Lowland Mortgage Backed Securities 7 B.V.

ESMA identifier: 72450065LXDMY5SJJW05

Notes and Cash Report

Reporting period: 18 August 2026 - 18 September 2026

Reporting Date: 18 September 2026

AMOUNTS IN EURO

ASN Bank N.V.
https://corporate.asnbank.nl/
www.dutchsecuritisation.nl

Report Version 2.0

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Notes and Cash Report: 18 August 2026 - 18 September 2026

Key Dates

Securitisation Dates	
Key Dates	
Closing Date	14 Apr 2023
Revolving Period End-Date	18 Apr 2028
Final Maturity Date	18 Apr 2060
Portfolio Cut-off Date	31 Aug 2026

Class Dates

Note Class	Class A	Class B	Class C	Class D	Class E
Key Dates					
Issue Date	14 Apr 2023	14 Apr 2023	14 Apr 2023	14 Apr 2023	14 Apr 2023
First Optional Redemption Date	18 Apr 2028	18 Apr 2028	18 Apr 2028	18 Apr 2028	18 Apr 2028
Step Up Date	N/A	N/A	N/A	N/A	N/A
Fixing Date Reference Rate	N/A	N/A	N/A	N/A	N/A
Notes Calculation Date	16 Sep 2026	16 Sep 2026	16 Sep 2026	16 Sep 2026	16 Sep 2026
Notes Interest Payment Date	18 Sep 2026	N/A	N/A	N/A	N/A
Notes Principal Payment Date	18 Sep 2026	18 Sep 2026	18 Sep 2026	18 Sep 2026	18 Sep 2026
Accrual Start Date	18 Aug 2026	N/A	N/A	N/A	N/A
Accrual End Date	18 Sep 2026	N/A	N/A	N/A	N/A
Day Count Convention	fixed 30/360	N/A	N/A	N/A	N/A
Accrual Period (in days)	30	N/A	N/A	N/A	N/A

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Bond Report

Note Class	Class A	Class B	Class C	Class D	Class E
General information					
Issuer	Lowland Mortgage Backed Securities 7 B.V.	Lowland Mortgage Backed Securities 7 B.V.	Lowland Mortgage Backed Securities 7 B.V.	Lowland Mortgage Backed Securities 7 B.V.	Lowland Mortgage Backed Securities 7 B.V.
ISIN Code	XS2603224861	XS2603233938	XS2603243655	XS2603247136	XS2603247565
Common code					
Security code	260322486	260323393	260324365	260324713	260324756
Stock Exchange Listing(s)	Euronext Exchange	Euronext Exchange	Euronext Exchange	Euronext Exchange	Euronext Exchange
Currency	EUR	EUR	EUR	EUR	EUR
Applicable exchange rate	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Tranche Type	Soft Bullet	Soft Bullet	Soft Bullet	Soft Bullet	Soft Bullet
Mortgage backed (yes / no)	Yes	Yes	Yes	Yes	Yes
Original Credit Rating(s) (S&P/Moody's/Fitch/DBRS)	- / Aaa (sf) / AAA (sf) / -	- / Aa2 (sf) / AA+ (sf) / -	- / A1 (sf) / AA- (sf) / -	- / Baa1 (sf) / A- (sf) / -	- / B2 (sf) / B- (sf) / -
Current Credit Rating(s) (S&P/Moody's/Fitch/DBRS)	- / Aaa (sf) / AAA (sf) / -	- / Aa2 (sf) / AA+ (sf) / -	- / A1 (sf) / AA- (sf) / -	- / Baa1 (sf) / A- (sf) / -	- / B2 (sf) / B- (sf) / -
Original Weighted Average Life (expected)					
Credit enhancement after payments					
Seniority Ranking	1	2	3	4	5
Principal Balance minus Deficiency Ledger	7,560,000,000.00	156,000,000.00	120,000,000.00	104,000,000.00	60,000,000.00
-Through reserve fund	0.00	0.00	0.00	0.00	0.00
-Through subordination	440,000,000.00	284,000,000.00	164,000,000.00	60,000,000.00	0.00
Total	**440,000,000.00**	**284,000,000.00**	**164,000,000.00**	**60,000,000.00**	**0.00**
Current Attachment Point	5.5000	3.5500	2.0500	0.7500	0.00
Original Attachment Point	5.5000	3.5500	2.0500	0.7500	0.00
Current Credit Enhancement	0.0550	0.0355	0.0205	0.0075	0.00
Original Credit Enhancement	0.0550	0.0355	0.0205	0.0075	0.00
Liquidity support after payments					
-Through cash advance facility	113,400,000.00	N/A	N/A	N/A	N/A
-Through reserve fund	0.00	N/A	N/A	N/A	N/A
Total	**113,400,000.00**	**N/A**	**N/A**	**N/A**	**N/A**

Risk Retention Method	Other (OTHR)
Risk Retention Holder	Seller (SELL)

Total percentage retained at Closing Date	100.00%				
Percentage retained at Closing Date	100.00%	100.00%	100.00%	100.00%	100.00%
Percentage placed at Closing Date (privately and/or publicly)	0.00%	0.00%	0.00%	0.00%	0.00%
Total	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**

