



## **Lowland Mortgage Backed Securities 1 B.V.**

### **Monthly Information Report**

Report period: 18 April 2013 - 21 May 2013

**AMOUNTS ARE IN EURO**

This report is in compliance with the European Securitisation Forum  
RMBS Issuer Principles for Transparency and Disclosure, Version 1.0 december 2008

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## Bond Report

Tranche Class Name	Class A1 Notes	Class A2 Notes	Class B Notes	Class C Notes	Class D Notes	Class E Notes
<b>General information</b>						
ISIN Code	XS0729888924	XS0729892108	XS0729892959	XS0729893411	XS0729893767	XS0729894062
Common code	072988892	072989210	072989295	072989341	072989376	072989406
Security code						
Stock Exchange Listing(s)	Euronext Exchange	Euronext Exchange	Euronext Exchange	Euronext Exchange	Euronext Exchange	Euronext Exchange
Currency	EUR	EUR	EUR	EUR	EUR	EUR
Number of Notes	5386	27993	1896	1441	796	418
Interest Payment Date	21/May/2013	21/May/2013	21/May/2013	21/May/2013	21/May/2013	21/May/2013
Principal Payment Date	21/May/2013	21/May/2013	21/May/2013	21/May/2013	21/May/2013	21/May/2013
<b>Principal information</b>						
<b>Original Principal Balance</b>	<b>538,600,000.00</b>	<b>2,799,300,000.00</b>	<b>189,600,000.00</b>	<b>144,100,000.00</b>	<b>79,600,000.00</b>	<b>41,800,000.00</b>
<b>Balance before Payment (BBP)</b>	<b>486,671,012.66</b>	<b>2,486,513,696.43</b>	<b>189,600,000.00</b>	<b>144,100,000.00</b>	<b>79,600,000.00</b>	<b>41,800,000.00</b>
<b>Total Principal Payments</b>	<b>1,497,940.86</b>	<b>22,782,282.88</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Balance after Payment</b>	<b>485,173,071.80</b>	<b>2,463,731,413.55</b>	<b>189,600,000.00</b>	<b>144,100,000.00</b>	<b>79,600,000.00</b>	<b>41,800,000.00</b>
Bal. before Payment (BBP) Per Note	90,358.52	88,826.27	100,000.00	100,000.00	100,000.00	100,000.00
Previous Factor	0.90358524	0.88826267	1.00000000	1.00000000	1.00000000	1.00000000
Principal Payments Per Note	278.12	813.86	0.00	0.00	0.00	0.00
Balance after Payment Per Note	90,080.41	88,012.41	100,000.00	100,000.00	100,000.00	100,000.00
Current Factor	0.90080407	0.88012411	1.00000000	1.00000000	1.00000000	1.00000000
<b>Interest information</b>						
Accrual Start Date	18/Apr/2013	18/Apr/2013	18/Apr/2013	18/Apr/2013	18/Apr/2013	18/Apr/2013
Accrual End/Report/Record Date	21/May/2013	21/May/2013	21/May/2013	21/May/2013	21/May/2013	21/May/2013
Accrual Period	33	33	33	33	33	33
Fixing Date Reference Rate	16/Apr/2013					
Reference Rate	Euribor_1M	N/A	N/A	N/A	N/A	N/A
Coupon Reference Rate (in %)	0.119	3.5	0	0	0	0
Relevant Margin * (in bps)	100	0	0	0	0	0
Current Coupon (in bps)	111.9	350.0	0.0	0.0	0.0	0.0
Convention	act/360	act/360	act/360	act/360	act/360	act/360
<b>Total Interest Payments</b>	<b>499,228.34</b>	<b>7,977,445.14</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Interest Payments Per Note	92.69	284.98				
<b>Other information</b>						
Expected / Scheduled Maturity	18/Feb/2017	18/Feb/2017	18/Feb/2017	18/Feb/2017	18/Feb/2017	18/Feb/2017
Original Weighted Average Life	5	5	5	5	5	5
Total Principal + Interest Payments	1,997,169.20	30,759,728.02	0.00	0.00	0.00	0.00
Scheduled Interest Payment	499,228.34	7,977,445.14	0.00	0.00	0.00	0.00
Current Interest Shortfall	0.00	0.00	0.00	0.00	0.00	0.00
Cumulative Interest Shortfall	0.00	0.00	0.00	0.00	0.00	0.00
Original Rating(s) (S&P/Moody's/Fitch)	n/r / Aaa / AAA	n/r / Aaa / AAA	n/r / Aa3 / AA	n/r / A3 / BBB+	n/r / Ba2 / BB	n/r / n/r / n/r
Current Rating(s) (S&P/Moody's/Fitch)	n/r / Aaa / AAA	n/r / Aaa / AAA	n/r / Aa3 / AA	n/r / A3 / BBB+	n/r / Ba2 / BB	n/r / n/r / n/r
PDL Balance Previous Payment Date	0.00	0.00	0.00	0.00	0.00	0.00
PDL Balance Current Payment Date	0.00	0.00	0.00	0.00	0.00	0.00
Principal Shortfall	0.00	0.00	0.00	0.00	0.00	0.00
Cumulative Principal Shortfalls	0.00	0.00	0.00	0.00	0.00	0.00
Legal Maturity	18/Jan/2044	18/Jan/2044	18/Jan/2044	18/Jan/2044	18/Jan/2044	18/Jan/2044
* up to FORD:	18/Feb/2017					

