Lowland Mortgage Backed Securities 5 B.V.

Monthly Notes and Cash Report

Reporting period: 18 March 2020 - 20 April 2020

Reporting Date: 20 April 2020

AMOUNTS IN EURO

Intertrust Administrative Services B.V.

www.dutchsecuritisation.nl

Report Version 1.3 - January 2018

Table of Contents

	Page
Key Dates	3
Bond Report	4
Revenue Priority of Payments	6
Redemption Priority of Payments	7
Issuer Accounts	8
Additional Information	9
Triggers and Portfolio Limits	10
Counterparty Credit Ratings & Triggers	11
Glossary	12
Contact Information	15

Key Dates

Note Class	Class A1	Class A2	Class B	Class C	Class D	Class E
Key Dates						
Closing Date	23 May 2018					
First Optional Redemption Date	18 May 2023					
Step Up Date	N/A	N/A	N/A	N/A	N/A	N/A
Original Weighted Average Life	N/A	N/A	N/A	N/A	N/A	N/A
(expected) Final Maturity Date	18 May 2055					
Portfolio Date	31 Mar 2020					
Determination Date	15 Apr 2020					
Interest Payment Date	20 Apr 2020	20 Apr 2020	N/A	N/A	N/A	N/A
Principal Payment Date	20 Apr 2020					
Current Reporting Period	18 Mar 2020 -					
	20 Apr 2020					
Previous Reporting Period	18 Feb 2020 -					
	18 Mar 2020					
Accrual Start Date	18 Mar 2020	18 Mar 2020	N/A	N/A	N/A	N/A
Accrual End Date	20 Apr 2020	20 Apr 2020	N/A	N/A	N/A	N/A
Accrual Period (in days)	33	30	N/A	N/A	N/A	N/A
Fixing Date Reference Rate	16 Mar 2020	N/A	N/A	N/A	N/A	N/A

Bond Report

Note Class	Class A1	Class A2	Class B	Class C	Class D	Class E
General information						
lssuer	Lowland Mortgage Backed Securities 5 B.V.					
Legal Entity Identifier (LEI)						1
ISIN Code	XS1815296014	XS1815297095	XS1815297178	XS1815297509	XS1815297764	XS1815297921
Common code	181529601	181529709	181529717	181529750	181529776	181529792
Security code						
Stock Exchange Listing(s)	Euronext Exchange					
Currency	EUR	EUR	EUR	EUR	EUR	EUR
Applicable exchange rate	Not Applicable					
Number of Notes	2127	44117	1273	1407	804	538
Bond structure	Soft Bullet					
Mortgage backed (yes / no)	Yes	Yes	Yes	Yes	Yes	Yes
Original Credit Rating(s)	- / Aaa (sf) / AAA (sf) / -	- / Aaa (sf) / AAA (sf) / -	- / Aa3 (sf) / AAA (sf) / -	- / A2 (sf) / AA- (sf) / -	- / Baa1 (sf) / A- (sf) / -	- / n.r. (sf) / BB+ (sf) / -
(S&P/Moody's/Fitch/DBRS) Current Credit Rating(s) (S&P/Moody's/Fitch/DBRS) Credit enhancement	- / Aaa (sf) / AAA (sf) / -	- / Aaa (sf) / AAA (sf) / -	- / Aa2 (sf) / AAA (sf) / -	- / A2 (sf) / AA- (sf) / -	- / Baa2 (sf) / A- (sf) / -	- / n.r. (sf) / BB+ (sf) / -
-Through reserve fund	0.00	0.00	0.00	0.00	0.00	0.00
-Through subordination	402,200,000.00	402,200,000.00	274,900,000.00	134,200,000.00	53,800,000.00	0.00
Total	402,200,000.00	402,200,000.00	274,900,000.00	134,200,000.00	53,800,000.00	0.00
Liquidity support						
-Through cash advance facility	69,366,000.00	69,366,000.00	N/A	N/A	N/A	N/A
-Through reserve fund	0.00	0.00	N/A	N/A	N/A	N/A
Total	69,366,000.00	69,366,000.00	N/A	N/A	N/A	N/A

Transaction compliant with retention requirements* Yes *

^{100.00%} 100.00% 100.00% 100.00% 100.00% Percentage retained at Closing 100.00% Date Percentage placed at Closing 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% Date (privately and/or publicly) Total 100.00% 100.00% 100.00% 100.00% 100.00% 100.00% Percentage retained at Reporting 100.00% 100.00% 100.00% 100.00% 100.00% 100.00% Date Percentage placed at Reporting 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% Date (privately and/or publicly) 100.00% 100.00% 100.00% 100.00% 100.00% Total 100.00%

Bond Report (2)