Total percentage retained at Reporting Date	100.00%				
Percentage retained at Reporting Date	100.00%	100.00%	100.00%	100.00%	100.00%
Percentage placed at Reporting Date (privately and/or publicly)	0.00%	0.00%	0.00%	0.00%	0.00%
Total	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**

Bond Report (2)

Note Class	Class A	Class B	Class C	Class D	Class E
Principal information					
Original Principal Balance	7,560,000,000.00	156,000,000.00	120,000,000.00	104,000,000.00	60,000,000.00
Number of notes	75,600	1,560	1,200	1,040	600
Principal Balance before Payment	7,560,000,000.00	156,000,000.00	120,000,000.00	104,000,000.00	60,000,000.00
Total Principal Payments	0.00	0.00	0.00	0.00	0.00
Principal Balance after Payment	7,560,000,000.00	156,000,000.00	120,000,000.00	104,000,000.00	60,000,000.00
Principal Payments per Note	0.00	0.00	0.00	0.00	0.00
Principal Balance per Note after Payment	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00
Factor after Payment	1.00000	1.00000	1.00000	1.00000	1.00000
Principal Deficiency Ledger (PDL)					
PDL Balance at start of the period	0.00	0.00	0.00	0.00	0.00
Additions to PDL in the period	0.00	0.00	0.00	0.00	0.00
Releases from PDL in the period	0.00	0.00	0.00	0.00	0.00
PDL Balance after the Payment Date	0.00	0.00	0.00	0.00	0.00
Cumulative Additions to PDL	0.00	0.00	0.00	0.00	0.00
Cumulative Releases from PDL	0.00	0.00	0.00	0.00	0.00
Interest information					
Current Interest Rate Index and Tenor	N/A	N/A	N/A	N/A	N/A
Coupon Reference Rate (in bps)	N/A	N/A	N/A	N/A	N/A
Relevant Margin (in bps)	N/A	N/A	N/A	N/A	N/A
Step Up Margin (in bps)	N/A	N/A	N/A	N/A	N/A
Current Coupon (in bps)	100.000	N/A	N/A	N/A	N/A
Coupon Floor	0.00%	0.00%	0.00%	0.00%	0.00%
Scheduled Interest Payments	6,300,000.00	N/A	N/A	N/A	N/A
Total Interest Payments	6,300,000.00	N/A	N/A	N/A	N/A
Interest Payments Per Note	83.33	N/A	N/A	N/A	N/A
Current Interest Shortfall	0.00	N/A	N/A	N/A	N/A
Cumulative Interest Shortfall	0.00	N/A	N/A	N/A	N/A
Total Principal + Interest Payments	6,300,000.00	0.00	0.00	0.00	0.00

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Revenue Priority of Payments

		Previous Period	Current Period
Available Revenue Funds			
(i) as interest on the Mortgage Receivables less, with respect to each Savings Mortgage Receivable;		14,033,602.34	14,128,603.27
(ii) as interest accrued on the Issuer Collection Account excl. the Financial Cash Collateral Ledger;		0.00	0.00
(iii) as prepayment penalties under the Mortgage Receivables;		795.47	3,899.33
(iv) as Net Foreclosure Proceeds on any Mortgage Receivables to the extent such proceeds do not relate to principal;		0.00	0.00
(v) amounts to be drawn from the Issuer Collection Account and/or the Custody Cash Account equal to any Set-Off Amount and Commingling Amount and/or the proceeds of Securities;		0.00	0.00
(vi) as amounts received in connection with a repurchase of Mortgage Receivables;		128,925.64	125,045.78
(vii) as amounts received in connection with a sale of Mortgage Receivables;		0.00	0.00
(viii) as amounts received as post-foreclosure proceeds on the Mortgage Receivables;		0.00	0.00
(ix) as amounts to be drawn under the Cash Advance Facility (other than Cash Advance Facility Stand-by Drawings);		0.00	0.00
(x) as amounts deducted from the Available Principal Funds on such Notes Payment Date as Interest Shortfall;		0.00	0.00
(xi) as amounts to be drawn from the Issuer Collection Account with a corresponding debit to the Interest Reconciliation Ledger; and		0.00	0.00
(xii) any amounts standing to the credit of the Issuer Collection Account and the Custody Cash Account, after all payment obligations of the Issuer under the Transaction Documents, other than towards payment of any Deferred Purchase Price, have been satisfied in full;		0.00	0.00
Less; (xiii) on the first Payment Date of each calendar year a minimum of 2,500,-;	-/-	0.00	0.00
Less: (xiv) any amount to be credited to the Interest Reconciliation Ledger on the immediately succeeding Payment Date.	-/-	0.00	0.00
Total Available Revenue Funds		**14,163,323.45**	**14,257,548.38**
Revenue Priority of Payments			
(a) first, in or towards satisfaction, fees or other remuneration due and payable to the Directors and Security Trustee;		3,823.60	0.00
(b) second, in or towards satisfaction of an administration fee and all costs and expenses due and payable to the Pool Servicers and the Issuer Administrator;		936,759.35	932,197.81
(c) third, in or towards satisfaction of, any amounts due and payable to (i) third parties, the Credit Rating Agencies, any legal advisor, auditor and accountant, (ii) the Paying and the Reference Agent,		500.00	500.00
(iii) the CAF Commitment Fee and (iv) to the Issuer Account Bank;		9,166.63	9,796.59
(d) fourth, in or towards satisfaction of (i) any amounts due to the Cash Advance Facility Provider other than the Cash Advance Facility Commitment Fee and (ii) a Cash Advance Facility Stand-by Drawing;		0.00	0.00
(e) fifth, in or towards satisfaction, all amounts of interest due but unpaid in respect of:			
- the Senior Class A Notes		6,300,000.00	6,300,000.00
(f) sixth, in or towards satisfaction of sums to be credited to the Class A Principal Deficiency Leger;		0.00	0.00
(g) seventh, in or towards satisfaction of sums to be credited to the Class B Principal Deficiency Ledger:		0.00	0.00
(h) eighth, in or towards satisfaction of sums to be credited to the Class C Principal Deficiency Ledger;		0.00	0.00
(i) ninth, in or towards satisfaction of sums to be credited to the Class D Principal Deficiency Ledger;		0.00	0.00
(j) tenth, in or towards satisfaction of sums to be credited to the Class E Principal Deficiency Ledger;		0.00	0.00
(k) eleventh, in or towards satisfaction of gross-up amounts or additional amounts due, if any, to the Cash Advance Facility Provider; and		0.00	0.00
(l) twelfth, in or towards satisfaction of a Deferred Purchase Price Instalment to the Sellers.		6,913,073.87	7,015,053.98
Total Revenue Priority of Payments		**14,163,323.45**	**14,257,548.38**

