

# **PEARL MORTGAGE BACKED SECURITIES 1 B.V.**

## **Monthly Portfolio and Performance Report**

Reporting period: 1 January 2017 - 31 January 2017

Reporting Date: 20 February 2017

**AMOUNTS IN EURO**

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Report Version 1.1 - December 2013

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This Portfolio and Performance Report has been prepared based on the Template Portfolio and Performance Report as published by the Dutch Securitisation Association and applicable as at the time of this report. The Template Portfolio and Performance Report has been recognised by PCS as part of the Domestic Market Guideline applicable to Dutch RMBS transactions.

PEARL MORTGAGE BACKED SECURITIES 1 B.V.

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Key Dates			
Note Class	Class A Notes	Class S Notes	Class B Notes
<b><u>Key Dates</u></b>			
Closing Date	18 Sep 2006	19 Dec 2011	18 Sep 2006
First Optional Redemption Date	18 Sep 2026	18 Sep 2026	18 Sep 2026
Step Up Date	18 Sep 2026	18 Sep 2026	18 Sep 2026
Original Weighted Average Life (expected)	14.70	14.80	20.00
Legal Maturity Date	18 Sep 2047	18 Sep 2047	18 Sep 2047
Portfolio Date	31 Jan 2017	31 Jan 2017	31 Jan 2017
Determination Date	16 Mar 2017	16 Mar 2017	16 Mar 2017
Interest Payment Date	20 Mar 2017	20 Mar 2017	20 Mar 2017
Principal Payment Date	20 Mar 2017	20 Mar 2017	20 Mar 2017
Current Reporting Period	1 Jan 2017 - 31 Jan 2017	1 Jan 2017 - 31 Jan 2017	1 Jan 2017 - 31 Jan 2017
Previous Reporting Period	1 Dec 2016 - 31 Dec 2016	1 Dec 2016 - 31 Dec 2016	1 Dec 2016 - 31 Dec 2016
Accrual Start Date	19 Dec 2016	19 Dec 2016	19 Dec 2016
Accrual End Date	20 Mar 2017	20 Mar 2017	20 Mar 2017
Accrual Period (in days)	91	91	91
Fixing Date Reference Rate	15 Dec 2016	15 Dec 2016	15 Dec 2016

# PEARL MORTGAGE BACKED SECURITIES 1 B.V.

## Monthly Portfolio and Performance Report: 1 January 2017 - 31 January 2017

### The Mortgage Loan Portfolio

#### Number of Mortgage Loans

Number of Mortgage Loans at the beginning of the Reporting Period		6,352
Matured Mortgage Loans	-/-	0
Prepaid Mortgage Loans	-/-	30
Further Advances / Modified Mortgage Loans		0
Replacements		0
Replenishments		0
Loans repurchased by the Seller	-/-	13
Foreclosed Mortgage Loans	-/-	0
Others		0
Number of Mortgage Loans at the end of the Reporting Period		6,309

#### Amounts

Net Outstanding balance at the beginning of the Reporting Period		874,286,011.40
Scheduled Principal Receipts	-/-	1,008,880.68
Prepayments	-/-	4,363,456.75
Further Advances / Modified Mortgage Loans		0.00
Replacements		0.00
Replenishments		0.00
Loans repurchased by the Seller	-/-	2,177,135.07
Foreclosed Mortgage Loans	-/-	0.00
Others		0.00
Rounding		0.00
Net Outstanding balance at the end of the Reporting Period		866,736,538.90

#### Amount of Construction Deposit Obligations

Construction Deposit Obligations at the beginning of the Reporting Period		0.00
Changes in Construction Deposit Obligations		0.00
Construction Deposit Obligations at the end of the Reporting Period		0.00

#### Amount of Saving Deposits

Saving Deposit at the beginning of the Reporting Period		-79,689,066.90
Changes in Saving Deposits		-230,031.94
Saving Deposits at the end of the Reporting Period		-79,919,098.84

## Monthly Portfolio and Performance Report: 1 January 2017 - 31 January 2017

**Delinquencies**

From ( > )	Until ( <= )	Arrears Amount	Aggregate Outstanding Not. Amount	% of Total	Nr of Mortgage Loans	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV
	Performing	0.00	859,365,543.48	99.15%	6,256	99.16%	3.38	19.07	79.030%
<=	30 days	5,879.28	3,148,106.76	0.363%	24	0.38%	3.37	19.01	94.177%
30 days	60 days	1,167.11	334,398.72	0.039%	2	0.032%	3.53	24.73	98.419%
60 days	90 days	15,372.18	2,066,042.81	0.238%	12	0.19%	3.24	19.38	113.178%
90 days	120 days	0.00	0.00	0.00%	0	0.00%	0.00	0.00	0.000%
120 days	150 days	3,964.47	239,353.69	0.028%	2	0.032%	3.40	18.04	162.197%
150 days	180 days	1,790.26	162,453.32	0.019%	1	0.016%	2.60	14.25	105.117%
180 days	>	95,434.56	1,420,640.12	0.164%	12	0.19%	3.37	17.76	117.460%
<b>Total</b>		123,607.86	866,736,538.90	100.00%	6,309	100.00%	3.38	19.07	79.27%

Weighted Average	2,167.33
Minimum	11.83
Maximum	26,443.80

# PEARL MORTGAGE BACKED SECURITIES 1 B.V.

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### Foreclosure Statistics - Total

		Previous Period	Current Period
<b><u>Foreclosures reporting periodically</u></b>			
Number of Mortgage Loans foreclosed during the Reporting Period		N/A	N/A
Net principal balance of Mortgage Loans foreclosed during the Reporting Period		N/A	N/A
Recoveries from sales on Foreclosed Mortgage Loans during the Reporting Period	-/-	N/A	N/A
Total amount of losses on Foreclosed Mortgage Loans during the Reporting Period		N/A	N/A
Post-Foreclosure recoveries on Foreclosed Mortgage Loans during the Reporting Period	-/-	N/A	N/A
Losses minus recoveries during the Reporting Period		N/A	N/A
Average loss severity during the Reporting Period		N/A	N/A
<b><u>Foreclosures since Closing Date</u></b>			
Number of Mortgage Loans foreclosed since the Closing Date		N/A	N/A
Percentage of number of Mortgage Loans at Closing Date (% , including replenished loans)		N/A	N/A
Net principal balance of Mortgage Loans foreclosed since the Closing Date		N/A	N/A
Percentage of net principal balance at the Closing Date (% , including replenished loans)		N/A	N/A
Net principal balance of Mortgage Loans foreclosed since the Closing Date		N/A	N/A
Recoveries from sales on Foreclosed Mortgage Loans since the Closing Date	-/-	N/A	N/A
Total amount of losses on Mortgage Loans foreclosed since the Closing Date		N/A	N/A
Post-Foreclosure recoveries on Mortgage Loans Foreclosed since the Closing Date	-/-	N/A	N/A
Losses minus recoveries since the Closing Date		N/A	N/A
Average loss severity since the Closing Date		N/A	N/A
<b><u>Foreclosures</u></b>			
Number of Mortgage Loans in foreclosure at the beginning of the Reporting Period		N/A	N/A
Number of new Mortgage Loans in foreclosure during the Reporting Period		N/A	N/A
Number of Mortgage Loans for which foreclosure was completed in the Reporting Period	-/-	N/A	N/A
Number of Mortgage Loans in foreclosure at the end of the Reporting Period		N/A	N/A
Net principal balance of Mortgage Loans in foreclosure at the beginning of the Reporting Period		N/A	N/A
Net principal balance of new Mortgage Loans in foreclosure during the Reporting Period		N/A	N/A
Net principal balance of Mortgage Loans for which foreclosure was completed during the Reporting Period	-/-	N/A	N/A
Net principal balance of Mortgage Loans in foreclosure at the end of the Reporting Period		N/A	N/A
<b><u>Constant Default Rate</u></b>			
Constant Default Rate current month		N/A	N/A
Constant Default Rate 3-month average		N/A	N/A
Constant Default Rate 6-month average		N/A	N/A
Constant Default Rate 12-month average		N/A	N/A
Constant Default Rate to date		N/A	N/A

## Monthly Portfolio and Performance Report: 1 January 2017 - 31 January 2017

**Foreclosure Statistics - NHG Loans**

		Previous Period	Current Period
<b><u>Foreclosures reporting periodically</u></b>			
Number of NHG Loans foreclosed during the Reporting Period		N/A	N/A
Net principal balance of NHG Loans foreclosed during the Reporting Period		N/A	N/A
Recoveries from sales on Foreclosed NHG Loans during the Reporting Period	-/-	N/A	N/A
Total amount of losses on Foreclosed NHG Loans during the Reporting Period		N/A	N/A
Post-foreclosure recoveries on foreclosed NHG loans during the Reporting Period	-/-	N/A	N/A
Losses minus recoveries during the Reporting Period		N/A	N/A
Average loss severity NHG Loans during the Reporting Period		N/A	N/A
<b><u>Foreclosures since Closing Date</u></b>			
Net principal balance of NHG Loans foreclosed since the Closing Date		N/A	N/A
Recoveries from sales on foreclosed NHG Loans since the Closing Date	-/-	N/A	N/A
Total amount of losses on NHG Loans foreclosed since the Closing Date		N/A	N/A
Post-Foreclosure recoveries on NHG Loans foreclosed since the Closing Date	-/-	N/A	N/A
Losses minus recoveries since the Closing Date		N/A	N/A
Average loss severity NHG Loans since the Closing Date		N/A	N/A
<b><u>Foreclosures</u></b>			
Number of NHG Loans in foreclosure at the beginning of the Reporting Period		N/A	N/A
Number of new NHG Loans in foreclosure during the Reporting Period		N/A	N/A
Number of NHG Loans for which foreclosure was completed in the Reporting Period	-/-	N/A	N/A
Number of NHG Loans in foreclosure at the end of the Reporting Period		N/A	N/A
Net principal balance of NHG Loans in foreclosure at the beginning of the Reporting Period		N/A	N/A
Net principal balance of new NHG Loans in foreclosure during the Reporting Period		N/A	N/A
Net principal balance of NHG Loans for which foreclosure was completed during the Reporting Period	-/-	N/A	N/A
Net principal balance of NHG Loans in foreclosure at the end of the Reporting Period		N/A	N/A
<b><u>WEW Claims periodically</u></b>			
Number of claims to WEW at the beginning of the Reporting Period		N/A	N/A
New claims to WEW during the Reporting Period		N/A	N/A
Finalised claims with WEW during the Reporting Period	-/-	N/A	N/A
Number of claims to WEW at the end of the Reporting Period		N/A	N/A
Notional amount of claims to WEW at the beginning of the Reporting Period		N/A	N/A
Notional amount of new claims to WEW during the Reporting Period		N/A	N/A
Notional amount of finalised claims with WEW during the Reporting Period	-/-	N/A	N/A
Notional amount of claims to WEW at the end of the Reporting Period		N/A	N/A
Notional amount of finalised claims with WEW during the Reporting Period		N/A	N/A
Amount paid out by WEW during the Reporting Period		N/A	N/A
Payout ratio WEW during the Reporting Period		N/A	N/A

