

Green Lion 2023-1 B.V.

ESMA identifier: 3TK20IVIUJ8J3ZU0QE75N202301

Portfolio and Performance Report

Reporting Period: 1 June 2025 - 30 June 2025

Reporting Date: 23 July 2025

AMOUNTS IN EURO

Green Lion 2023-1 B.V.

Email: Securitisatie.Hypotheken@ing.nl

www.dutchsecuritisation.nl

Report Version 2.1



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Key Dates

Securitisation Dates

Closing Date	4 Oct 2023
Portfolio Cut-off Date	30 Jun 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		2,753
Repaid in full Mortgage Loans	-/-	13
Purchased Mortgage loans		36
Repurchased Mortgage Loans	-/-	18
Foreclosed Mortgage Loans	-/-	0
Other		9
Number of Mortgage Loans at the end of the Reporting Period		2,767

Amounts of Mortgage Loans

Net Outstanding balance at the beginning of the Reporting Period		888,021,444.23
Repayments	-/-	1,605,721.99
Prepayments	-/-	3,501,698.68
Further Advances		11,661,885.68
Purchased Mortgage Loans		13,039,445.66
Repurchased Mortgage Loans	-/-	12,972,811.20
Foreclosed Mortgage Loans	-/-	0.00
Other		143,767.22
Net Outstanding balance at the end of the Reporting Period		894,786,310.92

Amount of Construction Deposit Obligations

Construction Deposit Obligations at the beginning of the Reporting Period	294,651.23
Changes in Construction Deposit Obligations	-44,174.90
Construction Deposit Obligations at the end of the Reporting Period	250,476.33

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	1,457,149	1,454,634
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

Performance Ratios

	Previous Period	Current Period
<u>Constant Prepayment Rate (CPR)</u>		
Annualized Life CPR	3.858%	3.894%
Annualized 1-month average CPR	2.747%	4.640%
Annualized 3-month average CPR	2.398%	3.118%
Annualized 6-month average CPR	3.683%	3.093%
Annualized 12-month average CPR	3.686%	3.847%
<u>Principal Payment Rate (PPR)</u>		
Annualized Life PPR	2.109%	2.111%
Annualized 1-month average PPR	2.145%	2.157%
Annualized 3-month average PPR	2.137%	2.146%
Annualized 6-month average PPR	2.131%	2.136%
Annualized 12-month average PPR	2.118%	2.123%
<u>Payment Ratio</u>		
Periodic Payment Ratio	99.720%	100.000%
<u>Constant Default Rate</u>		
Constant Default Rate current month	0.000%	0.000%
Constant Default Rate 3-month average	0.171%	0.171%
Constant Default Rate 6-month average	0.236%	0.236%
Constant Default Rate 12-month average	0.167%	0.167%
Constant Default Rate to date	0.169%	0.161%



Transaction Specific Information

Stratifications

1. Key Characteristics

Description	As per Reporting Date	As per Closing Date
Principal amount	894,786,310.92	894,799,317.60
Value of savings deposits	0.00	0.00
Net principal balance	894,786,310.92	894,799,317.60
Construction Deposits	250,476.33	852,881.67
Net principal balance excl. Construction and Saving Deposits	894,535,834.59	893,946,435.93
Negative balance	0.00	0.00
Net principal balance excl. Construction and Saving Deposits and Negative Balance	894,535,834.59	893,946,435.93
Number of loans	2,767	2,655
Number of loanparts	5,537	5,133
Number of negative loanparts	0	0
Average principal balance (borrower)	323,377.78	337,024.23
Weighted average current interest rate	2.60%	2.48%
Weighted average maturity (in years)	26.31	27.83
Weighted average remaining time to interest reset (in years)	11.11	13.09
Weighted average seasoning (in years)	3.16	1.67
Weighted average CLTOMV	72.61%	75.54%
Weighted average CLTIMV	61.47%	73.22%
Weighted average OLTOMV	79.17%	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	17,095.49	893,331,677.33	99.84%	5,531	99.89%	2.59%	26.31	72.60%
< 29 days								
30 days - 59 days								
60 days - 89 days								
90 days - 119 days								
120 days - 149 days								
150 days - 179 days								
180 days >	5,701.97	1,454,633.59	0.16%	6	0.11%	2.93%	26.78	79.43%
Total	22,797.46	894,786,310.92	100.00%	5,537	100.00%	2.60%	26.31	72.61%