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### The Mortgage Portfolio Overview

Previous reporting period end date Mortgage Loans	01/04/2013
Current reporting period end date Mortgage Loans	01/05/2013

#### Number of Loans

Number of Loans at the beginning of the period	19,805
Number of Matured Loans / Prepaid Loans	55
Number of Defaulted Loans	6
Number of Substituted or Replenished Loans	0
Number of Repurchased Loans by the seller	45
Number of other Loans	0
<b>Number of Loans at the end of the period</b>	<b>19,699</b>

#### Loan amounts

Net Outstanding balance at the beginning of the quarter	3,428,286,709.67
Scheduled Principal Mortgage Loans Received	3,649,680.35
Prepayments of Mortgage Loans	14,766,123.09
Defaulted Mortgage Loans (net of Recoveries)	190,119.27
Substituted or Replenished Mortgage Loans	0.00
Repurchased Mortgage Loans by the seller	5,674,301.03
Other amounts	0.00
<b>Net Outstanding balance at the end of the quarter</b>	<b>3,404,006,485.56</b>

#### Losses

Cumulative balance of losses since Closing (net of recoveries) at the beginning of the period	466,457.12
Change balance of losses (net of recoveries) during the period	190,119.27
<b>Cumulative balance of losses since Closing (net of recoveries) at the end of the period</b>	<b>656,576.39</b>

#### Amount of Construction Deposit Obligations

Construction Deposit Obligations at the beginning of the period	12,423,339.00
Changes in Construction Deposit Obligations	914,088.00
<b>Construction Deposit Obligations at the End of the period</b>	<b>11,509,251.00</b>



## Interest Waterfall

### Notes Interest Available Amount

(i) as interest on the Mortgage Receivables less, with respect to each Savings Mortgage Receivable;	12,238,800.33
(ii) as interest accrued on the Floating Rate GIC Account;	0.00
(iii) as prepayment penalties under the Mortgage Receivables;	49,142.54
(iv) as Net Proceeds on any Mortgage Receivables to the extent such proceeds do not relate to principal;	0.00
(v) as amounts to be drawn from the Floating Rate GIC Account with a corresponding debit to the Financial Cash Collateral Ledger;	0.00
(vi) as amounts to be drawn from the Interest Reconciliation Ledger on the immediately succeeding Payment Date;	0.00
(vii) as amounts received in connection with a repurchase of Mortgage Receivables;	84,999.82
(viii) as amounts received in connection with a sale of Mortgage Receivables;	0.00
(ix) as amounts received as post-foreclosure proceeds on the Mortgage Receivables;	0.00
(x) any amounts standing to the credit of the Floating Rate GIC Account after all amounts have been paid in full;	0.00
(xi) in the event of a Payment Disruption Event, amounts corresponding debit to the Payment Disruption Ledger; and	0.00
(xii) an amount equal to the amount that can be debited as Class A Interest Shortfall to the Principal Deficiency Ledgers;	0.00
Less: (xiii) on the first Payment Date of each calendar year a minimum of 2,500,-;	0.00
Less: (xiv) any amount to be credited to the Interest Reconciliation Ledger on the immediately succeeding Payment Date.	0.00

### Total Notes Interest Available Amount

**12,372,942.69**

### Priority of Payments in respect of Interest

(a) first, in or towards satisfaction, fees or other remuneration due and payable to the Directors and Security Trustee;	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;	429,383.34
(c) third, in or towards satisfaction of any amounts due and payable to (i) third parties and (ii) the Paying Agent and the Reference Agent;	13,191.74
(d) fourth, in or towards satisfaction, all amounts of interest due but unpaid in respect of: <ul style="list-style-type: none"> <li>- the Senior Class A1 Notes and</li> <li>- the Senior Class A2 Notes;</li> </ul>	7,977,445.14
(e) fifth, in or towards satisfaction of sums to be credited to the Class A Principal Deficiency Ledger;	0.00
(f) sixth, in or towards satisfaction of sums to be credited to the Class B Principal Deficiency Ledger;	0.00
(g) seventh, in or towards satisfaction of sums to be credited to the Class C Principal Deficiency Ledger;	0.00
(h) eighth, in or towards satisfaction of sums to be credited to the Class D Principal Deficiency Ledger;	0.00
(i) ninth, in or towards satisfaction of sums to be credited to the Class E Principal Deficiency Ledger;	190,119.27
(j) tenth, in or towards satisfaction of a Deferred Purchase Price Instalment to the Sellers.	3,263,574.86

### Total of Interest Payments

**12,372,942.69**



## Principal Waterfall

### Floating Rate Redemption Available Amount

(i) as repayment and prepayment of principal under the Floating Rate Mortgage Receivables;	659,470.31
(ii) as Net Proceeds on any Floating Rate Mortgage Receivable to the extent such proceeds relate to principal;	0.00
(iii) as amounts received in connection with a repurchase of Floating Rate Mortgage Receivables;	790,465.97
(iv) as amounts received in connection with a sale of Floating Rate Mortgage Receivables;	0.00
(v) as the Floating Rate Fraction of the amounts to be credited to the Principal Deficiency Ledger;	30,677.44
(vi) as Participation Increase and as amounts to be received as Initial Participation;	17,327.13
(vii) as amounts equal to the excess the Initial Purchase Price of the Mortgage Receivables;	0.00
(viii) as the Floating Rate Fraction of any amount to be drawn from the Principal Reconciliation Ledger; and	0.00
Less: (ix) the Floating Rate Fraction of any Class A Interest Shortfall;	0.00
Less: (x) the Floating Rate Fraction of any amount to be credited to the Principal Reconciliation Ledger.	0.00