Note Class	Class A1	Class A2	Class B	Class C	Class D	Class E
Principal information						
Original Principal Balance	212,700,000.00	4,411,700,000.00	127,300,000.00	140,700,000.00	80,400,000.00	53,800,000.00
Principal Balance before	212,700,000.00	4,411,700,000.00	127,300,000.00	140,700,000.00		
Payment Total Principal Payments	0.00	0.00	0.00	0.00	0.00	
Principal Balance after Payment	212,700,000.00	4,411,700,000.00	127,300,000.00	140,700,000.00		
Principal Balance per Note	100,000.00	100,000.00	100,000.00	100,000.00		
before Payment Previous Factor	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000
Principal Payments per Note	0.00	0.00	0.00	0.00		
	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	
Balance after Payment per Note Current Factor	1.00000	1.00000	1.00000	1.00000	1.00000	
Current Pactor	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000
Principal Deficiency Ledger						
PDL Balance Previous Interest	0.00	0.00	0.00	0.00	0.00	0.00
Payment Date Additions to PDL in current	0.00	0.00	0.00	0.00	0.00	0.00
reporting period Releases from PDL in current	0.00	N/A	0.00	0.00	0.00	0.00
reporting period PDL Balance Current Interest	0.00	0.00	0.00	0.00	0.00	0.00
Payment Date Cumulative Additions to PDL	0.00	0.00	0.00	0.00	0.00	405,169.91
Cumulative Releases from PDL	0.00	N/A	0.00	0.00	0.00	405,169.91
Interest information						
Accrual Start Date	18 Mar 20	18 Mar 20	N/A	N/A	N/A	N/A
Accrual End Date	20 Apr 20	20 Apr 20	N/A	N/A	N/A	N/A
Accrual Period (in days)	33	30	N/A	N/A	N/A	N/A
Fixing Date Reference Rate	16 Mar 20	N/A	N/A	N/A	N/A	N/A
Reference Rate	Euribor_1M	N/A	N/A	N/A	N/A	N/A
Coupon Reference Rate (in %)	-0.488	N/A	N/A	N/A	N/A	N/A
Margin (in bps)	50.00	N/A	N/A	N/A	N/A	N/A
Step Up Margin (in bps)	N/A	N/A	N/A	N/A	N/A	N/A
Current Coupon (in bps)	1.200	100.000	N/A	N/A	N/A	N/A
Day Count Convention	act/360	30/360	N/A	N/A	N/A	N/A
Total Interest Payments	2,339.70	3,676,269.61	N/A	N/A	N/A	N/A
Interest Payments Per Note	1.10	83.33	N/A	N/A	N/A	N/A
Scheduled Interest Payment	2,339.70	3,676,269.61	N/A	N/A	N/A	N/A
Current Interest Shortfall	0.00	0.00	N/A	N/A	N/A	N/A
Cumulative Interest Shortfall	0.00	0.00	N/A	N/A	N/A	N/A
Total Principal + Interest Payments	2,339.70	3,676,269.61	0.00	0.00	0.00	0.00

Revenue Priority of Payments

	Previous Period	Current Period
Available Revenue Funds		
(i) as interest on the Mortgage Receivables less, with respect to each Savings Mortgage Receivable;	11,036,490.73	11,001,113.03
(ii) as interest accrued on the Issuer Collection Account excl. the Financial Cash Collateral Ledger;	-9,294.70	-11,894.64
(iii) as prepayment penalties under the Mortgage Receivables;	645,891.32	761,689.35
(iv) as Net Foreclosure Proceeds on any Mortgage Receivables to the extent such proceeds do not relate to	0.00	0.00
principal; (v) amounts to be drawn from the Issuer Collection Account and/or the Custody Cash Account equal to any Set-Off	0.00	0.00
Amount and Comminoling Amount and/or the proceeds of Securities: (vi) as amounts received in connection with a repurchase of Mortgage Receivables;	160,437.85	136,889.47
(vii) as amounts received in connection with a sale of Mortgage Receivables;	0.00	0.00
(viii) as amounts received as post-foreclosure proceeds on the Mortgage Receivables;	0.00	0.00
(ix) as amounts to be drawn under the Cash Advance Facility (other than Cash Advance Facility Stand-by	0.00	0.00
Drawinos): (x) as amounts deducted from the Available Principal Funds on such Notes Payment Date as Interest Shortfall;	0.00	0.00
(xi) as amounts to be drawn from the Issuer Collection Account with a corresponding debit to the Interest	0.00	0.00
Reconciliation Ledoer: and (xii) any amounts standing to the credit of the Issuer Collection Account and the Custody Cash Account, after all	0.00	0.00
payment obligations of the Issuer under the Transaction Documents, other than towards payment of any Deferred Less; (xiii) on the first Payment Date of each calendar year a minimum of 2,500,-; -/-	0.00	0.00
Less: (xiv) any amount to be credited to the Interest Reconciliation Ledger on the immediately succeeding Payment -/- Date.	0.00	0.00
Total Available Revenue Funds	11,833,525.20	11,887,797.21
Revenue Priority of Payments		
(a) first, in or towards satisfaction, fees or other remuneration due and payable to the Directors and Security	0.00	0.00
Trustee: (b) second, in or towards satisfaction of an administration fee and all costs and expenses due and payable to the	551,493.28	639,383.98
Pool Servicers and the Issuer Administrator: (c) third, in or towards satisfaction of, any amounts due and payable to (i) third parties, the Credit Rating Agencies,		
anv legal advisor, auditor and accountant. (ii) the Paving and the Reference Agent. (iii) the CAF Commitment Fee and (iv) to the Issuer Account Bank;	7,213.91	9,520.31
(d) fourth, in or towards satisfaction of (i) any amounts due to the Cash Advance Facility Provider other than the Cash Advance Facility Commitment Fee and (ii) a Cash Advance Facility Stand-by Drawino: (e) fifth, in or towards satisfaction, all amounts of interest due but unpaid in respect of:	0.00	0.00
- the Senior Class A1 Notes and	3,424.47	2,339.70
- the Senior Class A2 Notes:	3,676,269.61	3,676,269.61
(f) sixth, in or towards satisfaction of sums to be credited to the Class A Principal Deficiency Leger;	0.00	0.00
(g) seventh, in or towards satisfaction of sums to be credited to the Class B Principal Deficiency Ledger.	0.00	0.00
(b) eighth, in or towards satisfaction of sums to be credited to the Class C Principal Deficiency Ledger;	0.00	0.00
(i) ninth, in or towards satisfaction of sums to be credited to the Class D Principal Deficiency Ledger;	0.00	0.00
 (i) tenth, in or towards satisfaction of sums to be credited to the Class E Principal Deficiency Ledger; 	10,255.89	0.00
(k) eleventh, in or towards satisfaction of gross-up amounts or additional amounts due, if any, to the Cash Advance	0.00	0.00
(i) twelfth, in or towards satisfaction of a Deferred Purchase Price Instalment to the Sellers.	7,584,868.04	7,560,283.61
Total Revenue Priority of Payments	11,833,525.20	11,887,797.21