Redemption Priority of Payments

		Previous Period	Current Period
Available Principal Funds			
(i) as repayment and prepayment of principal under the Mortgage Receivables;		36,868,813.71	32,327,240.42
(ii) as partial repayment and prepayment of principal under the Mortgage Receivables;		17,445,016.58	18,660,791.43
(iii) as Net Foreclosure Proceeds on any Mortgage Receivable to the extent such proceeds relate to principal;		0.00	0.00
(iv) as amounts received in connection with a repurchase of Mortgage Receivables;		3,010,603.41	5,431,885.79
(v) as amounts received in connection with a sale of Mortgage Receivables;		0.00	0.00
(vi) as the amounts to be credited to the Principal Deficiency Ledger;		0.00	0.00
(vii) as Participation Increase and as amounts to be received as Initial Participation;		872,930.49	872,836.10
(viii) as amounts received from the Construction Deposit Account by means of set-off with the Mortgage Receivables;		0.00	0.00
(ix) as an amount equal to the part of the Reserved Amount equal to the balance standing to the credit of the Purchase Ledger; and		0.39	0.51
(x) any amount to be drawn from the Principal Reconciliation Ledger.		0.00	0.00
Less: (xi) the Interest Shortfall;	-/-	0.00	0.00
Less: (xii) the amount to be credited to the Principal Reconciliation Ledger;	-/-	0.00	0.00
Less: (xiii) the Initial Purchase Price of any Further Advance Receivables and	-/-	58,197,364.07	57,292,740.92
Less: (xiv) such part of the Reserved Amount to be credited to the Floating Rate Purchase Ledger on the immediately succeeding Notes Payment Date.	-/-	0.51	13.33
Total Available Principal Funds		**0.00**	**0.00**
(a) first, (i) the Redemption Available Amount will be applied for principal amounts due under the Senior Class A Notes;		0.00	0.00
(b) second, in or towards satisfaction of principal amounts due under the Mezzanine Class B Notes;		0.00	0.00
(c) third, in or towards satisfaction of principal amounts due under the Mezzanine Class C Notes;		0.00	0.00
(d) fourth, in or towards satisfaction of principal amounts due under the Junior Class D Notes;		0.00	0.00
(e) fifth, in or towards satisfaction of principal amounts due under the Subordinated Class E Notes; and		0.00	0.00
Total Redemption Priority of Payments		**0.00**	**0.00**

Issuer Transaction Accounts

	Previous Period	Current Period
Floating Rate GIC Account		
Issuer Transaction Account balance at the beginning of the Reporting Period	7,551.39	7,551.51
Issuer Transaction Account balance at the end of the Reporting Period	7,551.51	7,564.33
Construction Deposit Account		
Construction Deposit Account balance at the beginning of the Reporting Period	9,250,374.00	9,267,219.00
Additions to the Construction Deposit Account	16,845.00	239,889.00
Paid from Construction Deposit Account	0.00	0.00
Construction Deposit Account balance at the end of the Reporting Period	9,267,219.00	9,507,108.00