**Total Floating Rate Redemption Available Amount** **1,497,940.86**

### Fixed Rate Redemption Available Amount

(i) as repayment and prepayment of principal under the Fixed Rate Mortgage Receivables;	16,390,735.88
(ii) as Net Proceeds on any Fixed Rate Mortgage Receivable to the extent such proceeds relate to principal;	0.00
(iii) as amounts received in connection with a repurchase of Fixed Rate Mortgage Receivables;	4,879,769.37
(iv) as amounts received in connection with a sale of Fixed Rate Mortgage Receivables;	0.00
(v) as the Fixed Rate Fraction of amounts to be credited to the Principal Deficiency Ledger;	159,441.83
(vi) as Participation Increase and as amounts to be received as Initial Participation	1,352,335.80
(vii) as amounts equal to the excess the Initial Purchase Price of the Mortgage Receivables;	0.00
(viii) as the Fixed Rate Fraction of any amount to be drawn from the Principal Reconciliation Ledger; and	0.00
Less: (ix) the Fixed Rate Fraction of any Class A Interest Shortfall;	0.00
Less: (x) the Fixed Rate Fraction of any amount to be credited to the Principal Reconciliation Ledger.	0.00

**Total Fixed Rate Redemption Available Amount** **22,782,282.88**

### Notes Principal Priority of Payments

(a) first, (i) the Floating Rate Redemption Available Amount will be applied for principal amounts due under the Senior Class A1 Notes;	1,497,940.86
thereafter, in or towards satisfaction of principal amounts due under the Senior Class A2 Notes;	0.00
(a) first, (ii) the Fixed Rate Redemption Available Amount will be applied for principal amounts due under the Senior Class A2 Notes;	22,782,282.88
thereafter, in or towards satisfaction of principal amounts due under the Senior Class A1 Notes;	0.00
(b) second, in or towards satisfaction of principal amounts due under the Mezzanine Class B Notes;	0.00
(c) third, in or towards satisfaction of principal amounts due under the Mezzanine Class C Notes;	0.00
(d) fourth, in or towards satisfaction of principal amounts due under the Junior Class D Notes;	0.00
(e) fifth, in or towards satisfaction of principal amounts due under the Subordinated Class E Notes; and	0.00
(f) sixth, in or towards satisfaction of a Deferred Purchase Price Instalment to the Sellers.	0.00

**Total of principal payments** **24,280,223.74**



**Additional Information**

**Floating Rate GIC Account**

Floating Rate GIC Account starting balance	115,988,027.35
Received on Floating Rate GIC Account	35,848,959.16
Paid from Floating Rate GIC Account	36,827,198.78
Floating Rate GIC Account ending balance	115,009,787.73

**Payment Disruption Ledger**

Payment Disruption Ledger, available amount start of period	51,424,270.64
Payment Disruption Amount, current period	0.00
Repayment amounts received from Servicer	0.00
Payment Disruption Ledger, release	-364,203.36
<b>Payment Disruption Ledger, available amount end of period</b>	<b>51,060,067.28</b>
<b>1.5 % of the Outstanding Principal Amount of the Notes</b>	<b>51,060,067.28</b>

**Collateral Ledger**

Collateral Required Amount	52,400,000
The Posted Collateral Value, start period	52,100,000
Current drawing from the Collateral Ledger	0.00
The Delivery Amount	300,000
The Return Amount	0.00
Interest received on the Collateral Ledger	0.00
Interest paid on the Collateral Ledger	0.00
<b>The Posted Collateral Value, end period</b>	<b>52,400,000</b>

**Interest Reconciliation Ledger**

Balance Interest Reconciliation Ledger, start period	0.00
Drawings to the Interest Reconciliation Ledger	0.00
Credits to the Interest Reconciliation Ledger	0.00
<b>Balance Interest Reconciliation Ledger, end period</b>	<b>0.00</b>

**Principal Reconciliation Ledger**

Balance Principal Reconciliation Ledger, start period	0.00
Drawings to the Principal Reconciliation Ledger	0.00
Credits to the Principal Reconciliation Ledger	0.00
<b>Balance Principal Reconciliation Ledger, end period</b>	<b>0.00</b>

**Reconciliation Assets**

Balance of Fixed Rate Mortgages at the end of the period	2,997,904,435.10
Balance of Floating Rate Mortgages at the end of the period	496,840,416.93
Balance of Savings related to Fixed Rate Mortgages at the end of the period	-89,895,043.38
Balance of Savings related to Floating Rate Mortgages at the end of the period	-843,323.09
Notes Classes A-E start of the period	3,428,284,709.09
Total Redemptions Notes	24,280,223.74
- Difference	2,000.21

**Principal Deficiency Ledgers**

Class A Principal Deficiency Ledger, start period	0.00
Debits to the ledger	0.00
Credits to the ledger	0.00
Class A Principal Deficiency Ledger, end period	0.00
Class B Principal Deficiency Ledger, start period	0.00
Debits to the ledger	0.00
Credits to the ledger	0.00
Class B Principal Deficiency Ledger, end period	0.00
Class C Principal Deficiency Ledger, start period	0.00
Debits to the ledger	0.00
Credits to the ledger	0.00
Class C Principal Deficiency Ledger, end period	0.00
Class D Principal Deficiency Ledger, start period	0.00
Debits to the ledger	0.00
Credits to the ledger	0.00
Class D Principal Deficiency Ledger, end period	0.00