-	Previous Period	Current Period
loating Rate Available Principal Funds		
) as repayment and prepayment of principal under the Floating Rate Mortgage Receivables;	4,253,014.65	1,681,611.65
i) as partial repayment and prepayment of principal under the Floating Rate Mortgage Receivables;	25,500.33	24,746.96
ii) as Net Foreclosure Proceeds on any Floating Rate Mortgage Receivable to the extent such proceeds relate to	0.00	0.00
rincipal; v) as amounts received in connection with a repurchase of Floating Rate Mortgage Receivables;	118,494.61	319,118.47
r) as amounts received in connection with a sale of Floating Rate Mortgage Receivables;	0.00	0.0
i) as the Floating Rate Fraction of the amounts to be credited to the Principal Deficiency Ledger;	471.72	0.0
vii) as Participation Increase and as amounts to be received as Initial Participation;	7,942.17	7,387.9
viii) as amounts received from the Construction Deposit Account by means of set-off with the Floating Rate	0.00	0.0
lortgage Receivables: x) as an amount equal to the part of the Reserved Amount equal to the balance standing to the credit of the	162.74	124.6
loating Rate Purchase Ledger; and c) as the Floating Rate Fraction of any amount to be drawn from the Principal Reconciliation Ledger.	0.00	0.00
ess: (xi) the Floating Rate Fraction of any Interest Shortfall; -/-	0.00	0.0
ess: (xii) the Floating Rate Fraction of any amount to be credited to the Principal Reconciliation Ledger; -/-	0.00	0.0
ess: (xiii) the Initial Purchase Price of any Floating Rate Further Advance Receivables and -/-	168,899.62	1,032,692.7
ess: (xiv) such part of the Reserved Amount to be credited to the Floating Rate Purchase Ledger on the -/- nmediately succeeding Notes Payment Date.	4,236,686.60	1,000,296.8
otal Floating Rate Available Principal Funds	0.00	0.0
ixed Rate Available Principal Funds	47,175,218.03	37,852,439.7
) as partial repayment and prepayment of principal under the Fixed Rate Mortgage Receivables;	5,381,433.05	5,247,818.1
ii) as Net Foreclosure Proceeds on any Fixed Rate Mortgage Receivable to the extent such proceeds relate to	0.00	0.0
in as net rotectosus er rocectos un any rixed rate wongage receivable to the extent such proceeds relate to rincial: v) as amounts received in connection with a repurchase of Fixed Rate Mortgage Receivables;	7,261,975.02	7,074,424.5
r) as amounts received in connection with a sale of Fixed Rate Mortgage Receivables;	0.00	0.0
i) as the Fixed Rate Fraction of amounts to be credited to the Principal Deficiency Ledger;	9,784.17	0.0
vii) as Participation Increase and as amounts to be received as Initial Participation	1,166,151.27	1,170,731.2
viii) as amounts received from the Construction Deposit Account by means of set-off with the Fixed Rate	0.00	0.0
fortgage Receivables; x) as an amount equal to the part of the Reserved Amount equal to the balance standing to the credit of the Fixed	3,375.54	2,584.5
ate Purchase Ledoer: and c) as the Fixed Rate Fraction of any amount to be drawn from the Principal Reconciliation Ledger.	0.00	0.0
ess: (xi) the Fixed Rate Fraction of any Interest Shortfall; -/-	0.00	0.0
ess: (xii) the Fixed Rate Fraction of any amount to be credited to the Principal Reconciliation Ledger/-	0.00	0.0
ess: (xiii) the Initial Purchase Price of any Fixed Rate Further Advance Receivables/-	65,231,914.49	52,343,638.3
ess: (xiv) such part of the Reserved Amount to be credited to the Fixed Rate Purchase Ledger on the immediately -/- ucceeding Notes Payment Date.	-4,233,977.41	-995,640.03
otal Fixed Rate Available Principal Funds	0.00	0.0
Redemption Priority of Payments		
s) first, (i) the Floating Rate Redemption Available Amount will be applied for principal amounts due under the	0.00	0.0
enior Class A1 Notes: ereafter, in or towards satisfaction of principal amounts due under the Senior Class A2 Notes;	0.00	0.0
 a) first, (ii) the Fixed Rate Redemption Available Amount will be applied for principal amounts due under the enior Class A2 Notes: 	0.00	0.0
entor Class A2 Notes; ereafter, in or towards satisfaction of principal amounts due under the Senior Class A1 Notes;	0.00	0.0
b) second, in or towards satisfaction of principal amounts due under the Mezzanine Class B Notes;	0.00	0.0
c) third, in or towards satisfaction of principal amounts due under the Mezzanine Class C Notes;	0.00	0.0
d) fourth, in or towards satisfaction of principal amounts due under the Junior Class D Notes;	0.00	0.00
	0.00	0.0
e) fifth, in or towards satisfaction of principal amounts due under the Subordinated Class E Notes; and	0.00	

Issuer Accounts

	Current Period
Floating Rate GIC Account Issuer Transaction Account balance at the beginning of the Reporting Period	8,573.66
Issuer Transaction Account balance at the end of the Reporting Period	10,872.67
Construction Deposit Account	
Construction Deposit Account balance at the beginning of the Reporting Period	7,819,069.00
Additions to the Construction Deposit Account	0.00
Paid from Construction Deposit Account	-110,874.00
Construction Deposit Account balance at the end of the Reporting Period	7,708,195.00