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**WEW Claims since Closing**

Number of finalised claims to WEW since the Closing Date		N/A	N/A
Amount of finalised claims with WEW since the Closing Date		N/A	N/A
Amount paid out by WEW since the Closing Date	-/-	N/A	N/A
Payout ratio WEW since the Closing Date		N/A	N/A

**Reasons for non payout as percentage of non recovered claim amount**

Amount of finalised claims with WEW since the Closing Date		N/A	N/A
Amount paid out by WEW since the Closing Date	-/-	N/A	N/A
Non recovered amount of WEW since the Closing Date		N/A	N/A
Insufficient guaranteed amount due to decrease with annuity amount		N/A	N/A
Loan does not comply with NHG criteria at origination		N/A	N/A
Other administrative reasons		N/A	N/A
Other		N/A	N/A



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**Foreclosure Statistics - Non NHG Loans**

		Previous Period	Current Period
<b><u>Foreclosures reporting periodically</u></b>			
Number of Non NHG Loans foreclosed during the Reporting Period		N/A	N/A
Net principal balance of Non NHG Loans foreclosed during the Reporting Period		N/A	N/A
Recoveries from sales on Foreclosed Non NHG Loans during the Reporting Period	-/-	N/A	N/A
Total amount of losses on Foreclosed Non NHG Loans during the Reporting Period		N/A	N/A
Post-foreclosure recoveries on Foreclosed Non NHG Loans during the Reporting Period	-/-	N/A	N/A
Losses minus recoveries during the Reporting Period		N/A	N/A
Average loss severity Non NHG Loans during the Reporting Period		N/A	N/A
<b><u>Foreclosures since Closing Date</u></b>			
Net principal balance of Non NHG loans foreclosed since the Closing Date		N/A	N/A
Recoveries from sales on foreclosed Non NHG Loans since the Closing Date	-/-	N/A	N/A
Total amount of losses on Non NHG Loans foreclosed since the Closing Date		N/A	N/A
Post-Foreclosure recoveries on Non NHG Loans foreclosed since the Closing Date	-/-	N/A	N/A
Losses minus recoveries since the Closing Date		N/A	N/A
Average loss severity Non NHG Loans since the Closing Date		N/A	N/A
<b><u>Foreclosures</u></b>			
Number of Non NHG Loans in foreclosure at the beginning of the Reporting Period		N/A	N/A
Number of new Non NHG Loans in foreclosure during the Reporting Period		N/A	N/A
Number of Non NHG Loans for which foreclosure was completed in the Reporting Period	-/-	N/A	N/A
Number of Non NHG Loans in foreclosure at the end of the Reporting Period		N/A	N/A
Net principal balance of Non NHG Loans in foreclosure at the beginning of the Reporting Period		N/A	N/A
Net principal balance of new Non NHG Loans in foreclosure during the Reporting Period		N/A	N/A
Net principal balance of Non NHG Loans for which foreclosure was completed during the Reporting Period	-/-	N/A	N/A
Net principal balance of Non NHG Loans in foreclosure at the end of the Reporting Period		N/A	N/A

## Monthly Portfolio and Performance Report: 1 January 2017 - 31 January 2017

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**Performance Ratios**


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	Previous Period	Current Period
<b><u>Constant Prepayment Rate (CPR)</u></b>		
Annualized Life CPR	6.7711%	6.7651%
Annualized 1-month average CPR	11.3239%	6.033%
Annualized 3-month average CPR	8.1462%	7.7916%
Annualized 6-month average CPR	7.5729%	7.624%
Annualized 12-month average CPR	6.8228%	6.9973%
<b><u>Principal Payment Rate (PPR)</u></b>		
Annualized Life PPR	0.1831%	0.1837%
Annualized 1-month average PPR	0.2467%	0.263%
Annualized 3-month average PPR	0.2074%	0.2183%
Annualized 6-month average PPR	0.2156%	0.2097%
Annualized 12-month average PPR	0.1899%	0.1743%
<b><u>Payment Ratio</u></b>		
Periodic Payment Ratio	100.1482%	100.0681%

## Stratifications

### 1. Key Characteristics

Description	As per Reporting Date	As per Closing Date
Principal amount	946,655,637.74	
Value of savings deposits	79,919,098.84	
Net principal balance	866,736,538.90	
Construction Deposits	0.00	
Net principal balance excl. Construction and Saving Deposits	866,736,538.90	
Number of loans	6,309	
Number of loanparts	12,424	
Average principal balance (borrower)	137,380.97	
Weighted average current interest rate	3.377%	
Weighted average maturity (in years)	19.07	
Weighted average remaining time to interest reset (in years)	5.76	
Weighted average seasoning (in years)	9.92	
Weighted average CLTOMV	79.26%	
Weighted average CLTIMV	81.697%	
Weighted average CLTOFV	90.074%	
Weighted average CLTIFV	92.837%	

## 2. Redemption Type

Description	Aggregate Outstanding Amount	% of Total	Nr of Loanparts	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
Annuity	31,529,741.74	3.64%	606	4.88%	3.18%	21.05	76.19%	
Bank Savings	114,050,364.31	13.16%	1,338	10.77%	3.80%	21.42	82.84%	
Interest Only	497,531,108.85	57.40%	7,003	56.37%	3.25%	19.25	78.66%	
Hybrid								
Investments	95,706,015.86	11.04%	1,134	9.13%	3.00%	18.11	87.13%	
Life Insurance								
Lineair	3,095,291.82	0.36%	68	0.55%	2.77%	19.45	59.96%	
Savings	124,824,016.32	14.40%	2,275	18.31%	3.87%	16.43	73.63%	
Other								
Unknown								
Total	866,736,538.90	100.00%	12,424	100.00%	3.377%	19.07	79.26%	

### 3. Outstanding Loan Amount

From (>=) - Until (<)	Aggregate Outstanding Amount	% 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	1,161,533.74	0.13%	78	1.24%	3.68%	14.77	12.41%	
25,000 - 50,000	8,570,791.55	0.99%	217	3.44%	3.67%	15.82	30.45%	
50,000 - 75,000	31,711,649.84	3.66%	501	7.94%	3.45%	16.45	46.92%	
75,000 - 100,000	68,766,378.85	7.93%	783	12.41%	3.44%	17.19	60.10%	
100,000 - 150,000	272,335,723.65	31.42%	2,171	34.41%	3.42%	18.46	74.86%	
150,000 - 200,000	308,051,802.62	35.54%	1,787	28.32%	3.33%	19.31	84.93%	
200,000 - 250,000	146,307,053.16	16.88%	664	10.52%	3.29%	20.59	92.20%	
250,000 - 300,000	24,402,348.30	2.82%	91	1.44%	3.62%	22.89	92.70%	
300,000 - 350,000	5,079,257.19	0.59%	16	0.25%	3.40%	22.94	93.91%	
350,000 - 400,000	350,000.00	0.04%	1	0.02%	2.35%	23.08	71.13%	
400,000 - 450,000								
450,000 - 500,000								
500,000 - 550,000								
550,000 - 600,000								
600,000 - 650,000								
650,000 - 700,000								
700,000 - 750,000								
750,000 - 800,000								
800,000 - 850,000								
850,000 - 900,000								
900,000 - 950,000								
950,000 - 1,000,000								
1.000.000 >=								
Unknown								
Total	866,736,538.90	100.00%	6,309	100.00%	3.377%	19.07	79.26%	