Class E Principal Deficiency Ledger, start period	0.00
Debits to the ledger	190,119.27
Credits to the ledger	190,119.27
Class E Principal Deficiency Ledger, end period	0.00

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### Default Statistics

#### This period

Number of Loans Defaulted during the Period	6
Percentage of Number of Performing Loans Outstanding at the beginning of the period (%)	0.03
Principal Balance of Loans Defaulted during the period	N.A.
Percentage of Scheduled Balance of Performing Loans at the beginning of the period (%)	N.A.
Total Losses on loans during period	190,119.27
Recoveries during Period on Defaulted Loans	N.A.
Recoveries as a percentage of Losses on the Defaulted Loans during the period (%)	N.A.
Losses minus Recoveries (Net Losses) during period	190,119.27

#### Since Closing

Number of Loans Defaulted since Closing	18
Percentage of Number of Loans at Closing (%)	0.08
Principal Balance of Loans Defaulted since Closing at Defaulted Date	N.A.
Percentage of Scheduled Balance at Closing (%)	N.A.
Total amount of losses since Closing at Defaulted Date	656,576.39
Recoveries since Closing on Defaulted Loans	N.A.
Recoveries as a Percentage of Losses on Defaulted Loans (1) %	N.A.
Losses minus Recoveries (Net Losses) since Closing	656,576.39
Average Loss Severity (Cumulative Net Loss divided by Total Principal Amount of Cumulative Defaults)	N.A.

Definition Defaults: Mortgage loans of which the foreclosure is completed (mortgage property is publicly or privately sold)

1) As a percentage of outstanding balance of all defaulted loans at the defaulted date



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**Constant Prepayment Rate Statistics**

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<b>Constant Prepayment Rate (CPR)</b>	<b>Previous Period</b>	<b>Current Period</b>
Annualised Life CPR	7.00%	6.99%
Annualised 1-month average CPR	8.18%	6.80%
Annualised 3-month average CPR	6.76%	6.77%
Annualised 6-month average CPR	7.10%	7.16%
Annualised 12-month average CPR	6.85%	6.87%

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## Delinquencies

Months	# loans	Arrears Amount	Mortgage amount	% of # loans	% of Mortgage Amount
0	19,347	0.00	3,329,509,181.41	98.21%	97.81%
0 =< 1	183	85,197.44	38,243,982.55	0.93%	1.12%
1 =< 2	74	87,924.65	15,158,045.89	0.38%	0.44%
2 =< 3	28	64,383.20	6,157,994.52	0.14%	0.18%
3 =< 4	18	66,523.49	4,307,348.12	0.09%	0.13%
4 =< 5	13	59,839.72	3,100,110.52	0.07%	0.09%
5 =< 6	6	38,740.81	1,552,581.80	0.03%	0.05%
> 6	30	241,715.41	5,977,240.75	0.15%	0.18%
<b>Total</b>	<b>19,699</b>	<b>644,324.72</b>	<b>3,404,006,485.56</b>	<b>100.00%</b>	<b>100.00%</b>

Definition Delinquencies: All amounts in Arrear (scheduled principal; scheduled interest; arrears penalties on scheduled amounts in arrear).



## Triggers And Key Characteristics

<b>Notification Events</b>			
Mortgage Payment Frequency		None 1	
<b>Other information in relation to closing</b>		<b>Realised as per Closing Date</b>	<b>Realised as per 30/4/2013</b>
- Coupon Maximum		8.80	8.80
- Coupon Minimum		2.04	0.81
- Coupon Weighted Average		4.61	4.32
- Mortgage Loan, Average balance by Borrower		177,847.00	172,800.98
- Mortgage Loan, Maximum Loan Value		2,300,000.00	2,300,000.00
- Mortgage Loan, Minimum Loan Value		10.00	1,122.74
- Number of Loanparts		43,255.00	38,903.00
- Number of Loans		21,830.00	19,699.00
<b>Type of Mortgage Loans in Pool</b>		<b>Realised as per Closing Date</b>	<b>Realised as per 30/4/2013</b>
(Calculations based on net amounts)			
Ratio of Annuity Mortgage Loans in Pool (%)		1.44	1.52
Ratio of Interest Only Mortgage Loans in Pool (%)		75.59	75.05
Ratio of Investment Mortgage Loans in Pool (%)		6.41	6.03
Ratio of Life Mortgage Loans in Pool (%)		0.00	0.00
Ratio of Linear Mortgage Loans in Pool (%)		0.14	0.14
Ratio of Other Mortgage Loans in Pool (%)		0.00	0.00
Ratio of Savings Mortgage Loans in Pool (%)		16.43	17.26
		100.00	100.00

Type	Party	Fitch ST Rating Trigger	Fitch LT Rating Trigger	Current Fitch Rating	Moody's ST Rating Trigger	Moody's LT Rating Trigger	Current Moody's Rating	S&P's ST Rating Trigger	S&P's LT Rating Trigger	Current S&P's Rating
Floating Rate GIC Provider	Rabobank Nederland	F1	A	F1+ / AA	P1		P1 /			/



## Stratification

### 1. Key characteristics

Principal amount	3,494,744,852.03
Value of savings deposits	90,738,366.47
Outstanding principal balance	<b>3,404,006,485.56</b>
Building deposits	11,509,251.00
Outstanding principal balance excl. building and saving deposits	<b>3,392,497,234.56</b>
Number loans	19,699
Number loanparts	38,903
Average principal balance (borrower)	172,800.98
Weighted average current interest rate	4.32%
Weighted average time to interest reset	7.64
Weighted average seasoning (in years)	5.91
Weighted average LTFV *	87.80%
Weighted average LTFV (indexed) * (1)	93.93%

(1) The average loan to indexed foreclosure value is 93.93%, whereby LTFV of guaranteed mortgages is stated at nil percent.