	Current Period
Cash Advance Facility	
Cash Advance Facility Stand-by Drawing Amount Amount deposited in the Collection Account:	69,366,000.00
ash Advance Facility Maximum Amount current Reporting Period ash Advance Facility Maximum Amount next Reporting Period (at the most)	69,366,000.00 69,366,000.00
ash Advance Pacility Maximum Amount next Reporting Penido (at the most)	69,366,000.00
nterest due on Cash Advance Facility Drawings	0.00
nterest paid on Cash Advance Facility Drawings	0.00
Cash Advance Facility Drawn Amount at the beginning of the Reporting Period	0.00
Cash Advance Facility Repayment current Reporting Period	0.00
Cash Advance Facility Drawing current Reporting Period	0.00
Cash Advance Facility Drawn Amount at the end of the Reporting Period	0.00
Reserve Fund Avt applicable	
Set Off Einsneigt Coch Colleteral Ledger	
Set-Off Financial Cash Collateral Ledger The Potential Set-Off Required Amount	0.00
The Posted Set-Off Financial Cash Collateral Value, start period	0.00
Current drawing from the Set-Off Financial Cash Collateral Ledger	0.00
The Set-off Delivery Amount	0.00
The Set-off Return Amount	0.00
Received Interest on Set-Off Financial Cash Collateral Ledger	0.00
Paid Interest on Set-Off Financial Cash Collateral Ledger	0.00
he Posted Set-Off Financial Cash Collateral Value, end period	0.00
commingling Financial Cash Collateral Ledger	
Comming ing Financial Cash Collateral Ledger	0.00
The Posted Commingling Financial Cash Collateral Value, start period	0.00
Current drawing from the Commingling Financial Cash Collateral Ledger	0.00
Commingling Delivery Amount	0.00
Commingling Return Amount	0.00
Received Interest on Commingling Financial Cash Collateral Ledger	0.00
Paid Interest on Commingling Financial Cash Collateral Ledger	0.00
The Posted Commingling Financial Cash Collateral Value, end period	0.00
EPO Available Amount	
EPO Available Amount, start period	0.00
Decrease of REPO Available Amount	0.00
ncrease of REPO Available Amount	0.00
EPO Available Amount, end period	0.00
Jnderlying collateral in form of Equivalent Securities	
Nominal amount of government bonds, start period	0.00
lominal amount of government bonds, end period	0.00
nterest 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
alance Interest Reconciliation Ledger, end period	0.00
Principal Reconciliation Ledger	
Principal Reconciliation Leager Balance Principal Reconciliation Ledger, start period	0.00
Drawings to the Principal Reconciliation Ledger	0.00
Credits to the Principal Reconciliation Ledger	0.00
Salance Principal Reconciliation Ledger, end period	0.00
excess Spread Margin ot applicable	
Swap Vot aplicable	
Set off Fotal Balance of Deposits Related to Borrowers in the Mortgage Loan Portfolio:	148,039,508.00
oral balance of Deposits Related to Borrowers in the Morgage Loan Portfolio. Veighted Average Balance of Deposits Related to Borrowers in the Mortgage Loan Portfolio.	148,039,508.00
Decay illustion Accests	
Reconciliation Assets Balance of Fixed Rate Mortgages at the end of the period	4,971,541,743.34
salance of Fixed Kate Mortgages at the end of the period Balance of Ficating Rate Mortgages at the end of the period	4,9/1,541,/43.34 186,650,245.17
	-130,762,791.13
Balance of Savings related to Fixed Rate Mortgages at the end of the period	
Balance of Savings related to Fixed Rate Mortgages at the end of the period Balance of Savings related to Floating Rate Mortgages at the end of the period	-833,854.22
Balance of Savings related to Fixed Rate Mortgages at the end of the period Balance of Savings related to Floating Rate Mortgages at the end of the period lotes Classes A-E start of the period	-833,854.22 -5,026,600,000.00
Balance of Savings related to Fixed Rate Mortgages at the end of the period	

Lowland Mortgage Backed Securities 5 B.V.