Average	137,381
Minimum	100
Maximum	350,000

## Monthly Portfolio and Performance Report: 1 January 2017 - 31 January 2017

## 4. Origination Year

From (>=) - Until (<)	Aggregate Outstanding Amount	% of Total	Nr of Loanparts	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
< 2000	12,137,819.68	1.40%	276	2.22%	3.76%	12.34	67.62%	
2000 - 2001	25,961,931.26	3.00%	443	3.57%	3.30%	13.07	77.33%	
2001 - 2002	17,987,057.12	2.08%	322	2.59%	3.71%	14.29	77.21%	
2002 - 2003	29,303,415.28	3.38%	505	4.06%	3.87%	15.18	78.09%	
2003 - 2004	56,759,787.93	6.55%	876	7.05%	3.45%	16.09	79.66%	
2004 - 2005	109,321,498.55	12.61%	1,714	13.80%	3.00%	16.93	78.50%	
2005 - 2006	121,003,371.07	13.96%	1,770	14.25%	2.80%	17.80	79.92%	
2006 - 2007	55,504,422.23	6.40%	820	6.60%	2.73%	18.28	77.09%	
2007 - 2008	128,698,414.20	14.85%	1,737	13.98%	3.85%	19.65	77.36%	
2008 - 2009	33,466,303.57	3.86%	470	3.78%	4.11%	20.52	81.92%	
2009 - 2010	51,277,834.36	5.92%	648	5.22%	3.49%	21.78	79.98%	
2010 - 2011	84,113,646.67	9.70%	998	8.03%	3.20%	22.28	79.50%	
2011 - 2012	63,505,147.17	7.33%	748	6.02%	3.65%	23.03	84.25%	
2012 - 2013	43,905,173.94	5.07%	570	4.59%	4.00%	23.21	84.99%	
2013 - 2014	16,121,403.52	1.86%	235	1.89%	3.51%	20.92	78.34%	
2014 - 2015	9,526,399.29	1.10%	151	1.22%	3.36%	22.59	70.04%	
2015 - 2016	5,964,692.22	0.69%	106	0.85%	2.99%	20.58	76.09%	
2016 - 2017	2,085,410.84	0.24%	34	0.27%	2.67%	19.96	85.25%	
2017 >=	92,810.00	0.01%	1	0.01%	1.55%	17.83	118.50%	
Unknown								
Total	866,736,538.90	100.00%	12,424	100.00%	3.377%	19.07	79.26%	

Weighted Average	2007
Minimum	1999
Maximum	2017

## 5. Seasoning

From (>=) - Until (<)	Aggregate Outstanding Amount	% of Total	Nr of Loanparts	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
1 Year	1,558,873.36	0.18%	24	0.19%	2.50%	19.77	85.01%	
1 Year - 2 Years	4,628,584.61	0.53%	86	0.69%	3.00%	19.98	76.70%	
2 Years - 3 Years	10,515,630.07	1.21%	169	1.36%	3.26%	22.42	73.29%	
3 Years - 4 Years	14,504,994.02	1.67%	210	1.69%	3.48%	20.97	77.25%	
4 Years - 5 Years	35,586,371.56	4.11%	470	3.78%	3.97%	23.09	83.14%	
5 Years - 6 Years	70,237,380.96	8.10%	837	6.74%	3.71%	23.04	84.79%	
6 Years - 7 Years	80,160,695.05	9.25%	955	7.69%	3.19%	22.38	79.82%	
7 Years - 8 Years	57,795,190.35	6.67%	715	5.75%	3.47%	21.81	79.72%	
8 Years - 9 Years	24,942,264.33	2.88%	346	2.78%	4.18%	20.68	83.33%	
9 Years - 10 Years	132,434,840.73	15.28%	1,792	14.42%	3.87%	19.72	77.82%	
10 Years - 11 Years	48,440,847.74	5.59%	717	5.77%	2.83%	18.39	76.44%	
11 Years - 12 Years	117,310,488.92	13.53%	1,721	13.85%	2.77%	17.89	79.47%	
12 Years - 13 Years	116,983,667.70	13.50%	1,808	14.55%	2.99%	17.05	78.66%	
13 Years - 14 Years	59,549,167.33	6.87%	920	7.41%	3.40%	16.17	79.75%	
14 Years - 15 Years	32,117,785.33	3.71%	551	4.43%	3.79%	15.37	78.40%	
15 Years - 16 Years	20,039,711.12	2.31%	349	2.81%	3.76%	14.47	77.30%	
16 Years - 17 Years	23,844,862.88	2.75%	406	3.27%	3.33%	13.17	77.60%	
17 Years - 18 Years	14,844,894.59	1.71%	319	2.57%	3.64%	12.50	70.99%	
18 Years - 19 Years	1,240,288.25	0.14%	29	0.23%	3.91%	11.84	53.47%	
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	866,736,538.90	100.00%	12,424	100.00%	3.377%	19.07	79.26%	

Weighted Average	10 Years
Minimum	0 Years
Maximum	18 Years

6. Legal Maturity

From (>=) - Until (<)	Aggregate Outstanding Amount	% of Total	Nr of Loanparts	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
2012								
2012 - 2015								
2015 - 2020	773,389.33	0.09%	54	0.43%	3.16%	1.77	55.20%	
2020 - 2025	8,052,470.12	0.93%	262	2.11%	3.54%	6.04	61.25%	
2025 - 2030	37,163,204.67	4.29%	827	6.66%	3.56%	11.26	64.05%	
2030 - 2035	270,333,983.22	31.19%	4,194	33.76%	3.38%	16.00	78.27%	
2035 - 2040	377,945,968.76	43.61%	5,074	40.84%	3.30%	19.92	80.35%	
2040 - 2045	170,619,639.92	19.69%	1,987	15.99%	3.49%	24.36	82.86%	
2045 - 2050	1,847,882.88	0.21%	26	0.21%	2.85%	28.23	63.85%	
2050 - 2055								
2055 - 2060								
2060 - 2065								
2065 - 2070								
2070 - 2075								
2075 - 2080								
2080 - 2085								
2085 - 2090								
2090 - 2095								
2095 - 2100								
2100 >=								
Unknown								
Total	866,736,538.90	100.00%	12,424	100.00%	3.377%	19.07	79.26%	

Weighted Average	2036
Minimum	2017
Maximum	2046



# PEARL MORTGAGE BACKED SECURITIES 1 B.V.

## Monthly Portfolio and Performance Report: 1 January 2017 - 31 January 2017

### 7. Remaining Tenor

From (>=) - Until (<)	Aggregate Outstanding Amount	% of Total	Nr of Loanparts	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
0 Year - 1 Year	44,499.24	0.01%	12	0.10%	3.43%	0.21	69.38%	
1 Year - 2 Years	385,514.42	0.04%	20	0.16%	3.31%	1.45	58.50%	
2 Years - 3 Years	343,375.67	0.04%	22	0.18%	2.95%	2.34	49.66%	
3 Years - 4 Years	1,314,100.51	0.15%	51	0.41%	3.25%	3.40	62.06%	
4 Years - 5 Years	514,203.09	0.06%	31	0.25%	4.05%	4.39	46.95%	
5 Years - 6 Years	1,218,850.96	0.14%	36	0.29%	3.93%	5.41	61.95%	
6 Years - 7 Years	1,887,724.26	0.22%	55	0.44%	3.68%	6.46	67.68%	
7 Years - 8 Years	3,117,591.30	0.36%	89	0.72%	3.33%	7.43	59.09%	
8 Years - 9 Years	3,202,003.71	0.37%	85	0.68%	3.10%	8.48	55.53%	
9 Years - 10 Years	4,408,945.89	0.51%	109	0.88%	3.36%	9.39	62.66%	
10 Years - 11 Years	5,215,398.34	0.60%	121	0.97%	3.63%	10.40	60.88%	
11 Years - 12 Years	7,430,892.79	0.86%	152	1.22%	3.63%	11.40	65.27%	
12 Years - 13 Years	16,905,963.94	1.95%	360	2.90%	3.65%	12.47	66.47%	
13 Years - 14 Years	36,047,657.62	4.16%	594	4.78%	3.37%	13.35	76.02%	
14 Years - 15 Years	31,352,415.60	3.62%	517	4.16%	3.63%	14.45	74.51%	
15 Years - 16 Years	40,755,561.16	4.70%	649	5.22%	3.79%	15.39	78.24%	
16 Years - 17 Years	63,646,158.66	7.34%	958	7.71%	3.48%	16.39	80.05%	
17 Years - 18 Years	98,532,190.18	11.37%	1,476	11.88%	3.07%	17.46	79.15%	
18 Years - 19 Years	121,764,166.49	14.05%	1,705	13.72%	2.80%	18.38	82.28%	
19 Years - 20 Years	63,827,030.05	7.36%	895	7.20%	2.81%	19.26	77.82%	
20 Years - 21 Years	108,372,961.48	12.50%	1,401	11.28%	3.80%	20.49	78.27%	
21 Years - 22 Years	43,612,047.20	5.03%	584	4.70%	4.01%	21.27	82.32%	
22 Years - 23 Years	40,369,763.54	4.66%	489	3.94%	3.50%	22.59	81.96%	
23 Years - 24 Years	74,505,450.68	8.60%	859	6.91%	3.18%	23.41	79.69%	
24 Years - 25 Years	44,564,332.72	5.14%	508	4.09%	3.59%	24.56	86.09%	
25 Years - 26 Years	40,912,479.76	4.72%	477	3.84%	3.95%	25.23	87.09%	
26 Years - 27 Years	6,076,465.97	0.70%	83	0.67%	3.41%	26.42	83.99%	
27 Years - 28 Years	4,560,910.79	0.53%	60	0.48%	3.64%	27.39	63.75%	
28 Years - 29 Years	1,746,994.09	0.20%	25	0.20%	2.93%	28.14	63.95%	
29 Years - 30 Years	100,888.79	0.01%	1	0.01%	1.55%	29.83	62.14%	
30 Years >=								
Unknown								
Total	866,736,538.90	100.00%	12,424	100.00%	3.377%	19.07	79.26%	

Weighted Average	19 Years
Minimum	0 Years
Maximum	29 Years

**8a. Original Loan To Original Foreclosure Value (Non-NHG)**

From (>=) - Until (<)	Aggregate Outstanding Amount	% of Total	Nr of Loans	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
NHG	866,736,538.90	100.00%	6,309	100.00%	3.38%	19.07	79.26%	
< 10 %								
10 % - 20 %								
20 % - 30 %								
30 % - 40 %								
40 % - 50 %								
50 % - 60 %								
60 % - 70 %								
70 % - 80 %								
80 % - 90 %								
90 % - 100 %								
100 % - 110 %								
110 % - 120 %								
120 % - 130 %								
130 % - 140 %								
140 % - 150 %								
150 % >=								
Unknown								
Total	866,736,538.90	100.00%	6,309	100.00%	3.377%	19.07	79.26%	