Additional Information

	Previous Period	Current Period
Cash Advance Facility		
Cash Advance Facility Stand-by Drawing Amount Amount deposited in the Collection Account:	0.00	0.00
Cash Advance Facility Maximum Amount current Reporting Period	113,400,000.00	113,400,000.00
Cash Advance Facility Maximum Amount next Reporting Period (at the most)	113,400,000.00	113,400,000.00
Interest due on Cash Advance Facility Drawings	0.00	0.00
Interest paid on Cash Advance Facility Drawings	0.00	0.00
Cash Advance Facility Drawn Amount at the beginning of the Reporting Period	0.00	0.00
Cash Advance Facility Repayment current Reporting Period	0.00	0.00
Cash Advance Facility Drawing current Reporting Period	0.00	0.00
Cash Advance Facility Drawn Amount at the end of the Reporting Period	0.00	0.00
Reserve Fund		
Not applicable		
Set-Off Financial Cash Collateral Ledger		
The Potential Set-Off Required Amount	0.00	0.00
The Posted Set-Off Financial Cash Collateral Value, start period	0.00	0.00
Current drawing from the Set-Off Financial Cash Collateral Ledger	0.00	0.00
The Set-off Delivery Amount	0.00	0.00
The Set-off Return Amount	0.00	0.00
Received Interest on Set-Off Financial Cash Collateral Ledger	0.00	0.00
Paid Interest on Set-Off Financial Cash Collateral Ledger	0.00	0.00
The Posted Set-Off Financial Cash Collateral Value, end period	0.00	0.00
Commingling Financial Cash Collateral Ledger		
The Potential Commingling Required Amount	0.00	0.00
The Posted Commingling Financial Cash Collateral Value, start period	0.00	0.00
Current drawing from the Commingling Financial Cash Collateral Ledger	0.00	0.00
Commingling Delivery Amount	0.00	0.00
Commingling Return Amount	0.00	0.00
Received Interest on Commingling Financial Cash Collateral Ledger	0.00	0.00
Paid Interest on Commingling Financial Cash Collateral Ledger	0.00	0.00
The Posted Commingling Financial Cash Collateral Value, end period	0.00	0.00
REPO Available Amount		
REPO Available Amount, start period	0.00	0.00
Decrease of REPO Available Amount	0.00	0.00
Increase of REPO Available Amount	0.00	0.00
REPO Available Amount, end period	0.00	0.00
Underlying collateral in form of Equivalent Securities		
Nominal amount of government bonds, start period	0.00	0.00
Nominal amount of government bonds, end period	0.00	0.00

Interest Reconciliation Ledger

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Balance Interest Reconciliation Ledger, start period	0.00	0.00
Drawings to the Interest Reconciliation Ledger	0.00	0.00
Credits to the Interest Reconciliation Ledger	0.00	0.00
Balance Interest Reconciliation Ledger, end period	0.00	0.00

Principal Reconciliation Ledger

Balance Principal Reconciliation Ledger, start period	0.00	0.00
Drawings to the Principal Reconciliation Ledger	0.00	0.00
Credits to the Principal Reconciliation Ledger	0.00	0.00
Balance Principal Reconciliation Ledger, end period	0.00	0.00

Excess Spread Margin

Not applicable

Swap

Not applicable

Set off

Total Balance of Deposits Related to Borrowers in the Mortgage Loan Portfolio:	293,606,922.00	293,293,212.00
Weighted Average Balance of Deposits Related to Borrowers in the Mortgage Loan Portfolio:	7,155.66	7,099.92

Reconciliation Assets

Balance of Fixed Rate Mortgages at the end of the period	8,065,027,354.96	8,064,800,604.40
Balance of Floating Rate Mortgages at the end of the period	65,252,241.04	66,181,380.02
Balance of Savings related to Fixed Rate Mortgages at the end of the period	-129.595.314.00	-130.293.672,41
Balance of Savings related to Floating Rate Mortgages at the end of the period	-684.282.51	-688.325,34
Notes Classes A-E start of the period	-8,000,000,000.00	-8,000,000,000.00
Total Redemptions Notes	0.00	0.00
The Reserved Amount	0.51	13.33
- Difference	0.00	0.00