Monthly Notes and Cash Report: 18 March 2020 to 20 April 2020

Triggers	Criteria	Realised as per	Ok/Breach	Consequence if breached
(a) the Seller will represent and warrant to the Issuer and the Security Trustee the matters set out in	TRUE	04/18/2020*	OKDICAL	Purchase of Further Advances or Substitution:
(i) Clause 8 of the Mongage Receivables Purchase Agreement, other than those set out in Clause 8 items (hh) and (ji), with respect to the Further Advance Receivables and/or New Mongage Receivables sold on such date and (ii) Clause 9 of the Mongage Receivables Purchase Agreement;				not allowed
(as) the aggregate Net Outstanding Principal Amount of all Interest-Only Mortgage Receivables divided by the aggregate Net Outstanding Principal Amount of all Mortgage Receivables does not exceed 50 per cent.;	TRUE	47.10%	ОК	Purchase of Further Advances or Substitution not allowed
(b) no Assignment Notification Event has occurred and is continuing on such Notes Payment Date;	TRUE	ок	ок	Purchase of Further Advances or Substitutions not allowed
(bb) (x) the aggregate Realised Losses in respect of all previous Montgage Calculation Periods divided by (y) the aggregate Net Outstanding Principal Amount of the Montgage Receivables on the Closing Date, does not exceed 0,4 per cent;	TRUE	0.00%	ок	Purchase of Further Advances or Substitution not allowed
(c) there has been no failure by the Seller to repurchase any Mortgage Receivable which it is required to repurchase pursuant to the Mortgage Receivables Purchase Agreement;	TRUE	0	ок	Purchase of Further Advances or Substitution not allowed
(cc) the Further Advance Receivables and the New Mortgage Receivables do not result from Employee Mortgage Loans; and (d) the Purchase Available Amount is sufficient to pay the hitial Purchase Price for the relevant New Mortgage Receivables and the relevant Further Advance Receivables;	TRUE	OK -4656.84	ок	Purchase of Further Advances or Substitution not allowed Purchase of Further Advances or Substitution not allowed
(d) a Further Advance Receivable and a New Montgage Receivable has either a fixed rate of interest or a floating rate of interest, without any interest optionality's or alternatives, such as the interest Damper (Rether Demper), Stable interest (Stable Rend), Colling Interest (Vision Rente), the ideal Interest (desail Rente), Middle Interest (Middelrente), varirust, average interest rate and other caps and/or floors.	TRUE	ок	ок	Purchase of Further Advances or Substitution: not allowed
(e) (v) the aggregate Net Outstanding Principal Amount of all Defaulted Mortgage Receivables divided by (v) the aggregate Net Outstanding Principal Amount of all Mortgage Receivables, each as calculated on the immediately preceding Notes Calculation Date, does not exceed 1.50 per cent;	TRUE	0.07%	ОК	Purchase of Further Advances or Substitution not allowed
(ee) the aggregate Net Outstanding Principal Amount of all Investment Mortgage Loans divided by the aggregate Net Outstanding Principal Amount of all Mortgage Receivables does not exceed 7.5 per cent.	TRUE	5.51%	ок	Purchase of Further Advances or Substitution not allowed
(f) the weighted average number of months elapsed since origination of all Mortgage Loans shall not fall below 30 months;	TRUE	94.99	ок	Purchase of Further Advances or Substitution not allowed
(g) the New Montgage Receivables and/or the Further Advance Receivables have to be fully repaid ultimately by May 2053 pursuant to the relevant Montgage Conditions;	TRUE	6/1/2050	ок	Purchase of Further Advances or Substitution not allowed
(h) the Receivables Floating Rate Fraction will not be less than 2.0 per cent. and will not exceed 10 per cent. and the Receivables Fixed Rate Fraction will not be less than 90 per cent. and will not exceed 98 per cent.;	TRUE	3.69%/96.31%	ок	Purchase of Further Advances or Substitution not allowed
(i) the aggregate Net Outstanding Principal Amount of all Mortgage Receivables with a Net Outstanding Principal Amount equal to or higher than EUR 500.000 divided by the aggregate the Outstanding Principal Amount of all Mortgage Receivables does not exceed 5 per cent.;	TRUE	3.63%	ок	Purchase of Further Advances or Substitution not allowed
 (i) the weighted average Original Loan to Original Foreclosure Value Ratio of all Mortgage Receivables does not exceed 103 per cent.; 	TRUE	99.19%		Purchase of Further Advances or Substitution not allowed
(k) the weighted average Current Loan to Original Market Value Ratio of all Mortgage Receivables does not exceed 90 per cent.;	TRUE	82.74%	ок	Purchase of Further Advances or Substitution not allowed
(i) the aggregate Net Outstanding Principal Amount of the Mortgage Receivables with an Original Loss to Original Foreclosure Value Ratio higher than 120 per cent. does not exceed 18 per cent. of the aggregate Net Outstanding Principal Amount of all Mortgage Receivables;	TRUE	12.37%	ок	Purchase of Further Advances or Substitution not allowed
(m) the aggregate Net Outstanding Principal Amount of the Mortgage Receivables with an Original Loan to Original Foreclosure Value Ratio higher than 110 per cent. does not exceed 47 per cent. of the aggregate Net Outstanding Principal Amount of all Mortgage Receivables;	TRUE	38.71%	ок	Purchase of Further Advances or Substitution not allowed
(n) the aggregate Net Outstanding Principal Amount of the Mortgage Receivables with an Original Loan to Original Foreclosure Value Ratio higher than 100 per cent. does not exceed 63 per cent. of the aggregate Net Outstanding Principal Amount of all Mortgage Receivables;	TRUE	53.48%	ок	Purchase of Further Advances or Substitution not allowed
(o) the aggregate Net Outstanding Principal Amount of the Mortgage Receivables with an Original Loan to Original Foreclosure Value Ratio higher than 90 per cent. does not exceed 80 per cent. of the aggregate Net Outstanding Principal Amount of all Mortgage Receivables;	TRUE	73.30%	ок	Purchase of Further Advances or Substitution not allowed
(p) the weighted average Loan to Income Ratio of the Mortgage Receivables does not exceed 4.2 ;	TRUE	4.037943323	ок	Purchase of Further Advances or Substitution
(a) the aggregate Net Outstanding Principal Amount of the Mortgage Receivables with a Loan to noome Ratio higher than 6 does not exceed 7 per cent. of the aggregate Net Outstanding Principal Amount of all Mortgage Receivables;	TRUE	6.41%	ок	not allowed Purchase of Further Advances or Substitution not allowed
(r) the aggregate Net Outstanding Principal Amount of the Mortgage Receivables with a Loan to Income Ratio higher than 5 does not exceed 18 per cent. of the aggregate Net Outstanding Principal Amount of all Mortgage Receivables;	TRUE	15.82%	ок	Purchase of Further Advances or Substitution not allowed
(s) the aggregate Net Outstanding Principal Amount of the Montgage Receivables with a Loan to income Ratio higher than 4 does not exceed 58 per cent. of the aggregate Net Outstanding Principal Amount of all Montgage Receivables;	TRUE	50.43%	ок	Purchase of Further Advances or Substitution not allowed
(t) the aggregate Net Outstanding Principal Amount of the Montgage Receivables from Borrowers which are employed is at least 95 per cent. of the aggregate Net Outstanding Principal Amount of all Montgage Receivables;	TRUE	95.28%	ок	Purchase of Further Advances or Substitution not allowed
(ii) the aggregate Net Outstanding Principal Amount of the Montgage Receivables from Borrowers which are self-employed does not exceed 2 per cent. of the aggregate Net Outstanding Principal Amount of all Montgage Receivables:	TRUE	1.88%	ок	Purchase of Further Advances or Substitution not allowed
(v) there is no balance on the Principal Deficiency Ledger;	TRUE	0.00%	ок	Purchase of Further Advances or Substitution
w) no part of the Available Principal Funds on such Notes Payment Date is used to make good any nterest Shorfall as item (x) of the Available Revenue Funds;	TRUE	0.00%	ок	not allowed Purchase of Further Advances or Substitution not allowed
(i) the aggregate Net Outstanding Principal Amount of the New Mortgage Receivables and the Further Advance. Receivables purchased on such Nexes Phymetr Date and on the eleven minordately preceding Notes Phymetr Dates which do thy and aggregates Net Outstanding Phinoipal Minorat of al Mortgage Receivables on the Closing Date does not exceed 20 per cell. The Issuer and the Saler may aggregate to a higher persenting, subject the economization of Moody's and Flath that the ratings will not be adversely affected as a result thereof;	TRUE	13.76%	ок	Purchase of Further Advances or Substitution not allowed
(y) the aggregate Net Outstanding Principal Amount of all NHG Mongage Receivables divided by he aggregate Net Outstanding Principal Amount of all Mongage Receivables is equal to or higher han 36 per cent.;	TRUE	36.74%	ок	Purchase of Further Advances or Substitution not allowed
(z) the Aggregate Construction Deposit Amount does not exceed EUR 10,000,000;	TRUE	7,708,195	ок	Purchase of Further Advances or Substitution not allowed
* Portfolio after Repurchases and Replenishment				
Substitution Triggers	Criteria	Realised as per	Ok/Breach	Consequence if breached
	TRUE	04/18/2020* 2.06%	OKBREACH	Repurchase
d) the Seller resets the Mortgage Interest Rate in respect of a Floating Rate Mortgage Receivable and as a result thereof the weighted average margin would fall or falls below 0.5 per cent. above	1 RUE	∠.06%	UK	Reputchase