**8b. Original Loan To Original Foreclosure Value (NHG)**

From (>=) - Until (<)	Aggregate Outstanding Amount	% of Total	Nr of Loans	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
Non-NHG								
< 10 %	39,000.00	0.00%	1	0.02%	1.70%	20.17	8.68%	
10 % - 20 %	973,433.88	0.11%	28	0.44%	3.90%	19.54	12.94%	
20 % - 30 %	4,379,949.35	0.51%	82	1.30%	3.30%	19.45	19.97%	
30 % - 40 %	11,168,258.52	1.29%	155	2.46%	3.24%	18.53	27.61%	
40 % - 50 %	20,829,288.50	2.40%	237	3.76%	3.15%	19.01	35.05%	
50 % - 60 %	32,681,456.36	3.77%	331	5.25%	3.10%	19.01	43.06%	
60 % - 70 %	37,528,801.75	4.33%	331	5.25%	3.32%	18.50	50.36%	
70 % - 80 %	53,829,873.57	6.21%	444	7.04%	3.28%	18.45	58.11%	
80 % - 90 %	79,511,442.54	9.17%	602	9.54%	3.34%	18.52	66.58%	
90 % - 100 %	92,893,574.29	10.72%	666	10.56%	3.47%	18.75	74.46%	
100 % - 110 %	133,920,458.07	15.45%	912	14.46%	3.41%	18.75	82.30%	
110 % - 120 %	192,230,611.33	22.18%	1,207	19.13%	3.45%	19.72	91.19%	
120 % - 130 %	182,598,268.42	21.07%	1,157	18.34%	3.39%	19.40	97.99%	
130 % - 140 %	9,817,660.90	1.13%	62	0.98%	3.34%	19.59	105.84%	
140 % - 150 %	2,805,683.86	0.32%	18	0.29%	3.10%	18.97	99.65%	
150 % >=	11,528,777.56	1.33%	76	1.20%	2.99%	17.95	100.66%	
Unknown								
Total	866,736,538.90	100.00%	6,309	100.00%	3.377%	19.07	79.26%	

## 9a. Current Loan To Original Foreclosure Value (Non-NHG)

From (>=) - Until (<)	Aggregate Outstanding Amount	% of Total	Nr of Loans	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
NHG	866,736,538.90	100.00%	6,309	100.00%	3.38%	19.07	79.26%	
< 10 %								
10 % - 20 %								
20 % - 30 %								
30 % - 40 %								
40 % - 50 %								
50 % - 60 %								
60 % - 70 %								
70 % - 80 %								
80 % - 90 %								
90 % - 100 %								
100 % - 110 %								
110 % - 120 %								
120 % - 130 %								
130 % - 140 %								
140 % - 150 %								
150 % >=								
Unknown								
Total	866,736,538.90	100.00%	6,309	100.00%	3.377%	19.07	79.26%	

**9b. Current Loan To Original Foreclosure Value (NHG)**

From (>=) - Until (<)	Aggregate Outstanding Amount	% of Total	Nr of Loans	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
Non-NHG								
< 10 %	574,743.96	0.07%	45	0.71%	3.68%	16.51	6.17%	
10 % - 20 %	3,198,522.60	0.37%	90	1.43%	3.48%	17.00	13.91%	
20 % - 30 %	11,027,576.87	1.27%	181	2.87%	3.28%	18.20	22.20%	
30 % - 40 %	21,431,815.19	2.47%	272	4.31%	3.31%	18.00	30.99%	
40 % - 50 %	31,334,862.77	3.62%	336	5.33%	3.23%	18.11	39.96%	
50 % - 60 %	47,786,970.15	5.51%	441	6.99%	3.26%	18.27	48.69%	
60 % - 70 %	61,975,509.20	7.15%	520	8.24%	3.36%	18.04	57.21%	
70 % - 80 %	87,057,256.41	10.04%	676	10.71%	3.41%	18.33	66.07%	
80 % - 90 %	115,356,396.97	13.31%	808	12.81%	3.47%	18.60	74.93%	
90 % - 100 %	133,427,489.42	15.39%	871	13.81%	3.43%	19.09	83.74%	
100 % - 110 %	154,728,650.29	17.85%	930	14.74%	3.41%	19.99	92.60%	
110 % - 120 %	125,939,020.62	14.53%	716	11.35%	3.45%	20.54	100.26%	
120 % - 130 %	64,446,568.42	7.44%	376	5.96%	3.05%	18.50	108.54%	
130 % - 140 %	5,380,917.63	0.62%	29	0.46%	3.17%	19.47	117.07%	
140 % - 150 %	789,932.01	0.09%	5	0.08%	3.52%	18.35	127.23%	
150 % >=	2,280,306.39	0.26%	13	0.21%	3.25%	18.73	161.63%	
Unknown								
Total	866,736,538.90	100.00%	6,309	100.00%	3.377%	19.07	79.26%	

**10a. Current Loan To Indexed Foreclosure Value (Non-NHG)**

From (>=) - Until (<)	Aggregate Outstanding Amount	% of Total	Nr of Loans	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
NHG	866,736,538.90	100.00%	6,309	100.00%	3.38%	19.07	79.26%	
< 10 %								
10 % - 20 %								
20 % - 30 %								
30 % - 40 %								
40 % - 50 %								
50 % - 60 %								
60 % - 70 %								
70 % - 80 %								
80 % - 90 %								
90 % - 100 %								
100 % - 110 %								
110 % - 120 %								
120 % - 130 %								
130 % - 140 %								
140 % - 150 %								
150 % >=								
Unknown								
Total	866,736,538.90	100.00%	6,309	100.00%	3.377%	19.07	79.26%	

**10b. Current Loan To Indexed Foreclosure Value (NHG)**

From (>=) - Until (<)	Aggregate Outstanding Amount	% of Total	Nr of Loans	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
Non-NHG								
< 10 %	456,063.14	0.05%	42	0.67%	3.78%	15.56	5.61%	
10 % - 20 %	2,947,901.76	0.34%	92	1.46%	3.40%	16.72	13.90%	
20 % - 30 %	10,189,264.04	1.18%	173	2.74%	3.35%	17.84	22.15%	
30 % - 40 %	19,127,790.94	2.21%	256	4.06%	3.31%	17.73	31.08%	
40 % - 50 %	33,742,940.37	3.89%	374	5.93%	3.32%	17.66	41.10%	
50 % - 60 %	45,319,940.18	5.23%	435	6.89%	3.26%	17.69	49.88%	
60 % - 70 %	62,741,698.25	7.24%	551	8.73%	3.35%	17.83	58.65%	
70 % - 80 %	84,883,259.03	9.79%	656	10.40%	3.40%	17.93	66.96%	
80 % - 90 %	102,183,052.38	11.79%	720	11.41%	3.41%	18.22	74.80%	
90 % - 100 %	115,269,170.99	13.30%	757	12.00%	3.39%	18.93	82.42%	
100 % - 110 %	135,490,524.20	15.63%	816	12.93%	3.37%	19.88	89.36%	
110 % - 120 %	119,658,071.91	13.81%	680	10.78%	3.44%	20.70	95.86%	
120 % - 130 %	92,610,324.70	10.68%	524	8.31%	3.32%	20.09	102.02%	
130 % - 140 %	33,191,772.65	3.83%	184	2.92%	3.37%	20.00	106.74%	
140 % - 150 %	6,731,765.66	0.78%	36	0.57%	3.74%	20.27	112.17%	
150 % >=	2,192,998.70	0.25%	13	0.21%	3.18%	18.10	161.76%	
Unknown								
Total	866,736,538.90	100.00%	6,309	100.00%	3.377%	19.07	79.26%	

## 11a. Original Loan To Original Market Value (Non-NHG)

From (>=) - Until (<)	Aggregate Outstanding Amount	% of Total	Nr of Loans	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
NHG	866,736,538.90	100.00%	6,309	100.00%	3.38%	19.07	79.26%	
< 10 %								
10 % - 20 %								
20 % - 30 %								
30 % - 40 %								
40 % - 50 %								
50 % - 60 %								
60 % - 70 %								
70 % - 80 %								
80 % - 90 %								
90 % - 100 %								
100 % - 110 %								
110 % - 120 %								
120 % - 130 %								
130 % - 140 %								
140 % - 150 %								
150 % >=								
Unknown								
Total	866,736,538.90	100.00%	6,309	100.00%	3.377%	19.07	79.26%	



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11b. Original Loan To Original Market Value (NHG)

From (>=) - Until (<)	Aggregate Outstanding Amount	% of Total	Nr of Loans	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
Non-NHG								
< 10 %	39,000.00	0.00%	1	0.02%	1.70%	20.17	8.68%	
10 % - 20 %	1,926,664.42	0.22%	45	0.71%	3.53%	19.70	15.07%	
20 % - 30 %	7,168,848.83	0.83%	121	1.92%	3.20%	18.86	23.03%	
30 % - 40 %	17,325,552.27	2.00%	216	3.42%	3.18%	18.87	31.24%	
40 % - 50 %	34,378,799.92	3.97%	361	5.72%	3.13%	19.10	40.46%	
50 % - 60 %	38,618,158.99	4.46%	354	5.61%	3.29%	18.53	48.58%	
60 % - 70 %	59,429,375.89	6.86%	487	7.72%	3.28%	18.45	57.42%	
70 % - 80 %	90,162,564.60	10.40%	683	10.83%	3.33%	18.49	66.72%	
80 % - 90 %	109,876,683.79	12.68%	788	12.49%	3.45%	18.79	75.57%	
90 % - 100 %	178,184,173.23	20.56%	1,188	18.83%	3.43%	18.80	85.11%	
100 % - 110 %	286,052,971.84	33.00%	1,784	28.28%	3.43%	19.79	95.58%	
110 % - 120 %	26,814,807.68	3.09%	170	2.69%	3.25%	19.04	102.93%	
120 % - 130 %	4,739,153.89	0.55%	32	0.51%	3.28%	19.48	101.71%	
130 % - 140 %	2,872,329.62	0.33%	19	0.30%	3.21%	19.08	90.66%	
140 % - 150 %	2,632,774.29	0.30%	17	0.27%	2.87%	18.70	91.56%	
150 % >=	6,514,679.64	0.75%	43	0.68%	2.98%	17.11	109.58%	
Unknown								
Total	866,736,538.90	100.00%	6,309	100.00%	3.377%	19.07	79.26%	