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### 2. Redemption Type

Description	Aggregate Outstanding Not. Amount	% of Total	Nr of Loanparts	% of Total	Weighted Average Coupon	Weighted average time to interest reset
Annuity	51,602,086.96	1.52%	1,262	3.24%	4.38%	110.92
Interest only	2,554,720,638.23	75.05%	28,285	72.71%	4.29%	96.15
Investment	205,304,757.58	6.03%	1,955	5.03%	4.29%	78.31
Linear	4,796,962.80	0.14%	113	0.29%	3.96%	99.92
Savings	587,582,039.99	17.26%	7,288	18.73%	4.44%	75.00
<b>Total</b>	<b>3,404,006,485.56</b>	<b>100.00%</b>	<b>38,903</b>	<b>100.00%</b>	<b>4.32%</b>	<b>91.65</b>

### 3. Interest Reset Dates

From ( > )	Until ( <= )	Aggregate Outstanding Not. Amount	% of Total	Nr of Loanparts	% of Total	Weighted Average Coupon	Weighted average time to interest reset
<	2014	245,771,596.33	7.22%	3,228	8.30%	4.57%	3.72
2014	2015	248,361,683.23	7.30%	3,182	8.18%	4.37%	14.86
2015	2016	394,131,752.39	11.58%	4,487	11.53%	3.79%	28.03
2016	2017	526,357,136.93	15.46%	5,568	14.31%	4.18%	38.10
2017	2018	239,238,889.83	7.03%	2,640	6.79%	4.76%	50.96
2018	2019	216,283,317.43	6.35%	2,669	6.86%	5.19%	62.19
2019	2020	160,356,665.20	4.71%	1,927	4.95%	4.63%	75.01
2020	2021	259,162,862.56	7.61%	3,055	7.85%	4.28%	88.10
2021	2022	327,856,392.04	9.63%	3,745	9.63%	4.70%	96.73
2022	2023	59,070,326.30	1.74%	709	1.82%	4.81%	110.84
2023	2024	27,225,494.30	0.80%	365	0.94%	4.85%	121.20
2024	2025	5,764,337.78	0.17%	79	0.20%	4.64%	134.70
2025	2026	25,295,734.87	0.74%	316	0.81%	4.41%	148.85
2026	2027	47,937,267.26	1.41%	561	1.44%	4.64%	158.75
2027	2028	54,402,695.97	1.60%	550	1.41%	4.65%	170.22
2028	2029	42,205,799.81	1.24%	588	1.51%	4.34%	182.43
2029	2030	31,415,948.98	0.92%	408	1.05%	4.09%	196.01
2030	2031	60,517,806.57	1.78%	673	1.73%	4.23%	205.77
2031	2032	25,316,883.41	0.74%	273	0.70%	4.26%	217.93
2032	2033	28,024,690.25	0.82%	238	0.61%	3.74%	230.99
2033	2034	28,348,616.97	0.83%	239	0.61%	3.64%	243.26
2034	2035	33,952,322.99	1.00%	366	0.94%	3.35%	255.25
2035	2036	58,231,197.84	1.71%	568	1.46%	3.34%	266.33
2036	2037	19,606,536.97	0.58%	239	0.61%	3.26%	276.86
2037	2038	8,698,948.10	0.26%	101	0.26%	3.63%	291.07
2038	2039	16,893,024.14	0.50%	148	0.38%	3.76%	303.21
2039	2040	51,766,886.53	1.52%	451	1.16%	3.55%	316.08
2040	2041	62,508,076.32	1.84%	562	1.44%	3.55%	327.14
2041	2042	98,964,363.88	2.91%	963	2.48%	3.55%	337.68
2042	2043	339,230.38	0.01%	5	0.01%	3.95%	347.63
2043	>		0.00%	0	0.00%		
Unknown			0.00%	0	0.00%		
<b>Total</b>		3,404,006,485.56	100.00%	38,903	100.00%	4.32%	91.65

