

Tulip Mortgage Funding 2020-1 B.V.

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Portfolio and Performance Report

Reporting Period: 1 December 2023 - 31 December 2023

Reporting Date: 31 December 2023

AMOUNTS IN EURO

Vistra Capital Markets (Netherlands) N.V.

www.dutchsecuritisation.nl

Report Version 2.0

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Tulip Mortgage Funding 2020-1 B.V.

Portfolio and Performance Report: 1 December 2023 - 31 December 2023

Key Dates

Securitisation Dates

Closing Date	18 Nov 2020
Portfolio Cut-off Date	31 Dec 2023
Revolving Period End-Date	N/A
Final Maturity Date	18 Jan 2058

The Mortgage Loan Portfolio

Number of Mortgage Loans

Number of Mortgage Loans at the beginning of the Reporting Period		1,306
Repaid in full Mortgage Loans	-/-	9
Purchased Mortgage loans		3
Repurchased Mortgage Loans	-/-	0
Foreclosed Mortgage Loans	-/-	0
Other		0
Number of Mortgage Loans at the end of the Reporting Period		1,300

Amounts of Mortgage Loans

Net Outstanding balance at the beginning of the Reporting Period		195,812,471.87
Repayments	-/-	411,873.20
Prepayments	-/-	1,236,387.85
Further Advances		319,210.90
Purchased Mortgage Loans		0.00
Repurchased Mortgage Loans	-/-	0.00
Foreclosed Mortgage Loans	-/-	0.00
Other		0.00
Net Outstanding balance at the end of the Reporting Period		194,483,421.72

Amount of Construction Deposit Obligations

Construction Deposit Obligations at the beginning of the Reporting Period	338,662.58
Changes in Construction Deposit Obligations	-33,451.09
Construction Deposit Obligations at the end of the Reporting Period	305,211.49

* The figures presented in the upper table represent the number of mortgage loan parts instead of the mortgage loans

Foreclosure Statistics

		Previous Period	Current Period
Defaulted Mortgage Loans			
The total outstanding principal amount in default, according to securitisation documentation		0	0
The total outstanding principal amount in default, according to Article 178 of the CRR		0	0
Mortgage Loans foreclosed in the reporting period			
Number of Mortgage Loans foreclosed during the Reporting Period		0	0
Net principal balance of Mortgage Loans foreclosed during the Reporting Period		0.00	0.00
Other foreclosed amounts (e.g. interest in arrears and penalties) during the Reporting Period		N/A	N/A
Total amount of foreclosures of Mortgage Loans during the Reporting Period		0.00	0.00
Recoveries from sales on Foreclosed Mortgage Loans during the Reporting Period	-/-	0.00	0.00
Total amount of losses on Foreclosed Mortgage Loans during the Reporting Period		0.00	0.00
Post-Foreclosure recoveries on Foreclosed Mortgage Loans during the Reporting Period	-/-	0.00	0.00
Losses minus recoveries during the Reporting Period		0.00	0.00
Average loss severity during the Reporting Period		0.00	0.00
Mortgage loans foreclosed since Closing Date			
Number of Mortgage Loans foreclosed since the Closing Date		0	0
Percentage of number of Mortgage Loans at Closing Date (% , including replenished loans)		0.00%	0.00%
Net principal balance of Mortgage Loans foreclosed since the Closing Date		0.00	0.00
Percentage of net principal balance at the Closing Date (% , including replenished loans)		0.00%	0.00%
Net principal balance of Mortgage Loans foreclosed since the Closing Date		0.00	0.00
Other foreclosed amounts (e.g. interest in arrears and penalties) since the Closing Date		N/A	N/A
Total amount of foreclosures of Mortgage Loans since the Closing Date		0.00	0.00
Recoveries from sales on Foreclosed Mortgage Loans since the Closing Date	-/-	0.00	0.00
Total amount of losses on Mortgage Loans foreclosed since the Closing Date		0.00	0.00
Post-Foreclosure recoveries on Mortgage Loans Foreclosed since the Closing Date	-/-	0.00	0.00
Losses minus recoveries since the Closing Date		0.00	0.00
Average loss severity since the Closing Date		0.00	0.00
Mortgage loans in Foreclosure			
Number of Mortgage Loans in foreclosure at the beginning of the Reporting Period		0	0
Number of new Mortgage Loans foreclosed during the Reporting Period		N/A	N/A
Number of Mortgage Loans for which foreclosure was completed in the Reporting Period	-/-	0	0
Number of Mortgage Loans in foreclosure at the end of the Reporting Period		0	0
Net principal balance of Mortgage Loans in foreclosure at the beginning of the Reporting Period		0.00	0.00
Net principal balance of new Mortgage Loans in foreclosure during the Reporting Period		N/A	N/A
Net principal balance of Mortgage Loans for which foreclosure was completed during the Reporting Period	-/-	0.00	0.00
Net principal balance of Mortgage Loans in foreclosure at the end of the Reporting Period		0.00	0.00