**12a. Current Loan To Original Market Value (Non-NHG)**

From (>=) - Until (<)	Aggregate Outstanding Amount	% of Total	Nr of Loans	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
NHG	866,736,538.90	100.00%	6,309	100.00%	3.38%	19.07	79.26%	
< 10 %								
10 % - 20 %								
20 % - 30 %								
30 % - 40 %								
40 % - 50 %								
50 % - 60 %								
60 % - 70 %								
70 % - 80 %								
80 % - 90 %								
90 % - 100 %								
100 % - 110 %								
110 % - 120 %								
120 % - 130 %								
130 % - 140 %								
140 % - 150 %								
150 % >=								
Unknown								
Total	866,736,538.90	100.00%	6,309	100.00%	3.377%	19.07	79.26%	

**12b. Current Loan To Original Market Value (NHG)**

From (>=) - Until (<)	Aggregate Outstanding Amount	% of Total	Nr of Loans	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
Non-NHG								
< 10 %	946,699.73	0.11%	60	0.95%	3.39%	16.26	7.46%	
10 % - 20 %	5,731,304.96	0.66%	129	2.04%	3.33%	17.75	16.68%	
20 % - 30 %	16,706,753.41	1.93%	239	3.79%	3.27%	18.14	25.95%	
30 % - 40 %	28,126,921.68	3.25%	332	5.26%	3.27%	18.10	35.50%	
40 % - 50 %	47,176,454.29	5.44%	453	7.18%	3.23%	18.28	45.49%	
50 % - 60 %	66,599,018.65	7.68%	579	9.18%	3.36%	17.95	55.09%	
60 % - 70 %	94,896,518.93	10.95%	735	11.65%	3.39%	18.38	65.22%	
70 % - 80 %	129,635,724.88	14.96%	909	14.41%	3.46%	18.55	75.14%	
80 % - 90 %	155,928,158.66	17.99%	1,008	15.98%	3.43%	19.27	85.10%	
90 % - 100 %	187,496,742.82	21.63%	1,096	17.37%	3.45%	20.30	95.21%	
100 % - 110 %	115,699,036.96	13.35%	664	10.52%	3.23%	19.39	105.04%	
110 % - 120 %	13,987,365.53	1.61%	83	1.32%	3.05%	19.17	113.42%	
120 % - 130 %	1,213,169.24	0.14%	7	0.11%	3.61%	19.40	122.21%	
130 % - 140 %	958,725.61	0.11%	5	0.08%	3.44%	19.65	133.10%	
140 % - 150 %	95,804.20	0.01%	1	0.02%	5.05%	13.75	145.35%	
150 % >=	1,538,139.35	0.18%	9	0.14%	3.16%	18.02	174.11%	
Unknown								
Total	866,736,538.90	100.00%	6,309	100.00%	3.377%	19.07	79.26%	

**13a. Current Loan To Indexed Market Value (Non-NHG)**

From (>=) - Until (<)	Aggregate Outstanding Amount	% of Total	Nr of Loans	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
NHG	866,736,538.90	100.00%	6,309	100.00%	3.38%	19.07	79.26%	
< 10 %								
10 % - 20 %								
20 % - 30 %								
30 % - 40 %								
40 % - 50 %								
50 % - 60 %								
60 % - 70 %								
70 % - 80 %								
80 % - 90 %								
90 % - 100 %								
100 % - 110 %								
110 % - 120 %								
120 % - 130 %								
130 % - 140 %								
140 % - 150 %								
150 % >=								
Unknown								
Total	866,736,538.90	100.00%	6,309	100.00%	3.377%	19.07	79.26%	

**13b. Current Loan To Indexed Market Value (NHG)**

From (>=) - Until (<)	Aggregate Outstanding Amount	% of Total	Nr of Loans	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
Non-NHG								
< 10 %	825,883.12	0.10%	56	0.89%	3.33%	15.86	7.22%	
10 % - 20 %	4,580,536.63	0.53%	117	1.85%	3.46%	16.93	16.25%	
20 % - 30 %	15,407,009.21	1.78%	234	3.71%	3.30%	17.71	25.40%	
30 % - 40 %	27,602,687.34	3.18%	339	5.37%	3.27%	17.72	35.89%	
40 % - 50 %	46,454,599.90	5.36%	469	7.43%	3.33%	17.82	46.28%	
50 % - 60 %	66,551,185.91	7.68%	600	9.51%	3.32%	17.61	56.57%	
60 % - 70 %	94,221,661.06	10.87%	737	11.68%	3.38%	17.98	66.15%	
70 % - 80 %	115,243,672.61	13.30%	814	12.90%	3.41%	18.25	74.93%	
80 % - 90 %	135,916,667.63	15.68%	875	13.87%	3.40%	19.15	83.33%	
90 % - 100 %	148,632,042.11	17.15%	878	13.92%	3.38%	20.02	91.59%	
100 % - 110 %	128,989,675.31	14.88%	733	11.62%	3.40%	20.58	98.46%	
110 % - 120 %	66,902,328.82	7.72%	372	5.90%	3.32%	19.96	104.50%	
120 % - 130 %	12,411,690.55	1.43%	68	1.08%	3.58%	20.41	110.95%	
130 % - 140 %	1,594,955.15	0.18%	8	0.13%	3.32%	19.89	125.90%	
140 % - 150 %	505,804.20	0.06%	3	0.05%	3.27%	17.68	150.31%	
150 % >=	896,139.35	0.10%	6	0.10%	3.50%	17.72	188.89%	
Unknown								
Total	866,736,538.90	100.00%	6,309	100.00%	3.377%	19.07	79.26%	

14. Loanpart Coupon (interest rate bucket)

From (>=) - Until (<)	Aggregate Outstanding Amount	% of Total	Nr of Loanparts	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
< 0.5 %								
0.5 % - 1.0 %	18,300.00	0.00%	1	0.01%	0.60%	21.83	57.23%	
1.0 % - 1.5 %	9,537,545.80	1.10%	133	1.07%	1.41%	17.47	75.28%	
1.5 % - 2.0 %	48,768,128.25	5.63%	748	6.02%	1.75%	18.55	78.89%	
2.0 % - 2.5 %	145,261,117.27	16.76%	2,070	16.66%	2.27%	18.56	79.66%	
2.5 % - 3.0 %	148,771,025.64	17.16%	2,063	16.60%	2.73%	18.98	78.54%	
3.0 % - 3.5 %	153,090,767.51	17.66%	2,183	17.57%	3.23%	18.93	79.44%	
3.5 % - 4.0 %	112,853,434.14	13.02%	1,560	12.56%	3.71%	19.84	79.98%	
4.0 % - 4.5 %	69,012,687.90	7.96%	994	8.00%	4.26%	19.33	79.34%	
4.5 % - 5.0 %	119,788,182.62	13.82%	1,685	13.56%	4.71%	20.06	80.09%	
5.0 % - 5.5 %	39,826,685.25	4.60%	610	4.91%	5.17%	18.62	78.40%	
5.5 % - 6.0 %	14,109,849.16	1.63%	257	2.07%	5.65%	16.88	77.58%	
6.0 % - 6.5 %	4,126,161.48	0.48%	83	0.67%	6.17%	15.16	70.89%	
6.5 % - 7.0 %	1,508,568.35	0.17%	36	0.29%	6.58%	14.10	68.38%	
7.0 % >=	64,085.53	0.01%	1	0.01%	7.00%	13.75	86.64%	
Unknown								
Total	866,736,538.90	100.00%	12,424	100.00%	3.377%	19.07	79.26%	

Weighted Average	3.4 %
Minimum	0.6 %
Maximum	7.0 %

## 15. Remaining Interest Rate Fixed Period

From (>=) - Until (<)	Aggregate Outstanding Amount	% 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	221,921,472.02	25.60%	3,231	26.01%	3.36%	19.19	79.64%	
12 Months - 24 Months	45,269,124.96	5.22%	724	5.83%	4.12%	18.25	82.20%	
24 Months - 36 Months	58,666,598.11	6.77%	925	7.45%	3.65%	18.08	79.48%	
36 Months - 48 Months	39,614,090.80	4.57%	564	4.54%	3.23%	19.18	81.61%	
48 Months - 60 Months	46,084,707.56	5.32%	620	4.99%	4.19%	20.30	83.29%	
60 Months - 72 Months	32,368,887.18	3.73%	460	3.70%	4.75%	20.26	80.37%	
72 Months - 84 Months	17,647,759.60	2.04%	271	2.18%	4.65%	17.38	75.71%	
84 Months - 96 Months	43,040,751.85	4.97%	646	5.20%	3.60%	18.32	73.31%	
96 Months - 108 Months	159,683,276.83	18.42%	2,186	17.59%	2.86%	19.18	76.73%	
108 Months - 120 Months	121,610,880.70	14.03%	1,722	13.86%	2.54%	18.93	80.92%	
120 Months - 132 Months	19,305,242.86	2.23%	270	2.17%	4.75%	19.01	75.39%	
132 Months - 144 Months	3,206,809.96	0.37%	57	0.46%	4.53%	17.19	80.35%	
144 Months - 156 Months	968,702.14	0.11%	19	0.15%	4.80%	15.17	69.47%	
156 Months - 168 Months	7,450,181.12	0.86%	108	0.87%	3.57%	17.54	78.89%	
168 Months - 180 Months	11,132,661.67	1.28%	157	1.26%	3.13%	17.36	80.45%	
180 Months - 192 Months	218,694.87	0.03%	3	0.02%	5.77%	20.28	74.58%	
192 Months - 204 Months	617,495.17	0.07%	9	0.07%	5.35%	16.64	70.81%	
204 Months - 216 Months	2,637,293.78	0.30%	34	0.27%	4.28%	19.16	78.29%	
216 Months - 228 Months	14,374,168.41	1.66%	180	1.45%	3.44%	20.11	81.93%	
228 Months - 240 Months	19,915,251.51	2.30%	225	1.81%	3.01%	21.89	80.18%	
240 Months - 252 Months	206,698.04	0.02%	4	0.03%	5.42%	20.81	69.68%	
252 Months - 264 Months	570,545.48	0.07%	7	0.06%	5.82%	21.59	74.80%	
264 Months - 276 Months								
276 Months - 288 Months								
288 Months - 300 Months	225,244.28	0.03%	2	0.02%	5.65%	24.79	84.76%	
300 Months - 312 Months								
312 Months - 324 Months								
324 Months - 336 Months								
336 Months - 348 Months								
348 Months - 360 Months								
360 Months >=								
Unknown								
Total	866,736,538.90	100.00%	12,424	100.00%	3.377%	19.07	79.26%	