#### 4. Geographical Distribution

Province	Aggregate Outstanding Not. Amount	% of Total	Nr of Loans	% of Total	Weighted Average Coupon	Weighted average time to interest reset
Unspecified						
Drenthe	106,543,045.40	3.13%	749	3.80%	4.26%	89.15
Utrecht	273,430,971.44	8.03%	1,316	6.68%	4.21%	93.70
Zeeland	59,627,268.77	1.75%	382	1.94%	4.34%	78.66
Zuid-Holland	428,914,899.20	12.60%	2,243	11.39%	4.32%	85.53
Flevoland	90,892,375.21	2.67%	557	2.83%	4.34%	79.90
Friesland	75,832,837.04	2.23%	457	2.32%	4.31%	94.50
Gelderland	582,089,640.11	17.10%	3,301	16.76%	4.28%	94.31
Groningen	107,300,654.00	3.15%	798	4.05%	4.28%	84.51
Limburg	467,454,357.69	13.73%	3,518	17.86%	4.53%	86.40
Noord-Brabant	508,380,494.87	14.93%	2,671	13.56%	4.31%	94.15
Noord-Holland	448,350,801.70	13.17%	2,117	10.75%	4.26%	103.32
Overijssel	255,189,140.13	7.50%	1,590	8.07%	4.27%	88.27
<b>Total</b>	<b>3,404,006,485.56</b>	<b>100.00%</b>	<b>19,699</b>	<b>100.00%</b>	<b>4.32%</b>	<b>91.65</b>

**5. Loan To Original Foreclosure Value**

*( based on notional / collateral value*

From ( > )	Until ( <= )	Aggregate Outstanding Not. Amount	% of Total	Nr of Loans	% of Total	Weighted Average Coupon	Weighted average time to interest reset
NHG Garantie		1,226,970,590.70	36.04%	7,458	37.86%	4.09%	83.06
<	10%	2,537,955.09	0.07%	95	0.48%	4.35%	101.55
10%	20%	17,821,137.55	0.52%	426	2.16%	4.38%	95.84
20%	30%	41,339,217.42	1.21%	640	3.25%	4.40%	97.38
30%	40%	78,251,767.86	2.30%	877	4.45%	4.36%	92.69
40%	50%	127,471,813.81	3.74%	1,122	5.70%	4.34%	101.26
50%	60%	182,934,425.11	5.37%	1,292	6.56%	4.37%	95.08
60%	70%	242,661,019.78	7.13%	1,397	7.09%	4.31%	101.62
70%	80%	303,007,810.97	8.90%	1,590	8.07%	4.34%	104.23
80%	90%	197,118,254.31	5.79%	889	4.51%	4.51%	92.83
90%	100%	271,846,056.49	7.99%	1,064	5.40%	4.41%	102.96
100%	110%	200,884,970.51	5.90%	853	4.33%	4.58%	88.90
110%	120%	293,529,548.93	8.62%	1,132	5.75%	4.57%	91.51
120%	130%	209,819,840.43	6.16%	837	4.25%	4.60%	87.16
130%	140%	2,771,221.84	0.08%	8	0.04%	4.02%	234.33
140%	150%	575,400.00	0.02%	2	0.01%	5.07%	57.61
150%	>	4,465,454.76	0.13%	17	0.09%	4.55%	69.30
<b>Total</b>		<b>3,404,006,485.56</b>	<b>100.00%</b>	<b>19,699</b>	<b>100.00%</b>	<b>4.32%</b>	<b>91.65</b>



**6. Loan To Indexed Foreclosure Value**

*( based on notional / collateral value*

From ( > )	Until ( <= )	Aggregate Outstanding Not. Amount	% of Total	Nr of Loans	% of Total	Weighted Average Coupon	Weighted average time to interest reset
NHG Garantie		1,226,970,590.70	36.04%	7,458	37.86%	4.09%	83.06
<	10%	3,059,443.55	0.09%	121	0.61%	4.58%	78.08
10%	20%	23,878,730.78	0.70%	586	2.97%	4.52%	85.71
20%	30%	52,551,250.96	1.54%	846	4.29%	4.54%	87.57
30%	40%	91,127,862.40	2.68%	1,019	5.17%	4.44%	85.67
40%	50%	118,690,684.85	3.49%	1,059	5.38%	4.34%	97.46
50%	60%	156,511,616.10	4.60%	1,127	5.72%	4.39%	94.45
60%	70%	192,830,531.89	5.66%	1,154	5.86%	4.34%	99.42
70%	80%	224,641,654.80	6.60%	1,166	5.92%	4.30%	103.87
80%	90%	244,417,636.71	7.18%	1,106	5.61%	4.41%	104.64
90%	100%	184,623,957.74	5.42%	767	3.89%	4.42%	99.65
100%	110%	220,036,210.81	6.46%	833	4.23%	4.39%	103.66
110%	120%	213,356,754.58	6.27%	804	4.08%	4.48%	96.70
120%	130%	195,418,421.27	5.74%	733	3.72%	4.59%	85.35
130%	140%	209,271,229.16	6.15%	767	3.89%	4.61%	90.17
140%	150%	41,764,054.50	1.23%	135	0.69%	4.91%	77.19
150%	>	4,855,854.76	0.14%	18	0.09%	4.61%	68.96
<b>Total</b>		<b>3,404,006,485.56</b>	<b>100.00%</b>	<b>19,699</b>	<b>100.00%</b>	<b>4.32%</b>	<b>91.65</b>

