

# **PEARL MORTGAGE BACKED SECURITIES 4 B.V.**

## **Quarterly Notes and Cash Report**

Reporting period: 20 October 2014 - 19 January 2015

Reporting Date: 19 January 2015

**AMOUNTS IN EURO**

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

**PEARL MORTGAGE BACKED SECURITIES 4 B.V.**

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**Key Dates**

Note Class	Senior Class A Notes	Subordinated Class B Notes
<b>Key Dates</b>		
Closing Date	21 Jul 2010	21 Jul 2010
First Optional Redemption Date	18 Jul 2015	18 Jul 2015
Step Up Date	18 Jul 2015	18 Jul 2015
Original Weighted Average Life (expected)	5.00	5.00
Final Maturity Date	18 Jul 2047	18 Jul 2047
Portfolio Date	31 Dec 2014	31 Dec 2014
Determination Date	15 Jan 2015	15 Jan 2015
Interest Payment Date	19 Jan 2015	19 Jan 2015
Principal Payment Date	19 Jan 2015	19 Jan 2015
Current Reporting Period	20 Oct 2014 - 19 Jan 2015	20 Oct 2014 - 19 Jan 2015
Previous Reporting Period	18 Jul 2014 - 20 Oct 2014	18 Jul 2014 - 20 Oct 2014
Accrual Start Date	20 Oct 2014	20 Oct 2014
Accrual End Date	19 Jan 2015	19 Jan 2015
Accrual Period (in days)	91	91
Fixing Date Reference Rate	16 Oct 2014	16 Oct 2014

**PEARL MORTGAGE BACKED SECURITIES 4 B.V.**

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**Bond Report (1)**

Note Class	Senior Class A Notes	Subordinated Class B Notes
<b>General information</b>		
Issuer	PEARL MORTGAGE BACKED SECURITIES 4 B.V.	PEARL MORTGAGE BACKED SECURITIES 4 B.V.
ISIN Code	XS0524676839	XS0524677217
Common code	052467683	052467721
Security code	A1AY84	A1AY85
Stock Exchange Listing(s)	Euronext Exchange	Euronext Exchange
Currency	EUR	EUR
Applicable exchange rate	Not Applicable	Not Applicable
Number of Notes	18620	1380
Bond structure	Soft Bullet	Soft Bullet
Mortgage backed (yes / no)	Yes	Yes
Original Credit Rating(s) (S&P/Moody's/Fitch/DBRS)	AAA (sf) / Aaa (sf) / n.r. (sf) / n.r. (sf)	n.r. (sf) / Baa1 (sf) / n.r. (sf) / n.r. (sf)
Current Credit Rating(s) (S&P/Moody's/Fitch/DBRS)	AAA (sf) / Aaa (sf) / n.r. (sf) / n.r. (sf)	n.r. (sf) / Baa1 (sf) / n.r. (sf) / n.r. (sf)
Credit enhancement		
-Through reserve fund	0.00	0.00
-Through subordination	69,000,000.00	0.00
Total	69,000,000.00	0.00
Liquidity support		
-Through cash advance facility	18,133,578.19	18,133,578.19
-Through reserve fund	0.00	0.00
Total	18,133,578.19	18,133,578.19