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)	683,106,024.24	76.34%	3,957	71.46%	2.64%	26.30	75.84%	77.28%
German Amortisation (DEXX)								
Linear (FIXE)	25,077,765.25	2.80%	169	3.05%	2.34%	25.48	60.81%	3.40%
Interest Only (BLLT)	186,602,521.43	20.85%	1,411	25.48%	2.45%	26.45	62.38%	19.32%
Other (OTHR)								
Total	894,786,310.92	100.00%	5,537	100.00%	2.60%	26.31	72.61%	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%	8,612,411.40	0.96%	61	1.10%	0.94%	25.81	78.96%	0.94%
1.00% - 1.50%	171,260,276.50	19.14%	1,040	18.78%	1.31%	25.53	72.59%	18.80%
1.50% - 2.00%	229,830,779.93	25.69%	1,395	25.19%	1.70%	25.55	73.20%	30.65%
2.00% - 2.50%	75,251,908.06	8.41%	507	9.16%	2.26%	25.60	70.73%	9.03%
2.50% - 3.00%	68,655,655.44	7.67%	437	7.89%	2.72%	26.11	69.93%	8.28%
3.00% - 3.50%	62,371,709.78	6.97%	380	6.86%	3.24%	27.01	68.60%	7.06%
3.50% - 4.00%	123,359,048.22	13.79%	749	13.53%	3.75%	27.55	73.14%	11.22%
4.00% - 4.50%	112,334,559.94	12.55%	693	12.52%	4.25%	27.47	73.89%	9.10%
4.50% - 5.00%	41,553,772.75	4.64%	263	4.75%	4.63%	27.53	76.88%	4.73%
5.00% - 5.50%	1,556,188.90	0.17%	12	0.22%	5.15%	26.94	74.80%	0.12%
5.50% - 6.00%								
6.00% - 6.50%								0.06%
6.50% - 7.00%								
7.00% >=								
Unknown								
Total	894,786,310.92	100.00%	5,537	100.00%	2.60%	26.31	72.61%	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	147,637.73	0.02%	13	0.47%	2.27%	26.05	4.68%	0.01%
25,000 - 50,000	830,317.58	0.09%	22	0.80%	2.95%	24.17	13.27%	0.05%
50,000 - 75,000	2,299,335.75	0.26%	38	1.37%	2.77%	25.10	15.78%	0.20%
75,000 - 100,000	4,398,203.39	0.49%	50	1.81%	2.68%	25.45	24.04%	0.36%
100,000 - 150,000	23,775,141.10	2.66%	187	6.76%	2.76%	26.09	39.20%	2.35%
150,000 - 200,000	53,033,739.04	5.93%	300	10.84%	2.58%	26.03	56.10%	5.37%
200,000 - 250,000	74,738,814.85	8.35%	332	12.00%	2.58%	26.20	64.89%	7.99%
250,000 - 300,000	108,926,897.27	12.17%	397	14.35%	2.50%	26.19	70.60%	11.19%
300,000 - 350,000	134,737,481.24	15.06%	415	15.00%	2.66%	26.38	76.34%	13.63%
350,000 - 400,000	108,054,375.40	12.08%	288	10.41%	2.61%	26.41	76.37%	12.66%
400,000 - 450,000	96,328,420.39	10.77%	228	8.24%	2.63%	26.47	78.48%	11.34%
450,000 - 500,000	70,502,914.74	7.88%	149	5.38%	2.56%	26.36	78.03%	7.67%
500,000 - 550,000	61,662,481.78	6.89%	118	4.26%	2.71%	26.35	77.80%	7.13%
550,000 - 600,000	36,543,907.96	4.08%	64	2.31%	2.53%	26.47	78.29%	6.30%
600,000 - 650,000	31,026,554.80	3.47%	50	1.81%	2.39%	26.38	74.08%	3.99%
650,000 - 700,000	28,984,683.03	3.24%	43	1.55%	2.73%	26.28	78.14%	2.18%
700,000 - 750,000	15,329,815.41	1.71%	21	0.76%	2.32%	26.16	79.66%	2.01%
750,000 - 800,000	15,525,346.56	1.74%	20	0.72%	2.34%	26.39	73.10%	1.32%
800,000 - 850,000	9,803,235.89	1.10%	12	0.43%	2.63%	26.38	80.00%	1.83%
850,000 - 900,000	6,967,956.31	0.78%	8	0.29%	2.76%	26.43	80.71%	0.88%
900,000 - 950,000	8,280,638.20	0.93%	9	0.33%	2.83%	26.55	75.18%	1.04%
950,000 - 1,000,000	2,888,412.50	0.32%	3	0.11%	2.52%	26.00	78.09%	0.55%
1.000.000 >								
Total	894,786,310.92	100.00%	2,767	100.00%	2.60%	26.31	72.61%	100.00%
Average	323,378							
Minimum	108							
Maximum	984,023							