Performance Ratios

	Previous Period	Current Period
<u>Constant Prepayment Rate (CPR)</u>		
Annualized Life CPR	4.465%	4.546%
Annualized 1-month average CPR	2.428%	7.323%
Annualized 3-month average CPR	5.421%	6.995%
Annualized 6-month average CPR	4.981%	5.532%
Annualized 12-month average CPR	4.188%	4.572%
<u>Principal Payment Rate (PPR)</u>		
Annualized Life PPR	2.684%	2.679%
Annualized 1-month average PPR	2.488%	2.507%
Annualized 3-month average PPR	2.484%	2.488%
Annualized 6-month average PPR	2.568%	2.523%
Annualized 12-month average PPR	2.778%	2.644%
<u>Payment Ratio</u>		
Periodic Payment Ratio	100.000%	100.000%
<u>Constant Default Rate</u>		
Constant Default Rate current month	0.000%	0.000%
Constant Default Rate 3-month average	0.000%	0.000%
Constant Default Rate 6-month average	0.000%	0.000%
Constant Default Rate 12-month average	0.000%	0.000%
Constant Default Rate to date	0.000%	0.000%

Transaction Specific Information

Tulip Mortgage Funding 2020-1 B.V.

1. Key Characteristics

Description	As per Reporting Date	As per Closing Date
Principal amount	194,483,421.72	223,598,161.63
Value of savings deposits	0.00	0.00
Net principal balance	194,483,421.72	223,598,161.63
Construction Deposits	305,211.49	859,145.43
Net principal balance excl. Construction and Saving Deposits	194,178,210.23	222,739,016.20
Negative balance	0.00	0.00
Net principal balance excl. Construction and Saving Deposits and Negative Balance	194,178,210.23	222,739,016.20
Number of loans	556	609
Number of loanparts	1,300	1,290
Number of negative loanparts	0	0
Average principal balance (borrower)	349,790.33	367,156.26
Weighted average current interest rate	2.03%	2.01%
Weighted average maturity (in years)	25.75	28.68
Weighted average remaining time to interest reset (in years)	19.09	21.86
Weighted average seasoning (in years)	3.58	0.74
Weighted average CLTOMV	81.79%	92.63%
Weighted average CLTIMV	66.56%	87.26%
Weighted average OLTOMV	90.53%	95.04%

2. Delinquencies

From (>) - Until (<=)	Arrears Amount	Net Principal Balance	% of Total	Nr of Loanparts	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV
Performing	0.00	194,483,421.72	100.00%	1,300	100.00%	2.03%	25.77	81.79%
< 29 days								
30 days - 59 days								
60 days - 89 days								
90 days - 119 days								
120 days - 149 days								
1500 days - 179 days								
> 180 days								
Total	0.00	194,483,421.72	100.00%	1,300	100.00%	2.03%	25.77	81.79%

Weighted Average	0.00
Minimum	0.00
Maximum	0.00

3. Redemption Type

Description	Net Principal Balance	% of Total	Nr of Loanparts	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
Annuity	151,807,144.65	78.06%	971	74.69%	2.02%	25.72	82.46%	78.91%
Interest Only	32,862,867.17	16.90%	258	19.85%	2.06%	26.04	79.98%	15.88%
Linear	9,813,409.90	5.05%	71	5.46%	1.99%	25.63	77.38%	5.20%
Bridge								
Total	194,483,421.72	100.00%	1,300	100.00%	2.03%	25.77	81.79%	100.00%

4. Loanpart Coupon (interest rate bucket)

From (>) - Until (<=)	Net Principal Balance	% of Total	Nr of Loanparts	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
<= 0.5%								
0.5% - 1.0%								
1.0% - 1.5%	897,180.17	0.46%	25	1.92%	1.40%	26.21	72.84%	0.38%
1.5% - 2.0%	123,246,770.16	63.37%	785	60.38%	1.82%	25.64	81.92%	57.12%
2.0% - 2.5%	60,459,672.41	31.09%	386	29.69%	2.19%	25.76	81.95%	38.53%
2.5% - 3.0%	4,627,952.08	2.38%	32	2.46%	2.66%	25.55	82.06%	3.97%
3.0% - 3.5%	520,186.41	0.27%	11	0.85%	3.32%	28.52	74.23%	
3.5% - 4.0%	945,456.62	0.49%	12	0.92%	3.75%	28.54	71.18%	
4.0% - 4.5%	1,084,350.10	0.56%	10	0.77%	4.17%	28.95	82.72%	
4.5% - 5.0%	1,312,131.18	0.67%	18	1.38%	4.82%	29.17	77.36%	
5.0% - 5.5%	1,389,722.59	0.71%	21	1.62%	5.20%	29.63	81.87%	
5.5% - 6.0%								
6.0% - 6.5%								
6.5% - 7.0%								
7.0% >								
Unknown								
Total	194,483,421.72	100.00%	1,300	100.00%	2.03%	25.77	81.79%	100.00%