Transaction Triggers and Events

Triggers	Required Value	Current Value	Status Breached	Consequence if breached
(a) the Seller will represent and warrant to the Issuer and the Security Trustee the matters set out in (i) Clause 8 of the Mortgage Receivables Purchase Agreement, other than those set out in Clause 8 items (hh) and (jj), with respect to the Further Advance Receivables and/or New Mortgage Receivables sold on such date and (ii) Clause 9 of the Mortgage Receivables Purchase Agreement;	TRUE	True	OK	Purchase of Further Advances or Substitutions not allowed (OTHR)
(b) no Assignment Notification Event has occurred and is continuing on such Notes Payment Date;	TRUE	True	OK	Purchase of Further Advances or Substitutions not allowed (OTHR)
(c) there has been no failure by the Seller to repurchase any Mortgage Receivable which it is required to repurchase pursuant to the Mortgage Receivables Purchase Agreement;	TRUE	True	OK	Purchase of Further Advances or Substitutions not allowed (OTHR)
(d) the Further Advance Purchase Available Amount is sufficient to pay the Initial Purchase Price for the relevant New Mortgage Receivables and/or the relevant Further Advance Receivables;	8,000,000,000.00	7,999,999,986.67	OK	Purchase of Further Advances or Substitutions not allowed
(e) (x) the aggregate Net Outstanding Principal Amount of all Defaulted Mortgage Loans divided by (y) the aggregate Net Outstanding Principal Amount of all Mortgage Loans, each as calculated on the immediately preceding Notes Calculation Date, does not exceed 1.50 per cent.;	1.50 %	0.00%	OK	Purchase of Further Advances or Substitutions not allowed (OTHR)
(f) the weighted average number of months elapsed since origination of all Mortgage Loans shall not fall below 36 months;	36	95.98	OK	Purchase of Further Advances or Substitutions not allowed
(g) the New Mortgage Receivables and/or the Further Advance Receivables have to be fully repaid ultimately by April 2060 pursuant to the relevant Mortgage Conditions;	31/03/2060	01/07/2056	OK	Purchase of Further Advances or Substitutions not allowed
(h) the weighted average Current Loan to Original Market Value Ratio of all Mortgage Receivables does not exceed 90 per cent;	90.00%	62.61%	OK	Purchase of Further Advances or Substitutions not allowed
(i) the aggregate Net Outstanding Principal Amount of the non-NHG Mortgage Receivables with an Original Loan to Original Market Value higher than 100 per cent. does not exceed 10 per cent. of the aggregate Net Outstanding Principal Amount of all Mortgage Receivables;	10.00 %	1.87 %	OK	Purchase of Further Advances or Substitutions not allowed
(j) the aggregate Net Outstanding Principal Amount of the non-NHG Mortgage Receivables with an Original Loan to Original Market Value higher than 90 per cent. does not exceed 30 per cent. of the aggregate Net Outstanding Principal Amount of all Mortgage Receivables;	30.00 %	11.86 %	OK	Purchase of Further Advances or Substitutions not allowed
(k) the aggregate Net Outstanding Principal Amount of the non-NHG Mortgage Receivables with an Original Loan to Original Market Value higher than 80 per cent. does not exceed 45 per cent. of the aggregate Net Outstanding Principal Amount of all Mortgage Receivables;	45.00 %	22.73 %	OK	Purchase of Further Advances or Substitutions not allowed
(l) the weighted average Loan to Income Ratio of the Mortgage Receivables does not exceed 5;	5.00	3.95	OK	Purchase of Further Advances or Substitutions not allowed
(m) the aggregate Net Outstanding Principal Amount of the Mortgage Receivables with a Loan to Income Ratio of 6 and higher does not exceed 12 per cent. of the aggregate Net Outstanding Principal Amount of all Mortgage Receivables;	12.00 %	6.19%	OK	Purchase of Further Advances or Substitutions not allowed
(n) the aggregate Net Outstanding Principal Amount of the Mortgage Receivables with a Loan to Income Ratio of 5 and higher does not exceed 40 per cent. of the aggregate Net Outstanding Principal Amount of all Mortgage Receivables;	40.00 %	14.90%	OK	Purchase of Further Advances or Substitutions not allowed
(o) the aggregate Net Outstanding Principal Amount of the Mortgage Receivables from Borrowers which are employed is at least 60 per cent. of the aggregate Net Outstanding Principal Amount of all Mortgage Receivables;	60.00 %	68.85%	OK	Purchase of Further Advances or Substitutions not allowed
(p) the aggregate Net Outstanding Principal Amount of the Mortgage Receivables due by Borrowers which are self-employed does not exceed 30 per cent. of the aggregate Net Outstanding Principal Amount of all Mortgage Receivables;	30.00 %	24.52%	OK	Purchase of Further Advances or Substitutions not allowed
(q) there is no balance on the Principal Deficiency Ledger,	TRUE	True	OK	Purchase of Further Advances or Substitutions not allowed (OTHR)
(r) no part of the Available Principal Funds on such Notes Payment Date is used to make good any Interest Shortfall as item (x) of the Available Revenue Funds;	TRUE	True	OK	Purchase of Further Advances or Substitutions not allowed (OTHR)
(s) the aggregate Net Outstanding Principal Amount of the New Mortgage Receivables and the Further Advance Receivables purchased on such Notes Payment Date and on the eleven immediately preceding Notes Payment Dates divided by the aggregate Net Outstanding Principal Amount of all Mortgage Receivables on the Closing Date does not exceed 20 per cent. The Issuer and the Seller may agree to a higher percentage, subject to the confirmation of Moody's and Fitch that the ratings will not be adversely affected as a result thereof;	1,599,999,999.91	694,710,976.79	OK	Purchase of Further Advances or Substitutions not allowed
(t) the aggregate Net Outstanding Principal Amount of all NHG Mortgage Receivables divided by the aggregate Net Outstanding Principal Amount of all Mortgage Receivables is equal to or higher than 20 per cent;	20.00 %	25.9500 %	OK	Purchase of Further Advances or Substitutions not allowed
(u) the Aggregate Construction Deposit Amount does not exceed EUR 50,000,000	50,000,000.00	9,507,108.00	OK	Purchase of Further Advances or Substitutions not allowed
(v) the aggregate Net Outstanding Principal Amount of all Interest-Only Mortgage Receivables divided by the aggregate Net Outstanding Principal Amount of all Mortgage Receivables does not exceed 50 per cent.;	50.00 %	42.26 %	OK	Purchase of Further Advances or Substitutions not allowed
(w) no part of the Available Principal Funds on such Notes Payment Date is used to make good any Interest Shortfall as item (x) of the Available Revenue Funds;	5.00%	0.82%	OK	Purchase of Further Advances or Substitutions not allowed (OTHR)
(x) (x) the aggregate Realised Losses in respect of all previous Mortgage Calculation Periods divided by (y) the aggregate Net Outstanding Principal Amount of the Mortgage Receivables on the Closing Date, does not exceed 0,4 per cent; and	0.40 %	0.00 %	OK	Purchase of Further Advances or Substitutions not allowed (OTHR)
(y) a Further Advance Receivable and a New Mortgage Receivable has either a fixed rate of interest or a floating rate of interest, without any interest optionalities or alternatives, such as the Interest Damper (Rente Demper), Stable Interest (Stabiel Rente), Capped Interest (Plafond Rente), the Ideal Interest (Ideaal Rente), Middle Interest (Middelrente), varirust, average interest rate and other caps and/or floors.	TRUE	True	OK	Purchase of Further Advances or Substitutions not allowed (OTHR)