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%	880,937,358.00	98.45%	2,731	98.70%	2.58%	26.29	72.41%	95.69%
0% - 10%	13,848,952.92	1.55%	36	1.30%	3.41%	27.49	85.56%	4.29%
10% - 20%								0.02%
20% - 30%								
30% - 40%								
40% - 50%								
50% - 60%								
60% - 70%								
70% - 80%								
80% - 90%								
90% >								
Total	894,786,310.92	100.00%	2,767	100.00%	2.60%	26.31	72.61%	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 >=	9,156,673.93	1.02%	84	1.52%	3.46%	29.06	79.24%	
2024 - 2025	67,107,065.80	7.50%	414	7.48%	3.69%	28.14	80.41%	
2023 - 2024	198,323,398.09	22.16%	1,323	23.89%	3.86%	27.04	71.09%	20.53%
2022 - 2023	291,815,757.46	32.61%	1,741	31.44%	2.61%	26.53	71.62%	34.56%
2021 - 2022	246,347,543.12	27.53%	1,387	25.05%	1.49%	25.68	74.91%	32.53%
2020 - 2021	54,319,527.60	6.07%	380	6.86%	1.65%	24.44	69.19%	7.94%
2019 - 2020	14,520,209.19	1.62%	106	1.91%	2.11%	23.69	63.48%	2.21%
2018 - 2019	6,680,681.66	0.75%	49	0.88%	2.07%	22.80	57.96%	1.01%
2017 - 2018	1,343,195.14	0.15%	10	0.18%	1.99%	22.21	62.42%	0.24%
2016 - 2017	1,862,415.84	0.21%	12	0.22%	2.01%	20.43	51.70%	0.30%
2015 - 2016	1,825,184.39	0.20%	14	0.25%	3.13%	19.85	48.25%	0.39%
2014 - 2015	878,833.93	0.10%	12	0.22%	3.01%	18.40	42.97%	0.17%
2013 - 2014	240,824.77	0.03%	3	0.05%	3.98%	18.11	32.15%	0.02%
2012 - 2013	365,000.00	0.04%	2	0.04%	3.14%	17.22	49.20%	0.10%
2011 - 2012								
2010 - 2011								
2009 - 2010								
2008 - 2009								
2007 - 2008								
2006 - 2007								
2005 - 2006								
2004 - 2005								
< 2004								
Unknown								
Total	894,786,310.92	100.00%	5,537	100.00%	2.60%	26.31	72.61%	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	270,587.93	0.03%	5	0.09%	2.54%	3.53	37.47%	0.03%
2030 - 2035	633,356.26	0.07%	17	0.31%	1.76%	6.33	29.43%	0.09%
2035 - 2040	1,911,059.20	0.21%	25	0.45%	2.30%	11.59	56.35%	0.16%
2040 - 2045	9,375,744.14	1.05%	101	1.82%	2.59%	18.00	55.40%	1.34%
2045 - 2050	93,537,395.28	10.45%	740	13.36%	2.24%	22.53	65.74%	11.58%
2050 - 2055	780,762,162.27	87.26%	4,574	82.61%	2.63%	26.89	73.66%	86.80%
2055 - 2060	8,296,005.84	0.93%	75	1.35%	3.52%	29.62	79.21%	
2060 - 2065								
2065 - 2070								
2070 - 2075								
2075 - 2080								
2080 >=								
Credit Mortgage								
Unknown								
Total	894,786,310.92	100.00%	5,537	100.00%	2.60%	26.31	72.61%	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	34,535,368.26	3.86%	229	4.14%	3.59%	28.61	81.34%	35.76%
1 year - 2 years	64,749,140.14	7.24%	467	8.43%	3.64%	27.64	75.99%	34.42%
2 years - 3 years	368,536,641.73	41.19%	2,290	41.36%	3.46%	26.85	70.08%	20.43%
3 years - 4 years	266,702,742.91	29.81%	1,466	26.48%	1.56%	25.96	76.39%	5.78%
4 years - 5 years	108,258,938.00	12.10%	712	12.86%	1.57%	25.17	71.50%	1.65%
5 years - 6 years	33,325,963.42	3.72%	225	4.06%	1.71%	24.19	67.19%	0.94%
6 years - 7 years	8,247,483.12	0.92%	69	1.25%	2.30%	23.37	59.78%	0.12%
7 years - 8 years	5,028,184.53	0.56%	32	0.58%	1.97%	22.50	61.88%	0.36%
8 years - 9 years	960,264.19	0.11%	9	0.16%	2.00%	21.31	56.91%	0.29%
9 years - 10 years	1,549,644.56	0.17%	12	0.22%	2.15%	20.05	47.05%	0.13%
10 years - 11 years	1,724,864.21	0.19%	13	0.23%	3.19%	19.39	45.04%	0.12%
11 years - 12 years	761,261.85	0.09%	10	0.18%	3.40%	18.53	45.81%	
12 years - 13 years	405,814.00	0.05%	3	0.05%	3.29%	17.26	45.72%	
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	894,786,310.92	100.00%	5,537	100.00%	2.60%	26.31	72.61%	100.00%
Weighted Average	3.2							
Minimum	0.0							
Maximum	12.8							

