekrecht) securing the relevant Mortgage Receivables;
Mortgage Interest Rates	means the rate(s) of interest from time to time chargeable to Borrowers under the Mortgage Loans;
Mortgage Loans	means the mortgage loans granted by the Seller (which includes an originator which has merged (gefuseerd) into the Seller) to the relevant borrowers which may consist of one or more Loan Parts as set forth in the list of loans attached to the Mortgage Receivables Purchase Agreement and, after any purchase and assignment of any New Mortgage Receivables has taken place in accordance with the Mortgage Receivables Purchase Agreement, the relevant other mortgage loans and Further Advances, to the extent any and all rights under and in connection therewith are not retransferred or otherwise disposed of by the Issuer;
Mortgage Receivable	means any and all rights of the 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 Seller (or the Issuer after assignment) on the Borrower as a result of the Mortgage Loan being terminated, dissolved or declared null and void;
Mortgaged Asset	means (i) a real property (onroerende zaak), (ii) an apartment right (appartementsrecht) or (iii) a long lease (erfpachtsrecht) situated in The Netherlands on which a Mortgage is vested;
New Mortgage Receivable	means a Mortgage Receivable purchased by and assigned to the Issuer during the Revolving Period (which shall include, for the avoidance of doubt, any Further Advance Receivables) to the extent not re-assigned or otherwise disposed of by the Issuer;

Term	Definition / Calculation
NHG Guarantee	means a guarantee (borgtocht) under the NHG Conditions granted by Stichting WEW;
NHG Mortgage Loan	means a Mortgage Loan that has the benefit of an NHG Guarantee;
NHG Mortgage Loan Receivable	means the Mortgage Receivable resulting from an NHG Mortgage Loan;
Outstanding Principal Balance	means, in relation to a Mortgage Receivable at any date, an amount equal to: (a) with respect to any Mortgage Receivable, the aggregate principal balance of such Mortgage Receivable; and (b) with respect to a Mortgage Receivable in respect of which a Realised Loss has occurred, zero;
Portfolio	means, on any date, all Mortgage Receivables owned by the Issuer on such date;
Primary Energy Demand	Prime fossil energy usage in kWh/m2/year
Related Security	means, with respect to any Mortgage Receivable, all related accessory rights (afhankelijke rechten), ancillary rights (nevenrechten), connected rights (kwalitatieve rechten), including rights of mortgage (hypotheekrechten), rights of pledge (pandrechten), suretyships (borgtochten), guarantees, rights to receive interest and penalties, and independently transferable claims (zelfstandig overdraagbare vorderingsrechten) and, to the extent transferable, Beneficiary Rights and interest reset rights;
Secured Obligations	means all present and future obligations owed by the Issuer to the Security Trustee pursuant to the Parallel Debt and, if and to the extent that at the time of the creation of the relevant right of pledge, or at any time thereafter, a Principal Liability owed to the Security Trustee cannot be validly secured through the Parallel Debt, such Principal Liability itself;
Signing Date	means 28 September 2023;
Stichting WEW	means Stichting Waarborgfonds Eigen Woningen;
Transfer Date	means: (a) in respect of the Mortgage Receivables comprising the Initial Portfolio, the Closing Date; and (b) in respect of any New Mortgage Receivables, the relevant Notes Payment Date on which such New Mortgage Receivable was purchased by the Issuer;
WOZ	means the Valuation of Immovable Property Act (Wet waardering onroerende zaken) as amended from time to time;

Contact Information

ACCOUNT BANK (ABNK)	ING Bank N.V. Bijlmerdreef 106 1102 CT Amsterdam The Netherlands (NL) 3TK20IVIUJ8J3ZU0QE75	**ARRANGER (ARRG)**	ING Bank N.V. Treasury Center, Foppingadreef 7 1102 BD Amsterdam The Netherlands (NL) 3TK20IVIUJ8J3ZU0QE75
Collection Account Bank (CACB)	ING Bank N.V. Treasury Center, Foppingadreef 7 1102 BD Amsterdam The Netherlands (NL) 3TK20IVIUJ8J3ZU0QE75	**ISSUER (ISSR)**	Green Lion 2023-1 B.V. Basisweg 10 1043 AP Amsterdam The Netherlands (NL) 7245003EYP3UAL9N7Q70
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RATING AGENCY (OTHR)	Fitch Ratings (RMBS) 30 North Colonnade, Canary Wharf E14 5GN London United Kingdom (UK) 2138009F8YAHVC8W3Q52	**RATING AGENCY (OTHR)**	Moody's (RMBS) One Canada Square, Canary Wharf E14 5FA London United Kingdom (UK) 549300VRS9KIQPMTQR45
SECURITY TRUSTEE (TRUS)	Stichting Security Trustee Green Lion 2023-1 Basisweg 10 1043 AP Amsterdam The Netherlands 7245003EYP3UAL9N7Q70	**SELLER (SELL)**	ING Bank N.V. Bijlmerdreef 106 1102 CT Amsterdam The Netherlands (NL) 3TK20IVIUJ8J3ZU0QE75

SWAP COUNTERPARTY (IRSP)	ING Bank N.V.
	Bijlmerdreef 106
	1102 CT Amsterdam
	The Netherlands (NL)
	3TK20IVIUJ8J3ZU0QE75