TRUE	2.06%	ок	Repurchase
TRUE	2.64%	ок	Repurchase

10 of 15

Counterparty Credit Ratings & Triggers

			S&P (ST/LT)	Moody's	Moody's (ST/LT) Fito		(ST/LT)	DBR	S (ST/LT)	
Role	Party	Rank	Rating Trigger	Current Rating	Rating Trigger	Current Rating	Rating Trigger	Current Rating	Rating Trigger	Current Rating	Consequence if breached
Cash Advance Facility Provider	de Volksbank N.V.	1	/	1	P1/	P2 /	F1/A	F1 / A-	/	1	 (i) replace itself with an alternative bank (ii) obtain a third party, having at least the Requisite Rating, to guarantee the obligations of the Floating Rate GIC Provider (iii) take any other action to maintain the then current ratings assigned to the Mortgage- Backed Notes.
Commingling Guarantor	de Volksbank N.V.	1	I	I	/ Baa1	/ A3	F2 / BBB	F1 / A-	1	/	(i) replace itself with an alternative bank (ii) obtain a third party, having at least the Requisite Rating, to guarantee the obligations of the Floating Rate GIC Provider (iii) take any other action to maintain the then current ratings assigned to the Mortgage- Backed Notes.
Construction Deposit Guarantor	ING Bank N.V.	1	1	1	P1 /	P1 /	F1/A	F1+ / AA-	1	1	(i) replace itself with an alternative bank (ii) obtain a third party, having at least the Requisite Rating, to guarantee the obligations of the Floating Rate GIC Provider (iii) take any other action to maintain the then current ratings assigned to the Mortgage- Backed Notes.
Custodian	ING Bank N.V.	1	/	1	P2 / Baa2	P1 / Aa3	F2 / BBB	F1+ / AA-	1	1	(i) replace itself with an alternative bank (ii) obtain a third party, having at least the Requisite Rating, to guarantee the obligations of the Floating Rate GIC Provider (iii) take any other action to maintain the then current ratings assigned to the Mortgage- Backed Notes.
Issuer Account Bank	ING Bank N.V.	1	1	1	P1 /	P1 /	F1/A	F1+ / AA-	I	/	(i) replace itself with an alternative bank (ii) obtain a third party, having at least the Requisite Rating, to guarantee the obligations of the Floating Rate GIC Provider (iii) take any other action to maintain the then current ratings assigned to the Mortgage- Backed Notes.