Weighted Average	69 Months
Minimum	0 Months
Maximum	298 Months

**16. Interest Payment Type**

Description	Aggregate Outstanding Amount	% of Total	Nr of Loanparts	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
Floating	134,514,666.52	15.52%	1,925	15.49%	3.01%	19.28	78.54%	
Fixed	732,221,872.38	84.48%	10,499	84.51%	3.44%	19.03	79.39%	
Unknown								
Total	866,736,538.90	100.00%	12,424	100.00%	3.377%	19.07	79.26%	



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**17. Property Description**


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Description	Aggregate Outstanding Amount	% of Total	Nr of Borrowers	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
House	749,001,498.99	86.42%	5,337	84.59%	3.39%	18.98	78.31%	
Apartment	117,735,039.91	13.58%	972	15.41%	3.31%	19.64	85.29%	
House/Business (<50%)								
House/Business (>50%)								
Business								
Other								
Unknown								
Total	866,736,538.90	100.00%	6,309	100.00%	3.377%	19.07	79.26%	

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**18. Geographical Distribution (by province)**

Province	Aggregate Outstanding Amount	% of Total	Nr of Loans	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
Drenthe	38,827,272.88	4.48%	313	4.96%	3.39%	18.20	75.67%	
Flevoland	52,420,491.03	6.05%	359	5.69%	3.31%	18.94	82.70%	
Friesland	20,439,495.19	2.36%	164	2.60%	3.20%	18.56	79.46%	
Gelderland	150,138,127.45	17.32%	1,056	16.74%	3.38%	19.02	76.89%	
Groningen	54,173,758.56	6.25%	495	7.85%	3.55%	18.06	77.36%	
Limburg	111,628,656.58	12.88%	895	14.19%	3.42%	17.73	78.80%	
Noord-Brabant	76,437,148.49	8.82%	504	7.99%	3.40%	19.96	77.03%	
Noord-Holland	64,280,191.25	7.42%	422	6.69%	3.42%	20.38	80.40%	
Overijssel	98,982,884.35	11.42%	722	11.44%	3.32%	18.97	80.41%	
Utrecht	54,832,349.68	6.33%	345	5.47%	3.33%	20.19	78.56%	
Zeeland	10,060,529.37	1.16%	87	1.38%	3.58%	18.80	77.34%	
Zuid-Holland	134,515,634.07	15.52%	947	15.01%	3.33%	19.54	83.03%	
Unknown/Not specified								
Total	866,736,538.90	100.00%	6,309	100.00%	3.377%	19.07	79.26%	

**19. 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	% of Total Not.Amount at Closing Date
NL111 - Oost-Groningen	18,976,685.24	2.19%	184	2.92%	3.60%	18.04	76.22%	
NL112 - Delfzijl en omgeving	5,827,263.78	0.67%	58	0.92%	3.71%	18.07	76.72%	
NL113- Overig Groningen	29,369,809.54	3.39%	253	4.01%	3.49%	18.06	78.23%	
NL121- Noord-Friesland	8,288,331.57	0.96%	67	1.06%	3.19%	18.09	80.01%	
NL122- Zuidwest-Friesland	4,680,130.02	0.54%	37	0.59%	3.11%	18.75	76.89%	
NL123- Zuidoost-Friesland	7,471,033.60	0.86%	60	0.95%	3.26%	18.96	80.45%	
NL131- Noord-Drenthe	13,324,830.50	1.54%	100	1.59%	3.29%	18.46	78.77%	
NL132- Zuidoost-Drenthe	14,258,103.70	1.65%	123	1.95%	3.34%	18.10	72.04%	
NL133- Zuidwest-Drenthe	11,244,338.68	1.30%	90	1.43%	3.56%	18.01	76.61%	
NL211- Noord-Overijssel	44,449,705.45	5.13%	315	4.99%	3.23%	19.03	78.60%	
NL212- Zuidwest-Overijssel	10,667,207.23	1.23%	81	1.28%	3.44%	18.60	80.73%	
NL213- Twente	43,865,971.67	5.06%	326	5.17%	3.38%	19.00	82.17%	
NL221- Veluwe	39,415,266.81	4.55%	273	4.33%	3.32%	19.18	74.96%	
NL224- Zuidwest-Gelderland	9,294,392.57	1.07%	67	1.06%	3.59%	19.39	73.89%	
NL225- Achterhoek	33,859,409.30	3.91%	258	4.09%	3.33%	18.27	77.50%	
NL226- Arnhem/Nijmegen	67,753,594.40	7.82%	460	7.29%	3.40%	19.25	78.04%	
NL230- Flevoland	52,420,491.03	6.05%	359	5.69%	3.31%	18.94	82.70%	
NL310- Utrecht	54,647,814.05	6.31%	343	5.44%	3.33%	20.18	78.64%	
NL321- Kop van Noord-Holland	7,332,900.42	0.85%	50	0.79%	3.55%	21.01	84.06%	
NL322- Alkmaar en omgeving	6,364,676.57	0.73%	40	0.63%	3.50%	19.83	82.85%	
NL323- IJmond	3,833,597.04	0.44%	26	0.41%	3.53%	19.77	75.36%	
NL324- Agglomeratie Haarlem	3,346,438.43	0.39%	22	0.35%	3.37%	20.15	80.11%	
NL325- Zaanstreek	3,249,419.16	0.37%	21	0.33%	3.08%	20.03	85.34%	
NL326- Groot-Amsterdam	31,382,700.31	3.62%	202	3.20%	3.38%	20.46	80.85%	
NL327- Het Gooi en Vechtstreek	8,770,459.32	1.01%	61	0.97%	3.54%	20.48	74.46%	
NL331- Agglomeratie Leiden en Bollenstreek	8,739,261.58	1.01%	60	0.95%	3.33%	20.39	73.10%	
NL332- Agglomeratie 's-Gravenhage	26,484,075.04	3.06%	196	3.11%	3.27%	19.53	86.25%	
NL333- Delft en Westland	3,084,324.57	0.36%	23	0.36%	3.39%	19.21	78.13%	
NL334- Oost-Zuid-Holland	11,633,840.33	1.34%	75	1.19%	3.25%	19.16	79.32%	
NL335- Groot-Rijnmond	58,063,985.06	6.70%	406	6.44%	3.39%	19.64	85.31%	
NL336- Zuidoost-Zuid-Holland	26,510,147.49	3.06%	187	2.96%	3.29%	19.28	80.27%	
NL341- Zeeuwsch-Vlaanderen	1,637,829.53	0.19%	21	0.33%	3.19%	17.66	79.80%	
NL342- Overig Zeeland	8,422,699.84	0.97%	66	1.05%	3.65%	19.02	76.86%	
NL411- West-Noord-Brabant	20,219,272.38	2.33%	131	2.08%	3.38%	20.23	81.64%	
NL412- Midden-Noord-Brabant	14,610,516.12	1.69%	93	1.47%	3.50%	20.14	79.93%	
NL413- Noordoost-Noord-Brabant	18,882,313.53	2.18%	121	1.92%	3.42%	20.20	74.31%	
NL414- Zuidoost-Noord-Brabant	22,725,046.46	2.62%	159	2.52%	3.33%	19.40	73.35%	
NL421- Noord-Limburg	26,585,435.93	3.07%	215	3.41%	3.36%	17.62	76.22%	
NL422- Midden-Limburg	16,615,547.37	1.92%	122	1.93%	3.38%	18.08	81.26%	
NL423- Zuid-Limburg	68,427,673.28	7.89%	558	8.84%	3.46%	17.69	79.20%	
Unknown/Not specified								
Total	866,736,538.90	100.00%	6,309	100.00%	3.377%	19.07	79.26%	

20. Construction Deposits (% of net princ. amount)

From (>=) - Until (<)	Aggregate Outstanding Amount	% of Total	Nr of Borrowers	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
0 %	866,736,538.90	100.00%	6,309	100.00%	3.38%	19.07	79.26%	
0 % - 10 %								
10 % - 20 %								
20 % - 30 %								
30 % - 40 %								
40 % - 50 %								
50 % - 60 %								
60 % - 70 %								
70 % - 80 %								
80 % - 90 %								
90 % - 100 %								
100 % >								
Total	866,736,538.90	100.00%	6,309	100.00%	3.377%	19.07	79.26%	

Weighted Average	0 %
Minimum	0 %
Maximum	0 %

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## 21. Occupancy

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Description	Aggregate Outstanding Amount	% of Total	Nr of Borrowers	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
Owner Occupied	866,736,538.90	100.00%	6,309	100.00%	3.38%	19.07	79.26%	
Buy-to-let								
Unknown								
Total	866,736,538.90	100.00%	6,309	100.00%	3.377%	19.07	79.26%	