* Portfolio after Repurchases and Replenishment

Substitution Triggers	Required Value	Current Value	Status Breached	Consequence if breached
the Seller shall use its best efforts, subject to applicable law, including, without limitation, principles of reasonableness and fairness, to ensure that the weighted average margin of the Floating Rate Mortgage	2.71 %	4.05 %	OK	Purchase of Further Advances or Substitutions not allowed
the Seller shall use its best efforts, subject to applicable law, including, without limitation, principles of reasonableness and fairness, to ensure that the weighted average interest of the Fixed Rate Mortgage Receivables shall be at least 1 per cent.	1.00 %	2.11 %	OK	Repurchase

* Portfolio after Repurchases and Replenishment

	Required Value	Current Value	Status Breached	Consequence if breached
Target Substitution Amount	8,000,000,000.00	7,999,999,986.67	OK	

* Portfolio after Repurchases and Replenishment

Counterparty Rating Triggers

Counterparty Credit Ratings

			S&P (ST/LT)		Moody's (ST/LT)		Fitch (ST/LT)		DBRS (ST/LT)		
Role	**Party**	**Rank**	**Rating Trigger**	**Current Rating**	**Rating Trigger**	**Current Rating**	**Rating Trigger**	**Current Rating**	**Rating Trigger**	**Current Rating**	**Consequence if breached**
Cash Advance Facility Provider (CAPR)	ASN Bank N.V.	1	/	/	P-1 /	P-1 /	F1 / A	F1 / A+	/	/	- Obtain a third party which has the required ratings or transfer and assign its rights and obligations to a third party (OTHR)
Commingling Guarantor (CAPR)	ASN Bank N.V.	1	/	/	/ Baa1	/ A2	F2 / BBB	F1 / A+	/	/	Post collateral (OTHR)
Issuer Account Bank (ABNK)	ASN Bank N.V.	1	/	/	P-1 /	P-1 /	F1 / A	F1 / A+	/	/	Replacement by third party; or arrange eligible guarantee; or find another solution to keep current ratings of Notes (CHCP)
Set-off Risk Facility Provider (OTHR)	ASN Bank N.V.	1	/	/	/ Baa1	/ A2	F1 / A	F1 / A+	/	/	Post collateral (OTHR)

* Event is triggered if credit rating is below the ratings as mentioned in the table