## Lowland Mortgage Backed Securities 1 B.V.

Monthly Information Report: 18 April 2013 - 21 May 2013



### 7. Mortgage Loan Size

From (>)	Until (<=)	Aggregate Outstanding Not. Amount	% of Total	Nr of Loans	% of Total	Weighted Average Coupon
<	100.000	334,267,540.55	9.82%	5,117	25.98%	4.58%
100.000	200.000	1,287,569,614.38	37.83%	8,562	43.46%	4.30%
200.000	300.000	1,013,552,722.22	29.78%	4,222	21.43%	4.25%
300.000	400.000	375,616,677.92	11.03%	1,098	5.57%	4.33%
400.000	500.000	160,654,375.37	4.72%	360	1.83%	4.34%
500.000	600.000	89,384,510.59	2.63%	163	0.83%	4.28%
600.000	700.000	52,412,543.80	1.54%	81	0.41%	4.23%
700.000	800.000	30,782,015.79	0.90%	41	0.21%	4.36%
800.000	900.000	17,917,412.59	0.53%	21	0.11%	4.42%
900.000	1.000.000	12,605,789.87	0.37%	13	0.07%	4.29%
1.000.000	>	29,243,282.48	0.86%	21	0.11%	4.24%
Unknown						
<b>Total</b>		3,404,006,485.56	100.00%	19,699	100.00%	4.32%



**8. Interest Rate Group**

From (>)	Until (<=)	Aggregate Outstanding Not. Amount	% of Total	Nr of Loanparts	% of Total	Weighted Average Coupon	Weighted average time to interest reset
<	0,5%		0.00%	0	0.00%	0.00%	0.00
0,5%	1,0%	5,839,289.00	0.17%	54	0.14%	0.91%	261.76
1,0%	1,5%	6,860,670.59	0.20%	69	0.18%	1.24%	158.23
1,5%	2,0%	9,053,597.44	0.27%	113	0.29%	1.80%	16.20
2,0%	2,5%	39,094,306.38	1.15%	446	1.15%	2.34%	171.29
2,5%	3,0%	125,139,188.11	3.68%	1,416	3.64%	2.82%	95.92
3,0%	3,5%	509,970,097.38	14.98%	5,639	14.50%	3.33%	140.67
3,5%	4,0%	589,470,716.30	17.32%	6,424	16.51%	3.78%	94.67
4,0%	4,5%	691,987,246.76	20.33%	7,626	19.60%	4.28%	97.78
4,5%	5,0%	644,261,385.71	18.93%	7,043	18.10%	4.77%	63.36
5,0%	5,5%	533,617,443.74	15.68%	6,316	16.24%	5.23%	67.15
5,5%	6,0%	179,222,305.56	5.27%	2,615	6.72%	5.74%	70.93
6,0%	6,5%	59,174,559.76	1.74%	989	2.54%	6.23%	82.52
6,5%	7,0%	9,396,378.93	0.28%	131	0.34%	6.69%	100.92
7,0%	>	919,299.90	0.03%	22	0.06%	7.42%	134.35
Unknown			0.00%	0	0.00%	0.00%	0.00
<b>Total</b>		<b>3,404,006,485.56</b>	<b>100.00%</b>	<b>38,903</b>	<b>100.00%</b>	<b>4.32%</b>	<b>91.65</b>

9. Origination Date

From (>=)	Until (<)	Aggregate Outstanding Not. Amount	% of Total	Nr of Loanparts	% of Total	Weighted Average Coupon	Weighted average time to interest reset
<	1995		0.00%	0	0.00%		
1995	1996		0.00%	0	0.00%		
1996	1997	3,152,225.62	0.09%	73	0.19%	4.48%	76.23
1997	1998	8,013,538.60	0.24%	94	0.24%	4.03%	94.70
1998	1999	170,430,906.27	5.01%	3,282	8.44%	4.81%	66.30
1999	2000	84,459,233.71	2.48%	1,302	3.35%	4.42%	89.10
2000	2001	106,663,804.87	3.13%	1,274	3.27%	4.37%	117.90
2001	2002	62,029,248.90	1.82%	749	1.93%	4.64%	78.88
2002	2003	91,557,693.93	2.69%	1,041	2.68%	4.39%	99.21
2003	2004	127,762,842.40	3.75%	1,414	3.63%	4.11%	77.39
2004	2005	126,218,877.88	3.71%	1,564	4.02%	4.13%	84.04
2005	2006	207,810,032.69	6.10%	2,477	6.37%	4.04%	90.26
2006	2007	234,977,461.64	6.90%	2,661	6.84%	4.26%	68.86
2007	2008	401,173,298.81	11.79%	3,755	9.65%	4.46%	83.86
2008	2009	290,551,114.69	8.54%	2,981	7.66%	4.93%	68.56
2009	2010	279,344,854.77	8.21%	2,984	7.67%	4.27%	101.66
2010	2011	533,587,816.72	15.68%	5,919	15.21%	3.93%	94.63
2011	2012	656,073,046.01	19.27%	7,107	18.27%	4.28%	116.43
2012	2013	7,676,281.37	0.23%	89	0.23%	4.37%	69.80
2013	>	12,524,206.68	0.37%	137	0.35%	4.36%	63.67
Unknown			0.00%	0	0.00%		
<b>Total</b>		3,404,006,485.56	100.00%	38,903	100.00%	4.32%	91.65

## Lowland Mortgage Backed Securities 1 B.V.

Monthly Information Report: 18 April 2013 - 21 May 2013



### 10. Underlying Property

Property	Aggregate Outstanding Not. Amount	% of Total	Nr of Loans	% of Total	Weighted Average Coupon	Weighted average time to interest reset
Farm house	72,652,764.68	2.13%	292	1.48%	4.52%	93.46
Flat/apartment	310,578,748.16	9.12%	2,069	10.50%	4.25%	90.95
Recreational home	52,687,790.27	1.55%	472	2.40%	4.84%	102.03
Single family house	2,968,087,182.45	87.19%	16,866	85.62%	4.31%	91.50
<b>Total</b>	<b>3,404,006,485.56</b>	<b>100.00%</b>	<b>19,699</b>	<b>100.00%</b>	<b>4.32%</b>	<b>91.65</b>