Blossary	
rm	Definition / Calculation
rears	means an amount that is overdue exceeding EUR 11;
ticle 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;
ticle 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;
ack-Up Servicer	N/A;
ash Advance Facility	means the cash advance facility as referred to in Clause 3.1 of the Cash Advance Facility Agreement;
ash Advance Facility Maximum Available Amount	means an amount equal to the greater of (i) 1.6 per cent. of the Principal Amount Outstanding of the Class A Notes on such date and (ii) 0.6 per cent of the Principal Amount Outstanding of the Class A Notes as at the Closing Date.
ash Advance Facility Provider	means de Volksbank N.V.;
ash Advance Facility Stand-by Drawing Account	means the Issuer Collection Account on which any Cash Advance Facility Stand-by Drawing will be deposited;
nstant Default Rate (CDR)	represents the percentage of outstanding principal balances in the pool that are in default in relation to
nstant Prepayment Rate (CPR)	the principal balance of the mortgage pool; means prepayment as ratio of the principal mortgage balance outstanding at the beginning of the
nstruction Deposit	relevant period; 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 Mortgage Asset;
nstruction Deposit Guarantee	N/A;
upon	means the interest coupons appertaining to the Notes;
dit Enhancement	the combined structural features that improve the credit worthiness of the respective notes.
dit Rating	an assessment of the credit worthiness of the notes assigned by the Credit Rating Agencies;
r. Loan to Original Foreclosure Value (CLTOFV)	means the ratio calculated by dividing the current outstanding loan amount by the Orignal Foreclosure Value:
rent Loan to Indexed Foreclosure Value (CLTIFV)	means the ratio calculated by dividing the current outstanding loan amount by the Indexed Foreclosure
rent Loan to Indexed Market Value (CLTIMV)	Value; means the ratio calculated by dividing the current outstanding loan amount by the Indexed Market
rent Loan to Original Market Value (CLTOMV)	Value; means the ratio calculated by dividing the current outstanding loan amount by the Original Market
todian	Value; means ING Bank N.V.
-Off Date	means (i) with respect to the Mortgage Receivables purchased on the Closing Date, 30 April 2018 and (ii) with respect to Further Advance Receivables purchased on a Notes Payment Date, the first day of the month of the relevant Notes Payment Date;
y Count Convention	means Actual/360 for the class A1 notes and 30/360 for the class A2 notes;
bt Service to Income	means the ratio calculated by dividing the amount a borrower is required to pay (in interest and princip
ierred Purchase Price	repayments) on an annual basis by the borrower(s) disposable income; means part of the purchase price for the Mortgage Receivables equal to the sum of all Deferred
erred Purchase Price Installment	Purchase Price Instalments; means, after application of the relevant available amounts in accordance with the relevant Priority of Payments, any amount remaining after all items ranking higher than the item relating to the Deferred
linquency	Purchase Price have been satisfied; refer to Arrears;
onomic Region (NUTS)	The Nomenclature of Territorial Units for Statistics (NUTS) was drawn up by Eurostat more than 30
ananno region (no ro)	The Nomenciature of Territorial Units for Statistics (NU IS) 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 region statistics for the European Union. The NUTS classification has been used in EU legislation since 1988
uivalent Securities	securities equivalent to Purchased Securities under that Transaction. If and to the extent that such Purchased Securities have been redeemed, the expression shall mean a sum of money equivalent to the proceeds of the redemption (other than Distributions);
cess Spread	N/A;
ess Spread Margin	N/A;
al Maturity Date	means the Notes Payment Date falling in May 2055;
t Optional Redemption Date	means the Notes Payment Date falling in May 2023;
eclosed Mortgage Loan	means all mortgage rights and ancillary rights have been exercised;
eclosed NHG Loan	means all mortgage rights and ancillary rights have been exercised on mortgage loan that has the
eclosed Non NHG Loan	benefit of an NHG Guarantee; means all mortgage rights and ancillary rights have been exercised on mortgage loan that does not
eclosure	have the benefit of an NHG Guarantee; means forced (partial) repayment of the mortgage loan;
eclosure Value	means the estimated value of the mortgaged property if the mortgaged property would be sold in a
ther Advances / Modified Loans	public auction; "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;
lexed Foreclosure Value	means the estimated value of the mortgaged property if the mortgaged property would be sold in a public auction multi創資的前針Sindexation 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	with the market value factor; relates to the period for which mortgage loan interest has been fixed;		
Issuer Account Bank	means Rabobank.		
Issuer Transaction Account	means the Issuer Collection Account.		
Loan to Income (LTI)	means the ratio calculated by dividing the original loan amount by the income of the borrower at the moment of origination of the Mortgage Loan;		
Loanpart Payment Frequency	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	Voluntarity: means the mortgage loans granted by the relevant Seller to the relevant borrowers which may consist of one or more Loan Parts as set forth in the List of Mortgage Loans and, after any purchase and assignment of any New Mortgage Receivables or Further Advance Receivables has taken place in accordance with the Mortgage Receivables Purchase Agreement, the relevant New Mortgage Loans and/or Further Advances, to the extent not retransferred or otherwise disposed of by the Issuer;		
Mortgage Loan Portfolio	means the portfolio of Mortgage Loans;		
Mortgage Receivable(s)	means any and all rights of the relevant Seller (and after assignment of such rights to the Issuer, of the Issuer) against the Borrower under or in connection with a Mortgage Loan, including any and all claims of the relevant Seller (or the Issuer after assignment) on the Borrower as a result of the Mortgage Loan being terminated, dissolved or declared null and void;		
NHG Guarantee	means a guarantee (borgtocht) under the NHG Conditions granted by Stichting WEW;		
NHG Loan	means a Mortgage Loan that has the benefit of an NHG Guarantee;		
Non NHG Loan	means a Mortgage Loan that does not have the benefit of an NHG Guarantee;		
Notification Events	means any of the Assignment Notification Events and the Pledge Notification Events;		
Notification Trigger	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	mongage coan, 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 each of de Volkbank N.V.		
Outstanding Principal Amount	means, at any moment in time, (i) the outstanding principal amount of a Mortgage Receivable at such time and (ii), after a Realised Loss of type (a) and (b) of the definition in respect of such Mortgage Receivable has been debited to the Principal Deficiency Ledger, zero;		
Payment Ratio	The actual principal and interest payments received as ratio of the scheduled principal and interest		
Penalties	payments during the relevant period; 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		
Prepayments	mortgage loan; means non scheduled principal paid by the borrower prior to the expected maturity date;		
Principal Deficiency Ledger	means the principal deficiency ledger relating to the relevant Classes of Notes and comprising sub-		
Principal Payment Date	ledgers for each such Class of Notes; means the current monthly payment date on which principal is paid out on the relevant notes;		
Principal Payment Rate (PPR)	means scheduled repayment as ratio of scheduled repayments to the principal mortgage balance		
Prospectus	outstanding at the beginning of the relevant period; means the prospectus dated 18 May 2018 relating to the issue of the Notes;		