Glossary

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

Further Advances / Modified Loans	means a loan or a further advance to be made to a Borrower under a Mortgage Loan, which is secured by the same Mortgage
Indexed Foreclosure Value	means the estimated value of the mortgaged property if the mortgaged property would be sold in a public auction multiplied with the indexation rate per the valuation date
Indexed Market Value	means the value of the collateral multiplied with the indexation rate per the valuation date, multiplied with the market value factor
Interest Rate Fixed Period	relates to the period for which mortgage loan interest has been fixed
Issuer Account Bank	means ASN Bank N.V.
Issuer Transaction Account	means the Issuer Collection Account
Loan to Income (LTI)	means the ratio calculated by dividing the original loan amount by the income of the borrower at the moment of origination of the Mortgage Loan
Loanpart Payment Frequency	means monthly
Loanpart(s)	means one or more of the loan parts (leningdelen) of which a Mortgage Loan consists
Loss	refer to Realised Loss
Loss Severity	means loss as a percentage of the principal outstanding at foreclosure
Market Value	means estimated value of the mortgaged property if the mortgaged property would be privately sold voluntarily
Mortgage Loan	means the mortgage loans granted by the relevant Seller to the relevant borrowers which may consist of one or more Loan Parts as set forth in the List of Mortgage Loans and, after any purchase and assignment of any New Mortgage Receivables or
Mortgage Loan Portfolio	means the portfolio of Mortgage Loans
Mortgage Receivable(s)	means any and all rights of the relevant Seller (and after assignment of such rights to the Issuer, of the Issuer) against the Borrower under or in connection with a Mortgage Loan, including any and all claims of the relevant Seller (or the Issuer after assignment) on the Borrower as a result of the Mortgage Loan being terminated, dissolved or declared null and void
NHG Guarantee	means a guarantee (borgtocht) under the NHG Conditions granted by Stichting WEW
NHG Loan	means a Mortgage Loan that has the benefit of an NHG Guarantee
Non NHG Loan	means a Mortgage Loan that does not have the benefit of an NHG Guarantee
Notification Events	means any of the Assignment Notification Events and the Pledge Notification Events
Notification Trigger	means an event that when it occurs or a threshold that when it is breached, is considered to be an Assignment Notification Event
Occupancy	means the way the mortgaged property is used (eg. owner occupied)
Orig. Loan to Original Foreclosure Value (OLTOFV)	means the ratio calculated by dividing the original principal amount of a Mortgage Receivable at the moment of origination by the Original Foreclosure Value
Orig. Loan to Original Market Value (OLTOMV)	means the ratio calculated by dividing the original loan amount by the Original Market Value
Original Foreclosure Value	means the Foreclosure Value as assessed by the relevant Originator at the time of granting the Mortgage Loan
Original Market Value	means the value of the mortgaged property if the mortgaged property would be privately sold voluntarily, estimated during the assessment of the application
Originator	means ASN Bank N.V.
Outstanding Principal Amount	means, at any moment in time, (i) the outstanding principal amount of a Mortgage Receivable at such time and (ii), after a Realised Loss of type (a) and (b) of the definition in respect of such Mortgage Receivable has been debited to the Principal Deficiency Ledger, zero
Payment Ratio	means the actual principal and interest payments received as ratio of the scheduled principal and interest payments during the relevant period
Penalties	means amounts to be paid by the borrower with regard to amounts in arrears and or (partial) prepayment of the mortgage loan according to the relevant mortgage contract and applicable general conditions
Performing Loans	means Mortgage Loans that are not in Arrears or Delinquent
Post-Foreclosure Proceeds	means all amounts with regard to the relevant mortgage loan received after foreclosure of that mortgage loan
Prepayments	means non scheduled principal paid by the borrower prior to the expected maturity date
Principal Deficiency Ledger	means the principal deficiency ledger relating to the relevant Classes of Notes and comprising sub-ledgers for each such Class of Notes
Principal Payment Date	means the current monthly payment date on which principal is paid out on the relevant notes
Principal Payment Rate (PPR)	means scheduled repayment as ratio of scheduled repayments to the principal mortgage balance outstanding at the beginning of the relevant period
Prospectus	means the prospectus dated 12 April 2023 relating to the issue of the Notes

Realised Losses	means, on any relevant Notes Calculation Date, the sum of (a) with respect to the Mortgage Receivables in respect of which the relevant Seller, the relevant Servicer on behalf of the Issuer, the Issuer or the Security Trustee has completed the foreclosure, such that there is no more collateral securing the Mortgage Receivable, in the immediately preceding Notes Calculation Period, the amount by which (i) the aggregate Outstanding Principal Amount of all Mortgage Receivables less, with respect to the Savings Mortgage Receivables and Bank Savings Mortgage Receivables, the Participations, exceeds (ii) the amount of the Net Foreclosure Proceeds applied to reduce the Outstanding Principal Amount of the Mortgage Receivables less, with respect to Savings Mortgage Receivables and Bank Savings Mortgage Receivables, the Participations; and (b) with respect to the Mortgage Receivables sold by the Issuer in the immediately preceding Notes Calculation Period, the amount by which (i) the aggregate Outstanding Principal Amount of such Mortgage Receivables, less, with respect to Savings Mortgage Receivables and Bank Savings Mortgage Receivables, the Participations, exceeds (ii) the purchase price of the Mortgage Receivables sold to the extent relating to principal, less, with respect to the Savings Mortgage Receivables and Bank Savings Mortgage Receivables, the Participations; and (c) with respect to the Mortgage Receivables in respect of which the Borrower has (x) successfully asserted set-off or defence to payments or (y) repaid or prepaid any amount in the immediately preceding Notes Calculation Period, the amount by which (i) the aggregate Outstanding Principal Amount of such Mortgage Receivables less, with respect to Savings Mortgage Receivables and Bank Savings Mortgage Receivables, the Participations, prior to such set-off or defence or repayment or prepayment exceeds (ii) the aggregate Outstanding Principal Amount of such Mortgage Receivables, less, with respect to Savings Mortgage Receivables and Bank Savings Mortgage Receivables, the Participations after such set-off or defence or repayment or prepayment having been made, unless, and to the extent, such amount is received from the relevant Seller or otherwise in accordance with any item of the Available Principal Funds;
Recoveries	refer to Post-Foreclosure-Proceeds
Redemption Priority of Payments	means the priority of payments set out as such Clause 5.4 of the Trust Deed
Remaining Tenor	means the length of time until the final maturity date of the mortgage loan expressed in years
Replacements	N/A
Replenishments	means any Portfolio Mortgage Loan which is sold and assigned by the Seller to the Issuer pursuant to clause 6 and 11 of the Mortgage Receivables Purchase Agreement
Repossesions	refer to foreclosure
Reserve Account	N/A
Reserve Account Target Level	N/A
Revenue Priority of Payments	means the priority of payments set out as such in section 5.2 (Priorities of Payments) of the Prospectus
Saving Deposits	means savings in a bank account, pledged to the mortgage lender, which are meant to repay the loan at maturity
Seasoning	means the difference between the loan start date and the current reporting period
Seller	means ASN Bank N.V.
Servicer	means ASN Bank N.V.
Signing Date	means 12 April 2023 or such later date as may be agreed between the Issuer, the Seller and the Manager
Special Servicer	N/A
Subordinated Loan	N/A
Swap Counterparty	N/A
Swap Counterparty Default Payment	N/A
Swap Notional Amount	N/A
Trust Deed	means the trust deed entered into by, amongst others, the Issuer and the Security Trustee dated the Closing Date
Weighted Average Life	means the expected average total number of years needed for the issuer to repay all principal, whereby the time between origination and each repayment is weighted by the repayment amount
Weighted Average Maturity	means the expected average number of years between the reporting date and the maturity of each loan, whereby the time between the reporting date and the maturity of each loan is weighted by the size of the loan
WEW	means Stichting Waarborgfonds Eigen Woning
WEW Claims	means losses which are claimed with the WEW based on the NHG conditions