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**22. Employment Status Borrower**

Description	Aggregate Outstanding Amount	% of Total	Nr of Borrowers	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
Employed	778,988,841.75	89.88%	5,641	89.41%	3.39%	19.01	80.12%	
Self Employed	33,902,037.52	3.91%	218	3.46%	3.35%	19.90	78.14%	
Student								
Other	53,845,659.63	6.21%	450	7.13%	3.24%	19.38	67.57%	
Unknown								
Total	866,736,538.90	100.00%	6,309	100.00%	3.377%	19.07	79.26%	

## 23. Loan To Income

From (>=) - Until (<)	Aggregate Outstanding Amount	% of Total	Nr of Borrowers	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
Self Certified								
< 0.5	979,619.97	0.11%	60	0.95%	3.68%	15.69	9.68%	
0.5 - 1.0	6,062,190.92	0.70%	132	2.09%	3.54%	16.18	30.73%	
1.0 - 1.5	17,362,828.36	2.00%	249	3.95%	3.42%	17.37	40.98%	
1.5 - 2.0	39,442,850.84	4.55%	435	6.89%	3.47%	17.14	50.67%	
2.0 - 2.5	75,311,567.63	8.69%	671	10.64%	3.41%	17.61	61.60%	
2.5 - 3.0	112,222,623.61	12.95%	868	13.76%	3.37%	17.98	72.07%	
3.0 - 3.5	151,359,043.86	17.46%	1,033	16.37%	3.45%	18.92	79.50%	
3.5 - 4.0	165,722,698.39	19.12%	1,059	16.79%	3.37%	19.51	84.85%	
4.0 - 4.5	168,335,804.16	19.42%	1,012	16.04%	3.39%	20.45	89.09%	
4.5 - 5.0	71,385,219.70	8.24%	427	6.77%	3.28%	19.89	93.14%	
5.0 - 5.5	29,943,302.21	3.45%	178	2.82%	3.08%	19.29	95.52%	
5.5 - 6.0	6,331,157.33	0.73%	39	0.62%	3.27%	19.96	96.04%	
6.0 - 6.5	5,046,183.52	0.58%	28	0.44%	3.33%	19.78	92.86%	
6.5 - 7.0	1,876,667.97	0.22%	11	0.17%	3.08%	16.89	94.49%	
7.0 >=	5,454,409.13	0.63%	32	0.51%	3.27%	20.45	87.36%	
Unknown	9,900,371.30	1.14%	75	1.19%	3.22%	19.14	74.23%	
Total	866,736,538.90	100.00%	6,309	100.00%	3.377%	19.07	79.26%	

Weighted Average	3.5
Minimum	0.0
Maximum	29.0

\*Note that for x.xx% of the borrowers in the pool the income has been calculated.

**24. Debt Service to Income**

From (>=) - Until (<)	Aggregate Outstanding Amount	% of Total	Nr of Borrowers	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
< 5 %	20,800,169.86	2.40%	297	4.71%	2.41%	18.35	43.45%	
5 % - 10 %	123,408,961.47	14.24%	1,029	16.31%	2.57%	18.08	68.93%	
10 % - 15 %	230,161,119.61	26.55%	1,624	25.74%	2.98%	18.51	79.34%	
15 % - 20 %	252,559,068.48	29.14%	1,751	27.75%	3.48%	19.05	81.99%	
20 % - 25 %	158,866,875.72	18.33%	1,051	16.66%	4.06%	20.14	85.08%	
25 % - 30 %	55,259,955.78	6.38%	371	5.88%	4.52%	20.74	85.73%	
30 % - 35 %	9,274,975.04	1.07%	67	1.06%	4.61%	20.15	86.18%	
35 % - 40 %	2,126,842.00	0.25%	15	0.24%	4.41%	18.27	79.28%	
40 % - 45 %	2,226,893.69	0.26%	14	0.22%	3.88%	19.69	87.38%	
45 % - 50 %	623,559.00	0.07%	5	0.08%	4.22%	15.00	74.45%	
50 % - 55 %								
55 % - 60 %	543,883.11	0.06%	3	0.05%	4.65%	20.28	87.28%	
60 % - 65 %								
65 % - 70 %	448,883.25	0.05%	4	0.06%	3.62%	19.99	72.44%	
70 % >=	534,980.59	0.06%	3	0.05%	3.37%	21.84	80.84%	
Unknown	9,900,371.30	1.14%	75	1.19%	3.22%	19.14	74.23%	
Total	866,736,538.90	100.00%	6,309	100.00%	3.377%	19.07	79.26%	

Weighted Average	16 %
Minimum	0 %
Maximum	180 %

\*Note that for x.xx% of the borrowers in the pool the income has been calculated.



## 25. Loanpart Payment Frequency

Description	Aggregate Outstanding Amount	% of Total	Nr of Loans	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
Monthly	866,736,538.90	100.00%	6,309	100.00%	3.38%	19.07	79.26%	
Quarterly								
Semi-annually								
Annually								
Unknown								
Total	866,736,538.90	100.00%	6,309	100.00%	3.377%	19.07	79.26%	

**26. Guarantee Type**

Description	Aggregate Outstanding Amount	% of Total	Nr of Loans	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
NHG Guarantee	866,736,538.90	100.00%	6,309	100.00%	3.38%	19.07	79.26%	
Non-NHG Guarantee								
Unknown								
Total	866,736,538.90	100.00%	6,309	100.00%	3.377%	19.07	79.26%	

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**27. Originator**

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Originator	Aggregate Outstanding Amount	% of Total	Nr of Loans	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
de Volksbank	866,736,538.90	100.00%	6,309	100.00%	3.38%	19.07	79.26%	
Total	866,736,538.90	100.00%	6,309	100.00%	3.377%	19.07	79.26%	

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**28. Servicer**

Servicer	Aggregate Outstanding Amount	% of Total	Nr of Loans	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
de Volksbank	866,736,538.90	100.00%	6,309	100.00%	3.38%	19.07	79.26%	
Total	866,736,538.90	100.00%	6,309	100.00%	3.377%	19.07	79.26%	

**29. Capital Insurance**

Insurance Policy Provider	Aggregate Outstanding Amount	% of Total	Nr of Loanparts	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not. Amount at Closing
No policy attached	741,912,522.58	85.60%	10,149	81.69%	3.29%	19.51	80.21%	
SRLEV	124,824,016.32	14.40%	2,275	18.31%	3.87%	16.43	73.63%	
Total	866,736,538.90	100.00%	12,424	100.00%	3.377%	19.07	79.26%	

## 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 2.25 per cent. Of the Principal Amount Outstanding of the Notes with a minimum of 1,137,000;
Cash Advance Facility Provider	means de Volksbank N.V. in its capacity as Cash Advance Facility provider under the Cash Advance Facility Agreement or its successor or successors;
Cash Advance Facility Stand-by Drawing Account	means the Floating Rate GIC Account on which any Cash Advance Facility Stand-by Drawing will be deposited;
Constant Default Rate (CDR)	represents the percentage of outstanding principal balances in the pool that are in default in relation to the principal balance of the mortgage pool;
Constant Prepayment Rate (CPR)	means prepayment as ratio of the principal mortgage balance outstanding at the beginning of the relevant period;
Construction Deposit	means in relation to a Mortgage Loan, that part of the Mortgage Loan which the relevant Borrower requested to be disbursed into a blocked account held in his name with the relevant Seller, the proceeds of which may be applied towards construction of, or improvements to, the relevant Mortgaged Asset;
Construction Deposit Guarantee	N/A;
Coupon	means the interest coupons appertaining to the Notes;
Credit Enhancement	the combined structural features that improve the credit worthiness of the respective notes;
Credit Rating	an assessment of the credit worthiness of the notes assigned by the Credit Rating Agencies;
Curr. Loan to Original Foreclosure Value (CLTOFV)	means the ratio calculated by dividing the current outstanding loan amount by the Original Foreclosure Value;
Current Loan to Indexed Foreclosure Value (CLTIFV)	means the ratio calculated by dividing the current outstanding loan amount by the Indexed Foreclosure Value;
Current Loan to Indexed Market Value (CLTIMV)	means the ratio calculated by dividing the current outstanding loan amount by the Indexed Market Value;
Current Loan to Original Market Value (CLTOMV)	means the ratio calculated by dividing the current outstanding loan amount by the Original Market Value;
Cut-Off Date	means 31 August 2006;
Day Count Convention	means Actual/360 (for the 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	has the meaning ascribed to it in Clause 2.2 of the Mortgage Receivables Purchase Agreement;
Deferred Purchase Price Installment	means, with respect to a Payment Date, the sum of (A) prior to the Enforcement Date, the positive difference, if any, between (i) on a Payment Date up to (but excluding) the first Optional Redemption Date, the Interest Available Amount and the Interest Payable Amount and (ii) on any Payment Date, subject to the Notes having been repaid in full, between the Redemption Available Amount and the sum of all amounts payable by the Issuer as set forth in Clause 5.4 (a) up to and including (d) of the Trust Deed as calculated on such date, and (B) after the Enforcement Date, the amount remaining after all payments set forth in Clause 7.1 (a) up to and including (k) of the Trust Deed have been made on such date;
Delinquency	refer to Arrears;
Economic Region (NUTS)	The Nomenclature of Territorial Units for Statistics (NUTS) was drawn up by Eurostat more than 30 years ago in order to provide a single uniform breakdown of territorial units for the production of regional statistics for the European Union. The NUTS classification has been used in EU legislation since 1988;
Excess Spread	means the Excess Spread Margin applied to the Outstanding Principal Amount of Mortgage Receivables as of the first day of the immediately preceding Calculation Period;
Excess Spread Margin	means 0.25 per cent. per annum;
Final Maturity Date	means the Payment Date falling in September 2047;
First Optional Redemption Date	means the Payment Date falling in September 2026;
Foreclosed Mortgage Loan	means all mortgage rights and ancillary rights have been exercised;
Foreclosed NHG Loan	means all mortgage rights and ancillary rights have been exercised on mortgage loan that has the benefit of an NHG Guarantee;
Foreclosed Non NHG Loan	means all mortgage rights and ancillary rights have been exercised on mortgage loan that does not have the benefit of an NHG Guarantee;
Foreclosure	means forced (partial) repayment of the mortgage loan;
Foreclosure Value	means the estimated value of the mortgaged property if the mortgaged property would be sold in a public auction;
Further Advances / Modified Loans	"Further Advance" means a loan or a further advance to be made to a Borrower under a Mortgage Loan, which is secured by the same Mortgage;
Indexed Foreclosure Value	means the estimated value of the mortgaged property if the mortgaged property would be sold in a public auction multiplied with the indexation rate per the valuation date;
Indexed Market Value	means the value of the collateral multiplied with the indexation rate per the valuation date, multiplied with the market value factor;
Interest Rate Fixed Period	relates to the period for which mortgage loan interest has been fixed;
Issuer Account Bank	means Rabobank;
Issuer Transaction Account	means the Floating Rate GIC 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	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 (leningdelen) as set forth in the List of Mortgage Loans attached to the Mortgage Receivables Purchase Agreement, to the extent not redeemed or retransferred or otherwise disposed of by the Issuer;