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**Bond Report (2)**

Note Class	Senior Class A Notes	Subordinated Class B Notes
<b><u>Principal information</u></b>		
Original Principal Balance	931,000,000.00	69,000,000.00
Principal Balance before Payment	837,678,909.58	69,000,000.00
Total Principal Payments	34,278,729.68	0.00
Principal Balance after Payment	803,400,179.90	69,000,000.00
Principal Balance per Note before Payment	44,988.13	50,000.00
Previous Factor	0.89976	1.00000
Principal Payments per Note	1,840.96	0.00
Balance after Payment per Note	43,147.16	50,000.00
Current Factor	0.86294	1.00000
<b><u>Principal Deficiency Ledger</u></b>		
PDL Balance Previous Interest Payment Date	0.00	0.00
Additions to PDL in current reporting period	0.00	0.00
Releases from PDL in current reporting period	0.00	0.00
PDL Balance Current Interest Payment Date	0.00	0.00
Cumulative Additions to PDL	0.00	0.00
Cumulative Releases from PDL	0.00	0.00
<b><u>Interest information</u></b>		
Accrual Start Date	20 Oct 14	20 Oct 14
Accrual End Date	19 Jan 15	19 Jan 15
Accrual Period (in days)	91	91
Fixing Date Reference Rate	16 Oct 14	16 Oct 14
Reference Rate	Euribor_3M	Euribor_3M
Coupon Reference Rate (in %)	0.081	0.081
Margin (in bps)	90.00	90.00
Step Up Margin (in bps)	90	0
Current Coupon (in bps)	98.1	98.1
Day Count Convention	act/360	act/360
Total Interest Payments	2,077,247.20	171,106.20
Interest Payments Per Note	111.56	123.99
Scheduled Interest Payment	2,077,247.20	171,106.20
Current Interest Shortfall	0.00	0.00
Cumulative Interest Shortfall	0.00	0.00
Total Principal + Interest Payments	36,355,976.88	171,106.20

**PEARL MORTGAGE BACKED SECURITIES 4 B.V.**

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**Revenue Priority of Payments**

	Previous Period	Current Period
<b>Interest Available Amount</b>		
(i) as interest on the Mortgage Receivables less, with respect to each Savings Mortgage Receivable;	9,857,354.40	9,341,964.34
(ii) as interest accrued on the Floating Rate GIC Account;	-37.37	0.00
(iii) as prepayment penalties under the Mortgage Receivables;	61,160.87	125,010.39
(iv) as Net Proceeds on any Mortgage Receivables to the extent such proceeds do not relate to principal;	0.00	0.00
(v) as amounts to be drawn under the Cash Advance Facility;	0.00	0.00
(vi) as amounts to be received from the Swap Counterparty under the Swap Agreement;	2,660,127.12	2,248,337.03
(vii) as amounts received in connection with a repurchase of Mortgage Receivables;	69,530.04	113,833.88
(viii) as amounts received in connection with a sale of Mortgage Receivables;	0.00	0.00
(ix) as amounts received as post-foreclosure proceeds on the Mortgage Receivables; and	0.00	0.00
(x) any amounts standing to the credit of the Floating Rate GIC Account on the final QPD.	0.00	0.00
Less: (xi) on the first Payment Date of each calendar year a minimum of euro 2,500;	0.00	2,500.00
	-/-	
<b>Total Interest Available Amount</b>	<b>12,648,135.06</b>	<b>11,826,645.64</b>

**Interest Priority of Payments**

(a) first, the fees or other remuneration due and payable to the Directors in connection with the Management Agreements;	0.00	0.00
(b) second, all costs and expenses due and payable to the Pool Servicers and the Issuer Administrator;	346,694.66	319,936.62
(c) third, (i) any amounts due and payable to third parties;	35,022.36	1,618.67
(c) third, (ii) fees and expenses due to the Paying Agent and the Reference Agent;	2,000.00	2,000.00
(c) third, (iii) the Cash Advance Facility Commitment Fee;	4,832.20	4,583.77
(d) fourth, any amounts due and payable to the Cash Advance Facility Provider;	0.00	0.00
(e) fifth, amounts, if any, due but unpaid under the Swap Agreement;	8,355,042.79	7,976,888.84
(f) sixth, all amounts of interest due but unpaid in respect of the Senior Class A Notes;	2,461,750.20	2,077,247.20
(g) seventh, sums to be credited to the Class A Principal Deficiency Ledger until reduced to zero;	0.00	0.00
(h) eighth, all amounts of interest due but unpaid in respect of the Subordinated Class B Notes;	198,361.20	171,106.20
(i) ninth, sums to be credited to the Class B Principal Deficiency Ledger until reduced to zero;	0.00	0.00
(j) tenth, in or towards satisfaction of the Swap Counterparty Default Payment;	0.00	0.00
(k) eleventh, in or towards satisfaction of gross-up amounts or additional amounts due to the Cash Advance Facility Provider; and	0.00	0.00
(l) thirteenth, in or towards satisfaction of a Deferred Purchase Price Instalment to the Seller.	1,244,431.65	1,273,264.34
<b>Total Interest Priority of Payments</b>	<b>12,648,135.06</b>	<b>11,826,645.64</b>