10. Remaining Tenor

From (>=) - Until (<)	Net Principal Balance	% of Total	Nr of Loanparts	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTMV	% of Total Not.Amount at Closing Date
< 1 year								
1 years - 2 years								
2 years - 3 years								
3 years - 4 years	259,033.83	0.03%	4	0.07%	2.58%	3.49	37.95%	
4 years - 5 years	28,305.80	0.00%	2	0.04%	2.02%	4.58	56.77%	0.01%
5 years - 6 years	209,706.26	0.02%	6	0.11%	1.84%	5.56	31.27%	0.02%
6 years - 7 years	262,190.52	0.03%	6	0.11%	1.25%	6.19	20.67%	0.02%
7 years - 8 years	99,707.78	0.01%	3	0.05%	2.39%	7.74	41.31%	0.02%
8 years - 9 years	45,000.00	0.01%	1	0.02%	2.71%	8.17	27.65%	0.05%
9 years - 10 years	228,228.00	0.03%	1	0.02%	2.71%	9.83	40.39%	0.00%
10 years - 11 years	305,678.76	0.03%	3	0.05%	2.27%	10.34	67.91%	0.01%
11 years - 12 years	528,635.68	0.06%	9	0.16%	1.79%	11.19	47.30%	
12 years - 13 years	667,759.96	0.07%	8	0.14%	2.52%	12.44	62.45%	0.09%
13 years - 14 years	59,318.46	0.01%	2	0.04%	2.95%	13.25	60.54%	0.00%
14 years - 15 years	272,455.46	0.03%	5	0.09%	1.83%	14.57	48.46%	0.06%
15 years - 16 years	885,486.75	0.10%	8	0.14%	1.68%	15.36	42.55%	0.01%
16 years - 17 years	383,170.16	0.04%	7	0.13%	2.71%	16.39	55.53%	0.01%
17 years - 18 years	2,572,725.59	0.29%	19	0.34%	3.11%	17.58	53.45%	0.13%
18 years - 19 years	2,715,299.08	0.30%	33	0.60%	2.79%	18.49	57.99%	0.06%
19 years - 20 years	7,958,985.53	0.89%	79	1.43%	2.20%	19.55	59.45%	0.44%
20 years - 21 years	11,147,733.51	1.25%	107	1.93%	2.25%	20.51	64.39%	0.46%
21 years - 22 years	13,349,877.24	1.49%	116	2.09%	2.18%	21.45	64.83%	1.13%
22 years - 23 years	21,275,707.67	2.38%	164	2.96%	2.23%	22.49	65.34%	1.37%
23 years - 24 years	25,273,993.53	2.82%	194	3.50%	2.37%	23.46	66.77%	1.65%
24 years - 25 years	44,719,955.66	5.00%	301	5.44%	1.87%	24.54	69.01%	2.97%
25 years - 26 years	103,684,398.56	11.59%	677	12.23%	1.62%	25.60	72.52%	3.25%
26 years - 27 years	244,487,988.33	27.32%	1,297	23.42%	1.59%	26.38	76.97%	6.57%
27 years - 28 years	328,749,967.96	36.74%	1,909	34.48%	3.52%	27.43	70.55%	19.07%
28 years - 29 years	55,597,358.49	6.21%	389	7.03%	3.81%	28.55	77.84%	31.02%
29 years - 30 years	28,591,047.54	3.20%	183	3.31%	3.75%	29.26	82.59%	31.56%
30 years >=	426,594.81	0.05%	4	0.07%	3.37%	30.00	85.82%	0.02%
Credit Mortgage								
Unknown								
Total	894,786,310.92	100.00%	5,537	100.00%	2.60%	26.31	72.61%	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)	138,081,248.54	15.43%	578	20.89%	2.91%	27.05	81.06%	13.93%
< 10.00%	300,042.25	0.03%	14	0.51%	2.85%	27.34	6.20%	0.03%
10.00% - 20.00%	3,694,846.65	0.41%	42	1.52%	2.53%	26.16	15.28%	0.39%
20.00% - 30.00%	9,438,836.96	1.05%	71	2.57%	2.91%	25.88	23.83%	0.82%
30.00% - 40.00%	18,023,845.74	2.01%	105	3.79%	2.86%	26.00	31.77%	2.12%
40.00% - 50.00%	41,258,153.93	4.61%	194	7.01%	2.73%	25.93	41.60%	4.52%
50.00% - 60.00%	59,210,009.44	6.62%	210	7.59%	2.48%	25.99	49.76%	6.88%
60.00% - 70.00%	98,495,635.10	11.01%	290	10.48%	2.64%	25.94	59.19%	11.05%
70.00% - 80.00%	132,105,559.79	14.76%	347	12.54%	2.53%	25.77	68.35%	15.41%
80.00% - 90.00%	157,227,377.02	17.57%	361	13.05%	2.57%	26.27	78.59%	17.90%
90.00% - 100.00%	145,541,242.51	16.27%	336	12.14%	2.66%	26.63	87.41%	16.65%
100.00 %	84,402,387.27	9.43%	201	7.26%	2.01%	26.40	90.96%	9.70%
100.01 % - 110.00 %	7,007,125.72	0.78%	18	0.65%	2.36%	26.29	92.10%	0.61%
110.00% >=								
Unknown								
Total	894,786,310.92	100.00%	2,767	100.00%	2.60%	26.31	72.61%	100.00%

Weighted Average	79.17%
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)	138,081,248.54	15.43%	578	20.89%	2.91%	27.05	81.06%	13.93%
< 10.00%	574,148.55	0.06%	23	0.83%	2.46%	25.52	6.79%	0.05%
10.00% - 20.00%	7,016,892.34	0.78%	80	2.89%	2.73%	25.40	15.90%	0.51%
20.00% - 30.00%	13,034,963.01	1.46%	91	3.29%	2.70%	25.29	25.48%	1.20%
30.00% - 40.00%	26,255,028.20	2.93%	130	4.70%	2.91%	25.94	34.98%	2.46%
40.00% - 50.00%	59,756,342.74	6.68%	238	8.60%	2.50%	25.70	45.37%	5.80%
50.00% - 60.00%	90,440,756.92	10.11%	288	10.41%	2.48%	25.89	55.47%	9.00%
60.00% - 70.00%	114,703,235.88	12.82%	318	11.49%	2.55%	25.86	65.15%	11.71%
70.00% - 80.00%	153,651,893.78	17.17%	358	12.94%	2.52%	26.05	75.24%	15.70%
80.00% - 90.00%	191,042,946.23	21.35%	439	15.87%	2.39%	26.45	85.47%	19.55%
90.00% - 100.00%	100,228,854.73	11.20%	224	8.10%	2.76%	26.97	93.04%	20.11%
100.00% - 110.00%								
110.00% >=								
Unknown								
Total	894,786,310.92	100.00%	2,767	100.00%	2.60%	26.31	72.61%	100.00%

Weighted Average	72.61%
Minimum	0.02%
Maximum	99.41%



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)	138,081,248.54	15.43%	578	20.89%	2.91%	27.05	81.06%	13.93%
< 10.00%	1,421,942.19	0.16%	39	1.41%	2.46%	24.51	10.32%	0.07%
10.00% - 20.00%	11,475,212.22	1.28%	103	3.72%	2.55%	25.02	20.26%	0.67%
20.00% - 30.00%	26,850,856.71	3.00%	151	5.46%	2.47%	25.36	33.39%	1.72%
30.00% - 40.00%	53,097,918.99	5.93%	219	7.91%	2.51%	25.52	44.67%	3.49%
40.00% - 50.00%	104,127,753.21	11.64%	338	12.22%	2.31%	25.74	56.20%	5.74%
50.00% - 60.00%	132,524,632.13	14.81%	367	13.26%	2.41%	25.80	66.92%	9.18%
60.00% - 70.00%	176,774,579.96	19.76%	432	15.61%	2.45%	26.15	77.37%	13.44%
70.00% - 80.00%	177,395,109.44	19.83%	386	13.95%	2.54%	26.61	85.43%	16.38%
80.00% - 90.00%	66,700,259.97	7.45%	141	5.10%	3.30%	27.34	91.38%	19.06%
90.00% - 100.00%	6,336,797.56	0.71%	13	0.47%	3.65%	28.80	97.55%	16.28%
100.00% - 110.00%								0.04%
110.00% >=								
Unknown								
Total	894,786,310.92	100.00%	2,767	100.00%	2.60%	26.31	72.61%	100.00%