Contact Information

Arranger (ARRG)	ASN Bank N.V. Croeselaan 1 3521 BJ Utrecht The Netherlands (NL) 724500A1FNICHSDF2I11	**Auditors (AUDT)**	PricewaterhouseCoopers Accountants N.V. Thomas R. Malhusstraat 5 1066 JR Amsterdam The Netherlands
Cash Advance Facility Provider (CAPR)	ASN Bank N.V. Croeselaan 1 3521 BJ Utrecht The Netherlands (NL) 724500A1FNICHSDF2I11	**Commingling Guarantor (CAPR)**	ASN Bank N.V. Croeselaan 1 3521 BJ Utrecht The Netherlands (NL) 724500A1FNICHSDF2I11
Common Safekeeper (OTHR)	Euroclear 1 Boulevard du Roi Albert II 1210 Brussels Belgium (BE) 549300CBNW05DILT6870	**Issuer (ISSR)**	Lowland Mortgage Backed Securities 7 B.V. Basisweg 10 1043 AP Amsterdam The Netherlands (NL) 72450065LXDMY5SJJW05
Issuer Account Bank (ABNK)	ASN Bank N.V. Croeselaan 1 3521 BJ Utrecht The Netherlands (NL) 724500A1FNICHSDF2I11	**Legal Advisor and Tax Advisor (CNSL)**	NautaDutilh N.V. Strawinksylaan 1999 1077 XV Amsterdam The Netherlands (NL) 724500ZOI5BPCRCB1K65
Listing Agent (OTHR)	ABN AMRO Bank N.V. Gustav Mahlerlaan 10 1082 PP Amsterdam The Netherlands (NL) BFXS5XCH7N0Y05NIXW11	**Manager (MNGR)**	ASN Bank N.V. Croeselaan 1 3521 BJ Utrecht The Netherlands (NL) 724500A1FNICHSDF2I11
Originator (ORIG)	ASN Bank N.V. Croeselaan 1 3521 BJ Utrecht The Netherlands (NL) 724500A1FNICHSDF2I11	**Paying Agent (PAYA)**	ABN AMRO Bank N.V. Gustav Mahlerlaan 10 1082 PP Amsterdam The Netherlands (NL) BFXS5XCH7N0Y05NIXW11
Rating Agency (OTHR)	Fitch Ratings Ireland Limited 38 Upper Mount Street D02 PR89 Dublin Ireland (IE) 213800BTXUQP1JZRO283	**Rating Agency (OTHR)**	Moody's Deutschland GmbH An die Welle 5 60322 Frankfurt am Main Germany (DE) 549300M5JMGHVTWYZH47
Savings Participant (SVMP)	ASN Bank N.V. Croeselaan 1 3521 BJ Utrecht The Netherlands (NL) 724500A1FNICHSDF2I11	**Seller (SELL)**	ASN Bank N.V. Croeselaan 1 3521 BJ Utrecht The Netherlands (NL) 724500A1FNICHSDF2I11
Servicer (SERV)	ASN Bank N.V. Croeselaan 1 3521 BJ Utrecht The Netherlands (NL) 724500A1FNICHSDF2I11	**Set-off Risk Facility Provider (OTHR)**	ASN Bank N.V. Croeselaan 1 3521 BJ Utrecht The Netherlands (NL) 724500A1FNICHSDF2I11