11. Interest type

Interest type	Aggregate Outstanding Notional Amount	% of Total
Average interest rate	7,835,868.07	0.23%
Ideaal	10,320,708.04	0.30%
Variable	495,997,093.84	14.57%
1 yr fixed	93,861,934.44	2.76%
1 yr fixed + 1 yr refixing period	1,388,991.81	0.04%
2 yr fixed	516,480.90	0.02%
24 months "instaprente"	558,984.12	0.02%
3 yr fixed	47,955,118.75	1.41%
4 yr fixed + 1 yr refixing period	11,658,552.46	0.34%
5 yr fixed	351,941,579.37	10.34%
5 yr fixed + 2 yr refixing period	2,838,524.00	0.08%
5 yr "plafondrente"	412,404,982.83	12.12%
6 yr fixed	59,703,543.02	1.75%
7 yr fixed	13,136,552.76	0.39%
9 yr fixed + 1 yr refixing period	17,678,400.06	0.52%
10 yr fixed	1,105,586,197.89	32.48%
10 yr fixed + 2 yr refixing period	18,348,884.58	0.54%
10 yr "plafondrente"	297,649,964.86	8.74%
12 yr fixed	49,497,859.95	1.45%
14 yr fixed + 1 yr refixing period	25,785,729.54	0.76%
15 yr fixed	95,958,761.62	2.82%
20 yr fixed	169,395,045.08	4.98%
30 yr fixed	5,692,431.50	0.17%
"VariRust" 1% band	842,448.35	0.02%
"VariRust" 2% band	260,469.84	0.01%
"Stabielrente" 1% band	43,968,513.77	1.29%
"Stabielrente" 1,5% band	1,791,351.86	0.05%
"Stabielrente" 2% band	7,657,586.97	0.22%
"Stabielrente" 2,5% band	465,832.85	0.01%
"Stabielrente" 3% band	586,296.21	0.02%
"rentedemper" 5 year, 1% band	7,471,204.41	0.22%
"rentedemper" 5 year, 2% band	9,205,966.30	0.27%
"rentedemper" 5 year, 3% band	1,100,382.31	0.03%
"rentedemper" 10 year, 2% band	20,317,875.80	0.60%
"rentedemper" 10 year, 3% band	11,400,134.67	0.33%
"rentedemper" 15 year, 3% band	3,226,232.73	0.09%
<b>Total</b>	<b>3,404,006,485.56</b>	<b>100.00%</b>

## 12. Seasoning

From (>=)	Until (<)	Aggregate Outstanding Not. Amount	% of Total	Nr of Loanparts	% of Total	Weighted Average Coupon	Weighted average time to interest reset
<	1	19,455,717.28	0.57%	217	0.56%	4.36%	66.04
1	2	391,748,603.94	11.51%	4,169	10.72%	4.29%	125.67
2	3	688,891,719.80	20.24%	7,665	19.70%	4.01%	97.58
3	4	336,770,072.56	9.89%	3,633	9.34%	4.21%	98.30
4	5	260,664,258.72	7.66%	2,656	6.83%	4.91%	76.11
5	6	413,435,955.13	12.15%	3,904	10.04%	4.52%	82.78
6	7	244,177,783.28	7.17%	2,649	6.81%	4.35%	67.58
7	8	214,538,365.86	6.30%	2,560	6.58%	4.06%	85.27
8	9	149,157,440.26	4.38%	1,835	4.72%	4.11%	90.70
9	10	123,016,756.10	3.61%	1,417	3.64%	4.10%	76.20
10	11	99,573,175.87	2.93%	1,082	2.78%	4.31%	95.56
11	12	71,921,593.36	2.11%	888	2.28%	4.50%	83.96
12	13	83,471,728.91	2.45%	979	2.52%	4.37%	105.64
13	14	104,865,551.82	3.08%	1,465	3.77%	4.49%	106.06
14	15	148,819,425.47	4.37%	2,773	7.13%	4.78%	65.29
15	16	49,211,415.86	1.45%	913	2.35%	4.55%	78.43
16	17	3,729,844.54	0.11%	82	0.21%	4.51%	74.97
17	18	557,076.80	0.02%	16	0.04%	4.37%	65.54
18	19	0.00	0.00%	0	0.00%	0.00%	0.00
19	20	0.00	0.00%	0	0.00%	0.00%	0.00
20	>	0.00	0.00%	0	0.00%	0.00%	0.00
Unknown		0.00	0.00%	0	0.00%	0.00%	0.00
<b>Total</b>		<b>3,404,006,485.56</b>	<b>100.00%</b>	<b>38,903</b>	<b>100.00%</b>	<b>4.32%</b>	<b>91.65</b>

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## Contact Information

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### Legal Advisor to the Seller and the Issuer

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### Security Trustee

Stichting Security Trustee Lowland MBS 1  
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Amsterdam  
The Netherlands



**Seller 1**

SNS Bank N.V.

Croeselaan 1

Utrecht

The Netherlands

**Seller 2**

RegioBank N.V.

Croeselaan 1

Utrecht

The Netherlands

**Servicer**

SNS Bank N.V.

Croeselaan 1

Utrecht

The Netherlands