Weighted Average	61.47%
Minimum	0.01%
Maximum	99.41%

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	4,837,773.25	0.54%	62	1.12%	3.11%	25.24	51.38%	0.60%
12 month(s) - 24 month(s)	4,499,095.45	0.50%	43	0.78%	2.43%	24.89	55.37%	0.43%
24 month(s) - 36 month(s)	13,903,999.82	1.55%	116	2.09%	3.08%	25.96	64.61%	0.41%
36 month(s) - 48 month(s)	10,705,733.19	1.20%	115	2.08%	3.15%	25.96	66.10%	0.33%
48 month(s) - 60 month(s)	24,709,311.37	2.76%	245	4.42%	2.22%	25.52	68.18%	1.47%
60 month(s) - 72 month(s)	37,908,180.84	4.24%	272	4.91%	1.37%	25.21	70.23%	0.92%
72 month(s) - 84 month(s)	88,494,652.70	9.89%	445	8.04%	1.34%	25.89	77.26%	2.39%
84 month(s) - 96 month(s)	217,303,096.04	24.29%	1,235	22.30%	3.63%	27.02	70.27%	7.34%
96 month(s) - 108 month(s)	44,440,235.12	4.97%	291	5.26%	3.92%	28.11	82.03%	11.45%
108 month(s) - 120 month(s)	28,281,152.10	3.16%	183	3.31%	3.71%	28.21	80.53%	23.05%
120 month(s) - 132 month(s)	4,255,284.69	0.48%	30	0.54%	1.67%	25.23	73.07%	0.33%
132 month(s) - 144 month(s)	10,790,241.51	1.21%	78	1.41%	1.65%	25.16	72.26%	0.58%
144 month(s) - 156 month(s)	17,024,774.37	1.90%	109	1.97%	3.63%	26.73	75.94%	0.85%
156 month(s) - 168 month(s)	9,589,656.97	1.07%	68	1.23%	2.74%	24.40	64.16%	0.98%
168 month(s) - 180 month(s)	20,686,546.57	2.31%	137	2.47%	1.98%	24.20	68.20%	2.02%
180 month(s) - 192 month(s)	73,731,031.94	8.24%	465	8.40%	1.70%	25.18	71.13%	1.10%
192 month(s) - 204 month(s)	173,164,590.35	19.35%	954	17.23%	1.67%	26.02	75.30%	3.55%
204 month(s) - 216 month(s)	102,912,983.64	11.50%	632	11.41%	3.18%	26.66	70.01%	12.10%
216 month(s) - 228 month(s)	2,931,328.48	0.33%	23	0.42%	4.43%	27.79	82.21%	22.08%
228 month(s) - 240 month(s)	3,698,565.52	0.41%	22	0.40%	4.14%	28.80	83.92%	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%	3.11%	12.45	44.88%	0.12%
Unknown								
Total	894,786,310.92	100.00%	5,537	100.00%	2.60%	26.31	72.61%	100.00%
Weighted Average	133							
Minimum	1							
Maximum	239							