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Redemption Priority of Payments

	Previous Period	Current Period
<b>Principal Available Amount</b>		
(i) as repayment and prepayment of principal under the Mortgage Receivables;	13,772,802.38	19,812,976.20
(ii) as Net Proceeds on any Mortgage Receivable	0.00	0.00
(iii) as amounts received in connection with a repurchase of Mortgage Receivables	2,760,421.93	12,354,981.95
(iv) as amounts received in connection with a sale of Mortgage Receivables	0.00	0.00
(v) as amounts to be credited to the Principal Deficiency Ledger	0.00	0.00
(vi) as Participation Increase and as amounts to be received as Initial Participation	2,103,115.92	2,110,771.53
(vii) as Over/undercollateralization on Closing Date;	0.00	0.00
Less (viii) the Initial Purchase Price of any Substitute Mortgage Receivables	-/-	0.00
Less (ix) Reserved for Substitution	-/-	0.00
<b>Total Principal Available Amount</b>	<b>18,636,340.23</b>	<b>34,278,729.68</b>
<b>Principal Priority of Payments</b>		
(a) first, in or towards satisfaction of principal amounts due under the Senior Class A Notes;	18,636,340.23	34,278,729.68
(b) second, in or towards satisfaction of principal amounts due under the Subordinated Class B Notes;	0.00	0.00
(c) third, in or towards satisfaction of a Deferred Purchase Price Instalment to the Sellers.	0.00	0.00
<b>Total Principal Priority of Payments</b>	<b>18,636,340.23</b>	<b>34,278,729.68</b>

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**Issuer Accounts**

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Current Period

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**Floating Rate GIC Account**

Issuer Transaction Account balance at the beginning of the Reporting Period

12,426,006.63

Issuer Transaction Account balance at the end of the Reporting Period

13,228,506.63



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**Additional Information**

	Current Period
<b>Cash Advance Facility</b>	
Amount deposited in the Cash Advance Facility Stand-by Drawing Account: N/A	
Cash Advance Facility Maximum Amount current Reporting Period	18,133,578.19
Cash Advance Facility Maximum Amount next Reporting Period	17,448,003.60
Interest due on Cash Advance Facility Drawings	0.00
Interest 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
<b>Financial Cash Collateral Ledger</b>	
The Potential Set-Off Required Amount	0.00
The Posted Set-off Collateral Value, start period	0.00
Current drawing from the 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 Collateral	0.00
Paid Interest on Set-Off Financial Collateral	0.00
The Posted Financial Cash Collateral Value, end period	0.00
<b>Commingling Financial Collateral Ledger</b>	
The Potential Commingling Required Amount	13,200,000.00
The Posted Commingling Collateral Value, start period	12,400,000.00
Current drawing from the Commingling Financial Collateral Ledger	0.00
Commingling Delivery Amount	800,000.00
Commingling Return Amount	0.00
Received Interest on Commingling Financial Collateral	0.00
Paid Interest on Commingling Financial Collateral	0.00
The Posted Commingling Collateral Value, end period	13,200,000.00
<b>Excess Spread Margin</b>	
Excess Spread Percentage (%)	0.25
Calculated Excess Spread Margin (gross)	594,102.90
Difference scheduled/actual interest Mortgages	681,677.81
Losses in period	0.00
Recoveries or post-foreclosure proceeds in period	0.00
Rounding Notes	-16.37
Net Interest on Collateral	0.00
Item (xii) of the Interest Available Amount	-2,500.00
Deferred Purchase Price Installment	1,273,264.34
- Difference	0.00

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**Swap**

Swap definition: Interest Rate Swap

Swap Notional 906,678,909.58

Swap applicable rates: 3M Euribor

Swap collateral postings 0.00

Swap calculations fixed amount: As per Prospectus p. 45-46

Swap calculations floating amount: As per Prospectus p. 45-46

Swap payments fixed amount 7,976,888.84

Swap payments floating amount -2,248,337.03

Net swap payments 5,728,551.81

**Set off**

Total Balance of Deposits Related to Borrowers in the Mortgage Loan Portfolio: 18,612,296.00