Realised Losses	"means, on any relevant Notes Calculation Date, the sum of (a) with respect to the Mortgage Receivables in respect of which the relevant Seller, the relevant Servicer on behalf of the Issuer, the Issuer or the Security Trustee has completed the foreclosure, such that there is no more collateral securing the Mortgage Receivable, in the immediately preceding Notes Calculation Period, the amount by which (i) the aggregate Outstanding Principal Amount of all Mortgage Receivables, the Participations, exceeds (ii) the amount of the Net Foreclosure Proceeds applied to reduce the Outstanding Principal Amount of the Mortgage Receivables less, with respect to Savings Mortgage Receivables, the Participations, exceeds (ii) the amount of the Net Foreclosure Proceeds applied to reduce the Outstanding Principal Amount of the Mortgage Receivables less, with respect to Savings Mortgage Receivables, the Participations; and (b) with respect to the Mortgage Receivables, the Participations; and (b) with respect to the Mortgage Receivables, the Participations; and (b) with respect to the Mortgage Receivables and Bank Savings Mortgage Receivables, the Participations, exceeds (ii) the purchase price of the Mortgage Receivables sold to the extent relating to principal, less, with respect to the Savings Mortgage Receivables and Bank Savings Mortgage Receivables, the Participations; and (c) with respect to the Mortgage Receivables in respect of which the Borrower has (x) successfully asserted set-for defence to payments or (y) repaid or prepaid any amount in the immediately preceding Notes Calculation Period, the amount by which (i) the aggregate Outstanding Principal Amount of such Mortgage Receivables less, with respect to savings Mortgage Receivables, and Bank Savings Mortgage Receivables, the Participations, prior to such set-off or defence or reparement or preparyment exceeds (ii) the aggregate Outstanding Principal Amount of such Mortgage Receivables, less, with respect to Savings Mortgage Receivables and Ban	
Recoveries	refer to Post-Foreclosure-Proceeds;	
Redemption Priority of Payments	means the priority of payments set out as such Clause 5.4 of the Trust Deed;	
Remaining Tenor	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	
Repossesions	Issuer pursuant to clause 6 and 11 of the Mortgage Receivables Purchase Agreement; refer to foreclosure;	
Reserve Account	N/A;	
Reserve Account Target Level	N/A;	
Revenue Priority of Payments	means the priority of payments set out as such in section 5.2 (Priorities of Payments) of this	
Saving Deposits	Prospectus; means savings in a bank account, pledged to the mortgage lender, which are meant to repay the loan at maturity;	
Seasoning	ar maturity; means the difference between the loan start date and the current reporting period;	
Seller	means each of de Volksbank N.V.	
Servicer	means each of de Volksbank N.V.	
Signing Date	means 18 May 2018 or such later date as may be agreed between the Issuer, the Seller and the Manager;	
Special Servicer	warager, N/A;	
Subordinated Loan	N/A;	
Swap Counterparty	N/A;	
Swap Counterparty Default Payment	N/A;	
Swap Notional Amount	N/A;	
Trust Deed	means the trust deed entered into by, amongst others, the Issuer and the Security Trustee dated the Closing Date;	
Weighted Average Life	Closing Usate; 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;	

Contact Information

Arranger	de Volksbank N.V.	Auditors	Ernst & Young accountants
	Croeselaan 1		Drenthestraat 20
	3521 BJ Utrecht		1083 HK Amsterdam
	The Netherlands		The Netherlands
Cash Advance Facility Provider	de Volksbank N.V.	Commingling Guarantor	de Volksbank N.V.
	Croeselaan 1		Croeselaan 1
	3521 BJ Utrecht		3521 BJ Utrecht
	The Netherlands		The Netherlands
Common Safekeeper	Clearstream	Construction Deposit Guarantor	ING Bank N.V.
	42 Avenue J.F. Kennedy		Amsterdamse Poort, Bijlmerplein 888
	L-1855 Luxembourg		1000 BV Amsterdam
	Luxembourg		The Netherlands
Custodian	ING Bank N.V.	Issuer	Lowland Mortgage Backed Securities 5 B.V.
	Amsterdamse Poort, Bijlmerplein 888		Prins Bernhardplein 200
	1000 BV Amsterdam		1097 JB Amsterdam
	The Netherlands		The Netherlands
Issuer Account Bank	ING Bank N.V.	Issuer Administrator	Intertrust Administrative Services B.V.
	Amsterdamse Poort, Bijlmerplein 888		Prins Bernhardplein 200
	1000 BV Amsterdam		1097 JB Amsterdam
	The Netherlands		The Netherlands
Legal Advisor	NautaDutilh N.V.	Manager	de Volksbank N.V.
	Strawinksylaan 1999		Croeselaan 1
	1077 XV Amsterdam		3521 BJ Utrecht
	The Netherlands		The Netherlands
Paying Agent	ABN AMRO Bank N.V.	Reference Agent	ABN AMRO Bank N.V.
	Gustav Mahlerlaan 10		Gustav Mahlerlaan 10
	1082 PP Amsterdam		1082 PP Amsterdam
	The Netherlands		The Netherlands
Security Trustee	Stichting Security Trustee Lowland MBS 5	Seller	de Volksbank N.V.
	Hoogoorddreef 15		Croeselaan 1
	1101 BA Amsterdam		3521 BJ Utrecht
	The Netherlands		The Netherlands
Servicer	de Volksbank N.V.	Tax Advisor	NautaDutilh N.V.
	Croeselaan 1		Strawinksylaan 1999
	3521 BJ Utrecht		1077 XV Amsterdam
	The Netherlands		The Netherlands