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%	3.11%	12.45	44.88%	0.12%
Fixed	893,868,233.92	99.90%	5,525	99.78%	2.59%	26.32	72.64%	99.88%
Unknown								
Total	894,786,310.92	100.00%	5,537	100.00%	2.60%	26.31	72.61%	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	650,217,582.68	72.67%	1,863	67.33%	2.59%	26.27	73.33%	72.48%
Apartment	244,568,728.24	27.33%	904	32.67%	2.60%	26.41	70.72%	27.52%
House / Business (< 50%)								
House / Business (> 50%)								
Business								
Other								
Total	894,786,310.92	100.00%	2,767	100.00%	2.60%	26.31	72.61%	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	15,754,294.62	1.76%	60	2.17%	2.63%	26.84	65.69%	1.35%
Flevoland	82,625,063.95	9.23%	268	9.69%	2.57%	26.49	77.88%	9.48%
Friesland	21,359,946.83	2.39%	80	2.89%	2.55%	26.24	67.15%	2.32%
Gelderland	81,618,298.93	9.12%	277	10.01%	2.64%	26.32	70.60%	8.24%
Groningen	15,562,122.65	1.74%	63	2.28%	2.86%	26.45	74.57%	1.76%
Limburg	17,805,765.51	1.99%	58	2.10%	2.79%	26.23	70.15%	2.21%
Noord-Brabant	94,636,763.19	10.58%	302	10.91%	2.63%	26.37	73.37%	10.32%
Noord-Holland	197,772,989.80	22.10%	535	19.34%	2.56%	26.23	72.52%	23.02%
Overijssel	33,139,657.14	3.70%	116	4.19%	2.71%	26.31	71.73%	3.72%
Utrecht	76,493,212.43	8.55%	223	8.06%	2.64%	26.41	70.95%	8.20%
Zeeland	9,455,193.12	1.06%	36	1.30%	2.51%	26.18	64.89%	1.27%
Zuid-Holland	248,563,002.75	27.78%	749	27.07%	2.55%	26.23	73.19%	28.11%
Unknown / Not specified								
Total	894,786,310.92	100.00%	2,767	100.00%	2.60%	26.31	72.61%	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	111,018.98	0.01%	1	0.04%	1.69%	25.02	69.39%
NL114- Oost-Groningen	3,566,370.33	0.40%	14	0.51%	2.73%	26.38	82.22%
NL115- Overig Groningen	11,884,733.34	1.33%	48	1.73%	2.91%	26.48	72.32%
NL126- Zuidoost-Friesland	5,840,352.04	0.65%	24	0.87%	2.81%	26.64	67.30%
NL127- Noord-Friesland	10,216,018.54	1.14%	37	1.34%	2.29%	25.87	66.81%
NL128- Zuidwest-Friesland	5,303,576.25	0.59%	19	0.69%	2.79%	26.53	67.62%
NL131- Noord-Drenthe	4,252,548.28	0.48%	21	0.76%	2.90%	26.63	62.15%
NL132- Zuidoost-Drenthe	5,803,635.29	0.65%	24	0.87%	2.66%	26.87	68.52%
NL133- Zuidwest-Drenthe	5,982,861.99	0.67%	16	0.58%	2.49%	27.01	64.98%
NL211- Noord-Overijssel	11,379,849.17	1.27%	42	1.52%	2.74%	26.02	68.54%
NL212- Zuidwest-Overijssel	6,912,323.75	0.77%	21	0.76%	2.70%	26.51	75.43%
NL213- Twente	14,562,733.28	1.63%	52	1.88%	2.67%	26.43	72.78%
NL221- Veluwe	26,557,382.40	2.97%	94	3.40%	2.53%	26.42	67.89%
NL224- Zuidwest-Gelderland	8,504,219.62	0.95%	30	1.08%	2.76%	26.16	67.48%
NL225- Achterhoek	10,360,558.10	1.16%	38	1.37%	2.49%	26.39	71.20%
NL226- Arnhem/Nijmegen	36,196,138.81	4.05%	115	4.16%	2.73%	26.27	73.16%
NL230- Flevoland	82,625,063.95	9.23%	268	9.69%	2.57%	26.49	77.88%
NL321- Kop van Noord Holland	10,311,672.98	1.15%	43	1.55%	2.75%	25.99	68.33%
NL323- IJmond	6,952,657.35	0.78%	24	0.87%	2.43%	26.71	74.64%
NL325- Zaanstreek	10,044,589.63	1.12%	30	1.08%	2.69%	26.74	76.86%
NL327- Het Gooi en Vechstreek	12,299,455.72	1.37%	35	1.26%	2.33%	25.90	68.22%
NL328- Alkmaar en omgeving	15,552,866.18	1.74%	53	1.92%	2.60%	26.21	71.45%
NL32A- Agglomeratie Haarlem	13,926,950.14	1.56%	35	1.26%	2.55%	26.28	72.31%
NL32B- Groot-Amsterdam	128,684,797.80	14.38%	315	11.38%	2.56%	26.21	72.97%
NL341- Zeeuwsch-Vlaanderen	2,387,276.23	0.27%	10	0.36%	3.17%	26.11	69.25%
NL342- Overig Zeeland	7,067,916.89	0.79%	26	0.94%	2.29%	26.21	63.42%
NL350- Utrecht	76,794,282.29	8.58%	224	8.10%	2.64%	26.40	71.01%
NL361- Agglomeratie 's-Gravenhage	85,050,030.40	9.51%	241	8.71%	2.56%	26.23	74.10%
NL362- Delft en Westland	11,221,315.95	1.25%	34	1.23%	2.69%	26.39	67.02%
NL363- Agglomeratie Leiden en Bollenstreek	27,454,001.05	3.07%	79	2.86%	2.50%	26.31	72.17%
NL364- Zuidoost-Zuid-Holland	12,595,880.63	1.41%	43	1.55%	2.25%	25.98	73.78%
NL365- Oost-Zuid-Holland	21,765,035.40	2.43%	71	2.57%	2.27%	25.94	68.52%
NL366- Groot-Rijnmond	90,175,669.46	10.08%	280	10.12%	2.65%	26.29	74.40%
NL411- West-Noord-Brabant	24,681,340.28	2.76%	76	2.75%	2.65%	26.35	73.72%
NL414- Zuidoost-Noord-Brabant	32,214,704.12	3.60%	102	3.69%	2.69%	26.35	73.54%
NL415- Midden-Noord-Brabant	14,723,372.40	1.65%	47	1.70%	2.53%	26.65	80.55%
NL416- Noordoost-Noord-Brabant	23,017,346.39	2.57%	77	2.78%	2.59%	26.23	68.15%
NL421- Noord-Limburg	6,354,579.45	0.71%	23	0.83%	2.89%	26.23	71.47%
NL422- Midden-Limburg	5,005,043.89	0.56%	15	0.54%	3.09%	26.47	71.76%
NL423- Zuid-Limburg	6,446,142.17	0.72%	20	0.72%	2.45%	26.04	67.61%
Unknown							
Total	894,786,310.92	100.00%	2,767	100.00%	2.60%	26.31	72.61%