Weighted Average Balance of Deposits Related to Borrowers in the Mortgage Loan Portfolio: 3,237.42

**Reconciliation of Mortgage Loan Portfolio versus Notes**

Principal balance of Mortgage Loans at Portfolio Date 917,497,261.61

Balance of Saving Deposits at Portfolio Date -45,097,081.72

Balance Arrears Principal Mortgage Loans 0.00

Unapplied principal 0.00

Principal balance of Notes after Principal Payment Date -872,400,179.90

- Difference -0.01

**PEARL MORTGAGE BACKED SECURITIES 4 B.V.**

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**Triggers and Portfolio Limits**

Triggers	Criteria	Realised as per 1/19/2015*	Ok/Breach	Consequence if breached
No Assignment Notification Event relating to the relevant Seller has occurred and is continuing on such Notes Payment Date;	TRUE	TRUE	Ok	Purchase of Further Advances or Substitutions not allowed
No drawing has been made under the Cash Advance Facility that has not been repaid and no drawing is made under the Cash Advance Facility on the relevant date of completion.	TRUE	TRUE	Ok	Purchase of Further Advances or Substitutions not allowed
Not more than 2.25 per cent. of the aggregate Outstanding Principal Amount of the Mortgage Receivables is in Arrears for a period exceeding 60 days;	TRUE	TRUE	Ok	Purchase of Further Advances or Substitutions not allowed
The aggregate of the Realised Losses incurred as from the Closing Date up to the relevant Notes Payment Date does not exceed 0.2 per cent. of the initial aggregate Outstanding Principal Amount	TRUE	TRUE	Ok	Purchase of Further Advances or Substitutions not allowed
The aggregate Outstanding Principal Amount of all Substitute Mortgage Receivables purchased on this Payment Date and the three immediately preceding Payment Dates does not exceed 20 per cent. of the aggregate Outstanding Principal Amount of all Mortgage Loans;	TRUE	TRUE	Ok	Purchase of Further Advances or Substitutions not allowed
The aggregate principal amount of all Interest-only Mortgage Loans does not exceed 64 per cent. of the aggregate Outstanding Principal Amount of all Mortgage Loans;	TRUE	TRUE	Ok	Purchase of Further Advances or Substitutions not allowed
The Substitution Available Amount is sufficient to pay the Initial Purchase Price for the relevant Substitute Mortgage Receivables.	TRUE	TRUE	Ok	Purchase of Further Advances or Substitutions not allowed
The then current ratings assigned to the Notes by the Rating Agencies are not adversely affected as a result of such substitution;	TRUE	TRUE	Ok	Purchase of Further Advances or Substitutions not allowed
The weighted average of the aggregate proportions of the Outstanding Principal Amount of all Mortgage Receivables including the Substitute Mortgage Receivables to the Foreclosure Value of all Mortgage Receivables does not exceed 20 per cent. of the aggregate Outstanding Principal Amount of all Mortgage Loans;	TRUE	TRUE	Ok	Purchase of Further Advances or Substitutions not allowed
There has been no failure by the relevant Seller to repurchase any Relevant Mortgage Receivable which it is required to repurchase pursuant to the Mortgage Receivables Purchase Agreement;	TRUE	TRUE	Ok	Purchase of Further Advances or Substitutions not allowed
There is no debit balance on the Principal Deficiency Ledger;	TRUE	TRUE	Ok	Purchase of Further Advances or Substitutions not allowed

\* Portfolio after Repurchases and Replenishment

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**Counterparty Credit Ratings & Triggers**