## PEARL MORTGAGE BACKED SECURITIES 1 B.V.

### Monthly Portfolio and Performance Report: 1 November 2016 - 30 November 2016

Mortgage Loan Portfolio	means the portfolio of Mortgage Loans;
Mortgage Receivable(s)	means any and all rights of the Seller against any Borrower under or in connection with any Mortgage Loans, including, for the avoidance of doubt, after any purchase and assignment of Substitute Mortgage Receivables having taken place in accordance with Clause 6 of the Mortgage Receivables Purchase Agreement, the relevant Substitute Mortgage Receivables;
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, the Security Trustee I Notification Events and the Security Trustee Pledge II Notification Events;
Notification Trigger	A notification trigger is an event that when it occurs or a threshold that when it is breached, is considered to be an Assignment Notification Event;
Occupancy	means the way the mortgaged property is used (eg. owner occupied);
Orig. Loan to Original Foreclosure Value (OLTOFV)	means the ratio calculated by dividing the original principal amount of a Mortgage Receivable at the moment of origination by the Original Foreclosure Value;
Orig. Loan to Original Market Value (OLTOMV)	means the ratio calculated by dividing the original loan amount by the Original Market Value;
Original Foreclosure Value	means the Foreclosure Value as assessed by the relevant Originator at the time of granting the Mortgage Loan;
Original Market Value	means the value of the mortgaged property if the mortgaged property would be privately sold voluntarily, estimated during the assessment of the application;
Originator	means de Volksbank N.V.;
Outstanding Principal Amount	means, in the respect of a Mortgage Receivable, the aggregate principal sum ("hoofdsom") due by the relevant Borrower under the relevant Mortgage Receivable and, after the occurrence of a Realised Loss in respect of such Mortgage Receivable, zero;
Payment Ratio	The actual principal and interest payments received as ratio of the scheduled principal and interest payments during the relevant period;
Penalties	means amounts to be paid by the borrower with regard to amounts in arrears and or (partial) prepayment of the mortgage loan according to the relevant mortgage contract and applicable general conditions;
Performing Loans	means Mortgage Loans that are not in Arrears or Delinquent;
Post-Foreclosure Proceeds	means all amounts with regard to the relevant mortgage loan received after foreclosure of that mortgage loan;
Prepayments	means non scheduled principal paid by the borrower prior to the expected maturity date;
Principal Deficiency Ledger	has the meaning ascribed to it in Clause 6 of the Administration Agreement;
Principal Payment Date	means the current quarterly 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 issued in relation to the Notes, including the draft prospectus of 14 September 2006 that has been distributed to investors;
Realised Losses	means, on any Calculation Date, the sum of (a) the difference, if any, between (i) the aggregate Outstanding Principal Amount of all Mortgage Receivables, less with respect to Savings Mortgage Receivables with the Savings Alternative the Participations, in respect of which the Seller, the Administrator on behalf of the Issuer, the Issuer or the Security Trustee has foreclosed from the Closing Date up to and including such Calculation Date and (ii) the amount of Net Proceeds of such foreclosures applied to reduce the Outstanding Principal Amount of such Mortgage Receivables and (b), with respect to any Mortgage Receivables sold by the Issuer, the amount of the difference, if any, between (x) the aggregate Outstanding Principal Amount of such Mortgage Receivables, less, with respect to Savings Mortgage Receivables with the Savings Alternative the Participations, and (ii) the purchase price received in respect of such Mortgage Receivables to the extent realting to principal, whereby in case of items (a) and (b), for the purpose of establishing the outstanding principal amount in case of set-off or defence to payments asserted by Borrowers any amount by which the Mortgage Receivables have been distinguished ("teniet gegaan") will be disregarded;
Recoveries	refer to Post-Foreclosure-Proceeds;
Redemption Priority of Payments	means the priority of payments as set forth in Clause 5.4 of the Trust Deed;
Remaining Tenor	the length of time until the final maturity date of the mortgage loan expressed in years;
Replacements	N/A;
Replenishments	means any Portfolio Mortgage Loan which is sold and assigned by the Seller to the Issuer pursuant to clause 6 of the Mortgage Receivables Purchase Agreement;
Reposessions	refer to foreclosure;
Reserve Account	N/A;
Reserve Account Target Level	N/A;
Revenue Priority of Payments	means the priority of payments as set forth in Clause 5.3 of the Trust Deed;
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 de Volksbank N.V.;
Servicer	means de Volksbank N.V.;
Signing Date	means 14 September 2006;
Special Servicer	N/A;
Subordinated Loan	N/A;
Swap Counterparty	means BNP Paribas in its capacity as swap counterparty under the Swap Agreement or its successor or successors;
Swap Notional Amount	means an amount equal to (a) the aggregate Principal Amount Outstanding of the Class A and B notes, less (b) any balance standing to the debit of the Class A and B Principal Deficiency Ledger on the first day of the relevant Interest Period;
Trust Deed	means the trust deed entered into by, amongst others, the Issuer and the Security Trustee dated the Closing Date;
Weighted Average Life	means the expected average total number of years needed for the issuer to repay all principal, whereby the time between origination and each repayment is weighted by the repayment amount;
Weighted Average Maturity	means the expected average number of years between the reporting date and the maturity of each loan, whereby the time between the reporting date and the maturity of each loan is weighted by the size of the loan;
WEW	Stichting Waarborgfonds Eigen Woning;
WEW Claims	means losses which are claimed with the WEW based on the NHG conditions;

## PEARL MORTGAGE BACKED SECURITIES 1 B.V.

### Monthly Portfolio and Performance Report: 1 December 2016 - 31 December 2016

#### Contact Information

<b>Auditors</b>	KPMG Accountants N.V. Laan van Langerhuize 1 1186 DS Amstelveen The Netherlands	<b>Cash Advance Facility Provider</b>	BNP Paribas S.A. 16 Boulevard des Italiens 75009 Paris France
<b>Commingling Risk Facility Provider</b>	de Volksbank N.V. Croeselaan 1 3521 BJ Utrecht The Netherlands	<b>Common Depository</b>	Société Générale Bank & Trust S.A. 11, avenue Emile Reuter L-2420 Luxembourg Luxembourg
<b>Company Administrator</b>	Intertrust Administrative Services B.V. Prins Bernhardplein 200 1097 JB Amsterdam The Netherlands	<b>Floating Rate GIC Provider</b>	Coöperatieve Rabobank U.A. Croeselaan 18 3500 HG Utrecht The Netherlands
<b>Interest Rate Swap Counterparty</b>	BNP Paribas S.A. 16 Boulevard des Italiens 75009 Paris France	<b>Issuer</b>	PEARL Mortgage Backed Securities 1 B.V. Prins Bernhardplein 200 1097 JB Amsterdam The Netherlands
<b>Issuer Account Bank</b>	Coöperatieve Rabobank U.A. (NL) Croeselaan 18 3521 CB Utrecht The Netherlands	<b>Legal Advisor to the Manager</b>	Loyens & Loeff N.V. Fred. Roeksestraat 100 1076 ED Amsterdam The Netherlands
<b>Legal Advisor to the Seller and the Issuer</b>	NautaDutilh N.V. Strawinskylaan 1999 1077 XV Amsterdam The Netherlands	<b>Listing Agent</b>	ABN AMRO Bank N.V. Gustav Mahlerlaan 10 1082 PP Amsterdam The Netherlands
<b>Principal Paying and Reference Agent</b>	ABN AMRO Bank N.V. Gustav Mahlerlaan 10 1082 PP Amsterdam The Netherlands	<b>Rating Agency 1</b>	Fitch Ratings 2 Eldon Street EC2M 7UA London United Kingdom
<b>Rating Agency 2</b>	Moody's 2 Minster Court EC3R 7XB London United Kingdom	<b>Security Trustee</b>	Stichting Security Trustee PEARL MBS 1 Hoogoorddreef 15 1101 BA Amsterdam The Netherlands
<b>Seller</b>	de Volksbank N.V. Croeselaan 1 3521 BJ Utrecht The Netherlands	<b>Servicer</b>	de Volksbank N.V. Croeselaan 1 3521 BJ Utrecht The Netherlands
<b>Set-off Risk Facility Provider</b>	de Volksbank N.V. Croeselaan 1 3521 BJ Utrecht The Netherlands	<b>Tax Advisor</b>	KPMG Meijburg & Co. (Amsterdam) Burg. Reijnderslaan 10 1070 DE Amsterdam The Netherlands