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	894,786,310.92	100.00%	2,767	100.00%	2.60%	26.31	72.61%	100.00%
Buy-to-Let								
Unknown								
Total	894,786,310.92	100.00%	2,767	100.00%	2.60%	26.31	72.61%	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	652,880,440.62	72.96%	1,970	71.20%	2.55%	26.30	74.77%	73.65%
Self Employed	158,633,047.27	17.73%	384	13.88%	2.64%	26.22	72.14%	17.58%
Other	83,272,823.03	9.31%	413	14.93%	2.86%	26.59	56.64%	8.77%
Unknown								
Total	894,786,310.92	100.00%	2,767	100.00%	2.60%	26.31	72.61%	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	894,786,310.92	100.00%	5,537	100.00%	2.60%	26.31	72.61%	100.00%
Quarterly								
Semi-Annually								
Annually								
Total	894,786,310.92	100.00%	5,537	100.00%	2.60%	26.31	72.61%	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++++	33,836,445.50	3.78%	106	3.83%	1.83%	25.37	71.54%	3.81%
A+++	127,713,076.83	14.27%	409	14.78%	2.02%	25.58	69.77%	14.57%
A++	52,758,729.85	5.90%	162	5.85%	2.46%	25.90	68.96%	6.22%
A+	114,325,728.02	12.78%	349	12.61%	2.71%	26.35	71.66%	13.04%
A	566,152,330.72	63.27%	1,741	62.92%	2.76%	26.56	73.85%	62.36%
B								
C								
D								
E								
F								
G								
Unknown								
Total	894,786,310.92	100.00%	2,767	100.00%	2.60%	26.31	72.61%	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	464,067.15	0.05%	18	0.65%	2.96%	24.25	15.44%	0.02%
0.5 - 1.0	2,402,624.16	0.27%	34	1.23%	2.37%	24.12	26.29%	0.19%
1.0 - 1.5	6,833,577.02	0.76%	56	2.02%	2.44%	23.36	33.04%	0.51%
1.5 - 2.0	17,294,535.20	1.93%	87	3.14%	2.74%	25.38	47.35%	1.13%
2.0 - 2.5	28,535,480.68	3.19%	125	4.52%	2.58%	25.84	52.01%	2.29%
2.5 - 3.0	48,104,025.78	5.38%	171	6.18%	2.79%	25.79	62.22%	4.19%
3.0 - 3.5	95,382,796.78	10.66%	313	11.31%	2.64%	26.00	67.66%	8.67%
3.5 - 4.0	159,600,637.33	17.84%	511	18.47%	2.67%	26.30	72.41%	14.51%
4.0 - 4.5	262,091,596.56	29.29%	794	28.70%	2.58%	26.38	76.63%	24.93%
4.5 - 5.0	198,898,579.55	22.23%	486	17.56%	2.67%	26.68	78.39%	28.52%
5.0 - 5.5	57,767,743.76	6.46%	122	4.41%	2.06%	26.56	77.78%	12.64%
5.5 - 6.0	9,014,965.85	1.01%	25	0.90%	2.25%	26.65	67.79%	1.72%
6.0 - 6.5	4,018,248.56	0.45%	12	0.43%	2.33%	26.32	63.86%	0.45%
6.5 - 7.0	1,579,640.36	0.18%	5	0.18%	2.36%	26.52	72.52%	0.23%
7.0 >=	2,797,792.18	0.31%	8	0.29%	2.18%	27.00	78.13%	
Total	894,786,310.92	100.00%	2,767	100.00%	2.60%	26.31	72.61%	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%	12,568,889.26	1.40%	110	3.98%	1.85%	25.20	33.84%	1.05%
5% - 10%	45,366,629.07	5.07%	220	7.95%	2.14%	25.70	46.79%	4.77%
10% - 15%	144,784,340.74	16.18%	448	16.19%	2.12%	25.99	66.93%	14.68%
15% - 20%	273,422,307.39	30.56%	824	29.78%	2.20%	26.06	73.54%	31.83%
20% - 25%	276,762,900.63	30.93%	797	28.80%	2.70%	26.36	76.81%	33.86%
25% - 30%	133,821,537.76	14.96%	349	12.61%	3.84%	27.33	79.74%	12.76%
30% - 35%	6,646,552.76	0.74%	15	0.54%	4.23%	27.13	86.88%	1.05%
35% - 40%	229,822.41	0.03%	1	0.04%	1.61%	25.50	87.56%	
40% - 45%	710,338.41	0.08%	2	0.07%	3.12%	27.71	87.57%	
45% - 50%	472,992.49	0.05%	1	0.04%	1.64%	27.54	83.72%	
50% - 55%								
55% - 60%								
60% - 65%								
65% - 70%								
70% >=								
Total	894,786,310.92	100.00%	2,767	100.00%	2.60%	26.31	72.61%	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	138,081,248.54	15.43%	578	20.89%	2.91%	27.05	81.06%	13.93%
Non NHG Loans	756,705,062.38	84.57%	2,189	79.11%	2.54%	26.17	71.07%	86.07%
Total	894,786,310.92	100.00%	2,767	100.00%	2.60%	26.31	72.61%	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	142,242,879.34	15.90%	939	16.96%	2.89%	26.99	80.95%	14.18%
Non NHG Loans	752,543,431.58	84.10%	4,598	83.04%	2.54%	26.18	71.04%	85.82%
Total	894,786,310.92	100.00%	5,537	100.00%	2.60%	26.31	72.61%	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	894,786,310.92	100.00%	5,537	100.00%	2.60%	26.31	72.61%	100.00%
Total	894,786,310.92	100.00%	5,537	100.00%	2.60%	26.31	72.61%	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	894,786,310.92	100.00%	5,537	100.00%	2.60%	26.31	72.61%	100.00%
Total	894,786,310.92	100.00%	5,537	100.00%	2.60%	26.31	72.61%	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	894,786,310.92	100.00%	5,537	100.00%	2.60%	26.31	72.61%	100.00%
Total	894,786,310.92	100.00%	5,537	100.00%	2.60%	26.31	72.61%	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	766,632,922.82	85.68%	2,349	84.89%	2.50%	26.16	72.39%	94.49%
2023 - 2024	90,354,417.99	10.10%	310	11.20%	3.00%	26.81	70.76%	5.51%
2024 - 2025	36,885,271.26	4.12%	106	3.83%	3.53%	28.15	81.50%	
2025 - 2026	913,698.85	0.10%	2	0.07%	4.09%	27.79	84.52%	
2026 - 2027								
2027 - 2028								
2028 - 2029								
2029 - 2030								
2030 - 2031								
2031 - 2032								
2032 - 2033								
2033 - 2034								
2034 - 2035								
2035 >=								
Unknown								
Total	894,786,310.92	100.00%	2,767	100.00%	2.60%	26.31	72.61%	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	38,688,249.88	4.32%	120	4.34%	1.85%	25.41	72.31%	4.42%
0.00 - 30.00	130,211,424.41	14.55%	406	14.67%	2.08%	25.66	71.27%	14.75%
30.00 - 50.00	43,610,165.83	4.87%	151	5.46%	2.62%	26.25	69.75%	5.00%
50.00 - 75.00	70,841,784.63	7.92%	214	7.73%	2.69%	26.34	71.28%	8.21%
75.00 - 105.00	105,792,507.45	11.82%	319	11.53%	2.64%	26.33	72.58%	11.90%
105.00 - 160.00	505,438,369.41	56.49%	1,556	56.23%	2.76%	26.54	73.42%	55.70%
160.00 - 190.00	203,809.31	0.02%	1	0.04%	1.35%	25.83	78.39%	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	894,786,310.92	100.00%	2,767	100.00%	2.60%	26.31	72.61%	100.00%