Counterparty Credit Ratings										
		S&P (ST/LT)		Moody's (ST/LT)		Fitch (ST/LT)		DBRS (ST/LT)		
Role	Party	Rating Trigger	Current Rating	Rating Trigger	Current Rating	Rating Trigger	Current Rating	Rating Trigger	Current Rating	Consequence if breached
Cash Advance Facility Provider	BNP Paribas S.A.	A-1 / A	A-1 / A+	P1 /	P1 /	/	/	/	/	Stand-by Drawing
Interest Rate Swap Counterparty	Natixis S.A.	A-1 / A	A-1 / A	P1 / A2	P1 / A2	/	/	/	/	Collateral provision
Interest Rate Swap Counterparty	Natixis S.A.	/ BBB+	/ A	P2 / A3	P1 / A2	/	/	/	/	Replacement of Swap Counterparty
Issuer Account Bank	Rabobank Nederland	A-1 / A	A-1 / A+	P1 /	P1 /	/	/	/	/	Appointment of replace Issuer Account Bank, or finding any
Seller 1	SNS Bank N.V.	/ BBB	/ BBB			/	/	/	/	Notification Event
Servicer	SNS Bank N.V.	/ BBB-	/ BBB	/ Baa3	/ Baa2	/	/	/	/	Negotiate an agreement with Back-up servicer

## PEARL MORTGAGE BACKED SECURITIES 4 B.V.

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### Glossary

Term	Definition / Calculation
Arrears	means an amount that is overdue exceeding EUR 11;
Article 122a CRD	means Article 122a of Directive 2006/48/EC (as amended) (which does not take into account any implementing rules of the CRD in a relevant jurisdiction);
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 (i) 2.0 per cent. of the aggregate Principal Amount Outstanding of the Notes at the Closing Date or (ii) in case at the commencement of any Calculation Period the Principal Amount
Cash Advance Facility Provider	means BNP Paribas 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 1 July 2010;
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, an amount equal to (A) prior to the Enforcement Date, the sum of (i) the positive difference, if any, between the Interest Available Amount and the sum of all amounts payable by the Issuer as set forth in the Interest Priority of Payments under (a) up to and including (k) and (ii) subject to the Notes having been repaid in full, the positive difference, if any, between the Redemption Available Amount and the sum of all amounts payable by the Issuer as set forth in the Principal Priority of Payments under (a) up to and including (c) on such date, or (B), after the Enforcement Date, the amount remaining after all payments as set forth in the Priority of Payments upon Enforcement under (a) up to and including (i) have been made;
Delinquency	refer to Arrears;
Economic Region (NUTS)	means, the Nomenclature of Territorial Units for Statistics (NUTS) was drawn up by Eurostat more than 30 years ago in order to provide a single uniform breakdown of territorial units for the production of regional statistics for the European Union. The NUTS classification has been used in EU legislation since 1988;
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 Notes Payment Date falling in July 2047;
First Optional Redemption Date	means the Notes Payment Date falling in July 2015;
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;

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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;
Mortgage Loan Portfolio	means the portfolio of Mortgage Loans;
Mortgage Receivable(s)	means any and all rights of any of the Sellers 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 Loans (including but not limited to any and all claims of the relevant Seller on the Borrower as a result of such Mortgage Loans 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	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 SNS Bank and RegioBank;
Outstanding Principal Amount	means, in respect of a Mortgage Receivable (a) on any date the (then remaining) aggregate principal sum ("hoofdsom") due by the relevant Borrower under the relevant Mortgage Receivable and (b) after the occurrence of a Realised Loss in respect of such Mortgage Receivable, zero;
Payment Ratio	means, the actual principal and interest payments received as ratio of the scheduled principal and interest payments during the relevant period;
Penalties	means amounts to be paid by the borrower with regard to amounts in arrears and or (partial) prepayment of the mortgage loan according to the relevant mortgage contract and applicable general conditions;
Performing Loans	means Mortgage Loans that are not in Arrears or Delinquent;
Post-Foreclosure Proceeds	means all amounts with regard to the relevant mortgage loan received after foreclosure of that mortgage loan;
Prepayments	means non scheduled principal paid by the borrower prior to the expected maturity date;
Principal Deficiency Ledger	has the meaning ascribed to it in Clause 7 of the Administration Agreement;
Principal Payment Date	means the current monthly payment date on which principal is paid out on the relevant notes;
Principal Payment Rate (PPR)	means scheduled repayment as ratio of scheduled repayments to the principal mortgage balance outstanding at the beginning of the relevant period;
Prospectus	means the prospectus issued in relation to the Notes dated 16 July 2010;