Weighted Average	97.47
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	17,099,386.86	1.91%	46	1.66%	3.03%	26.68	71.09%	1.69%
1900 - 1910	13,292,002.82	1.49%	33	1.19%	2.74%	26.26	71.15%	1.49%
1910 - 1920	6,999,574.93	0.78%	18	0.65%	2.34%	26.81	79.06%	0.82%
1920 - 1930	9,843,209.73	1.10%	33	1.19%	2.76%	26.23	71.86%	1.19%
1930 - 1940	17,658,312.12	1.97%	38	1.37%	2.88%	25.90	69.77%	1.82%
1940 - 1950	3,736,854.41	0.42%	8	0.29%	2.66%	25.89	62.71%	0.37%
1950 - 1960	11,489,131.41	1.28%	35	1.26%	2.84%	26.50	70.41%	1.20%
1960 - 1970	19,639,861.53	2.19%	69	2.49%	2.89%	26.33	72.74%	2.15%
1970 - 1980	37,817,659.01	4.23%	129	4.66%	2.98%	26.84	76.30%	3.86%
1980 - 1990	74,951,614.73	8.38%	254	9.18%	2.87%	26.83	78.33%	7.28%
1990 - 2000	144,595,478.46	16.16%	469	16.95%	2.71%	26.50	73.65%	16.08%
2000 - 2005	123,755,205.27	13.83%	381	13.77%	2.61%	26.52	73.93%	13.65%
2005 - 2010	116,916,764.99	13.07%	341	12.32%	2.79%	26.60	72.27%	13.42%
2010 - 2015	72,243,140.03	8.07%	207	7.48%	2.79%	26.59	70.50%	8.14%
2015 - 2020	52,609,422.75	5.88%	139	5.02%	2.60%	25.82	69.75%	6.58%
2020 - 2021	19,483,343.03	2.18%	64	2.31%	2.16%	24.97	64.07%	2.68%
2021 - 2022	44,670,484.17	4.99%	146	5.28%	1.94%	24.98	70.95%	6.05%
2022 - 2023	73,805,915.94	8.25%	243	8.78%	1.76%	25.57	69.92%	9.12%
2023 - 2024	26,780,618.21	2.99%	90	3.25%	1.83%	25.89	71.94%	2.41%
2024 - 2025	6,249,308.75	0.70%	21	0.76%	3.38%	27.37	74.18%	
2025 >=	1,149,021.77	0.13%	3	0.11%	3.89%	28.66	96.45%	
Unknown								
Total	894,786,310.92	100.00%	2,767	100.00%	2.60%	26.31	72.61%	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 (appartementrecht) or (iii) a long lease (erfpachtrecht) 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/m ² /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
ISSUER or ADMINISTRATOR (ADMI)	ING Bank N.V. Treasury Center, Foppingadreef 7 1102 BD Amsterdam The Netherlands (NL) 3TK20IVIUJ8J3ZU0QE75	JOINT LEAD MANAGERS (MNGR)	Banco Santander, S.A./ Ciudad Grupo Santander Avenida de Cantabria s/n Edificio Encinar 28660 BdeMonte Madrid Spain (ES) 5493006QMFDDMYWIAM13
JOINT LEAD MANAGERS (MNGR)	Credit Agricole CIB 12 place des Etats-Unis 92120 Montrouge France (FR) 1VUV7VQFKUOQSJ21A208	JOINT LEAD MANAGERS (MNGR)	ING Bank N.V. Treasury Center, Foppingadreef 7 1102 BD Amsterdam The Netherlands (NL) 3TK20IVIUJ8J3ZU0QE75
LEGAL ADVISERS TO THE JOINT LEAD MANAGERS (CNLS)	Freshfields Bruckhaus Deringer LLP Strawinskylaan 10 1077 XZ Amsterdam The Netherlands (NL) 213800MT17LM2ZDT5B78	LEGAL ADVISERS TO THE SELLER (CNLS)	Hogan Lovells International LLP 50 Holborn Viaduct EC1A 2FG London United Kingdom (GB) 2138005XRJF6W7IIE10
LISTING AGENT (OTHR)	ING Bank N.V. Treasury Center, Foppingadreef 7 1102 BD Amsterdam The Netherlands (NL) 3TK20IVIUJ8J3ZU0QE75	PAYING AGENT (PAYA)	ING Bank N.V. Treasury Center, Foppingadreef 7 1102 BD Amsterdam The Netherlands (NL) 3TK20IVIUJ8J3ZU0QE75
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)
	3TK20IVIJJ8J3ZU0QE75