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Realised Losses	means, on any relevant Calculation Date, the sum of (a) with respect to the Mortgage Receivables in respect of which the relevant Seller, the relevant Pool Servicer on behalf of the Issuer, the Issuer or the Security Trustee has foreclosed from the Closing Date up to and including the immediately preceding Calculation Period of the difference between (i) the aggregate Outstanding Principal Amount of such Mortgage Receivables less, with respect to the Savings Mortgage Receivables which are subject to a Participation, the Participations, and (ii) the amount of the Net Proceeds applied to reduce the Outstanding Principal Amount of such Mortgage Receivables less, with respect to Savings Mortgage Receivables which are subject to a Participation, the Participations; and (b), with respect to the Mortgage Receivables sold by the Issuer, the amount of the difference, if any, between (i) the aggregate Outstanding Principal Amount of such Mortgage Receivables, less, with respect to Savings Mortgage Receivables which are subject to a Participation, the Participations, and (ii) the purchase price of the Mortgage Receivables sold to the extent relating to principal, less, with respect to the Savings Mortgage Receivables which are subject to a Participation, the Participations; and (c) with respect to the Mortgage Receivables in respect of which the Borrower has from the Closing Date up to and including the immediately preceding Calculation Period (i) successfully asserted set-off or defence to payments or (ii) repaid or prepaid any amounts, in both cases the amount by which the Mortgage Receivables have been extinguished ("teniet gedaan") unless, and to the extent, such amount is received from the relevant Seller or otherwise pursuant to any of items (i),(iii) or (iv) of the Redemption Available Amount;
Recoveries	refer to Post-Foreclosure-Proceeds;
Redemption Priority of Payments	means the relevant priority of payments set out as such 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;
Repossession	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 each of SNS Bank and RegioBank;
Servicer	means SNS Bank and RegioBank in their capacity as pool servicers under the Administration Agreement or their successor or successors;
Signing Date	16 juli 2010;
Special Servicer	N/A
Subordinated Loan	N/A
Swap Counterparty	means Natixis in its capacity as swap counterparty under the Swap Agreement or its successor or successors;
Swap Notional Amount	means in respect of each Interest Period, an amount equal to (a) the aggregate Principal Amount Outstanding of the Class A notes and B notes, less (b) any balance standing to the credit of the Class A Principal Deficiency Ledger and Class 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 4 B.V.

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### Contact Information

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<b>Auditors</b>	KPMG Meijburg & Co. (Amsterdam) Burg. Reijnderslaan 10 1070 DE Amsterdam The Netherlands	<b>Cash Advance Facility Provider</b>	BNP Paribas S.A. 16 Boulevard des Italiens 75009 Paris France
<b>Common Safekeeper</b>	Euroclear Bank S.A./N.V. Boulevard du Roi Albert II B-1210 Brussels Belgium	<b>Company Administrator</b>	Intertrust Administrative Services B.V. Prins Bernhardplein 200 1097 JB Amsterdam The Netherlands
<b>Interest Rate Swap Counterparty</b>	Natixis S.A. 30, avenue Pierre Mendès-France 75013 Paris France	<b>Issuer</b>	PEARL Mortgage Backed Securities 4 B.V. Prins Bernhardplein 200 1097 JB Amsterdam The Netherlands
<b>Issuer Account Bank</b>	Rabobank Nederland Croeselaan 18 3500 HG Utrecht The Netherlands	<b>Legal Advisor to the Seller and the Issuer</b>	NautaDutilh N.V. Strawinksyalaan 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>	Standard & Poors 20 Canada Square, 11th floor E14 5LH 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 4 Claude Debussylaan 24 1082 MD Amsterdam The Netherlands	<b>Seller 1</b>	SNS Bank N.V. Croeselaan 1 3521 BJ Utrecht The Netherlands
<b>Seller 2</b>	RegioBank N.V. Croeselaan 1 3521 BJ Utrecht The Netherlands	<b>Seller 3</b>	BLG Hypotheekbank N.V. Jos Klijnenlaan 288 6164 AZ Geleen The Netherlands
<b>Servicer</b>	SNS Bank 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