Weighted Average	2.0%
Minimum	1.2%
Maximum	5.5%

5. Outstanding Loan Amount

From (>) - Until (<=)	Net Principal Balance	% of Total	Nr of Loans	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
< 25.000								
25,000 - 50,000								
50,000 - 75,000	71,836.35	0.04%	1	0.18%	2.10%	25.92	26.80%	
75,000 - 100,000	93,000.00	0.05%	1	0.18%	2.10%	26.33	43.25%	0.12%
100,000 - 150,000	1,178,193.05	0.61%	9	1.62%	1.84%	24.38	64.14%	0.30%
150,000 - 200,000	3,214,071.24	1.65%	18	3.24%	1.87%	25.44	62.18%	1.00%
200,000 - 250,000	6,212,623.48	3.19%	27	4.86%	1.89%	26.08	72.17%	2.62%
250,000 - 300,000	30,462,951.38	15.66%	108	19.42%	2.01%	25.47	82.66%	6.65%
300,000 - 350,000	54,242,621.16	27.89%	168	30.22%	1.96%	25.79	83.72%	30.79%
350,000 - 400,000	34,726,263.28	17.86%	93	16.73%	1.98%	25.71	82.67%	21.71%
400,000 - 450,000	23,413,076.19	12.04%	55	9.89%	2.14%	25.89	82.86%	13.22%
450,000 - 500,000	12,275,058.34	6.31%	26	4.68%	2.18%	26.00	80.51%	9.57%
500,000 - 550,000	12,449,035.14	6.40%	24	4.32%	2.16%	25.97	81.32%	3.79%
550,000 - 600,000	7,400,568.30	3.81%	13	2.34%	2.01%	25.88	79.72%	3.06%
600,000 - 650,000	4,317,517.70	2.22%	7	1.26%	2.13%	25.87	83.56%	3.94%
650,000 - 700,000	669,646.20	0.34%	1	0.18%	2.75%	27.52	85.30%	1.52%
700,000 - 750,000	1,455,125.25	0.75%	2	0.36%	2.10%	25.61	71.56%	0.66%
750,000 - 800,000	2,301,834.66	1.18%	3	0.54%	1.97%	26.03	84.20%	1.05%
800,000 - 850,000								
850,000 - 900,000								
900,000 - 950,000								
950,000 - 1,000,000								
1.000.000 >=								
Unknown								
Total	194,483,421.72	100.00%	556	100.00%	2.03%	25.77	81.79%	100.00%

Average	349,790
Minimum	71,836
Maximum	793,354

6. Construction Deposits (as percentage of net principal outstanding amount)

From (>) - Until (<=)	Net Principal Balance	% of Total	Nr of Borrowers	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
0 %	188,733,171.72	97.04%	542	97.48%	2.01%	25.75	81.88%	93.17%
0% - 10%	4,049,923.88	2.08%	10	1.80%	2.58%	26.50	78.53%	5.68%
10% - 20%	1,700,326.12	0.87%	4	0.72%	2.76%	26.38	78.92%	0.99%
20% - 30%								0.16%
30% - 40%								
40% - 50%								
50% - 60%								
60% - 70%								
70% - 80%								
80% - 90%								
90% - 100%								
100% >								
Total	194,483,421.72	100.00%	556	100.00%	2.03%	25.77	81.79%	100.00%

Weighted Average	0%
Minimum	0%
Maximum	16%

7. Origination Year

From (>=) - Until (<)	Net Principal Balance	% of Total	Nr of Loanparts	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
< 2018								
2018 - 2019								
2019 - 2020	57,838,506.35	29.74%	352	27.08%	2.09%	25.44	81.08%	34.75%
2020 - 2021	119,244,135.21	61.31%	758	58.31%	1.90%	25.75	82.43%	65.25%
2021 - 2022	1,252,397.88	0.64%	22	1.69%	2.05%	26.29	82.38%	
2022 - 2023	6,913,518.60	3.55%	91	7.00%	2.36%	26.96	74.85%	
2023 - 2024	9,234,863.68	4.75%	77	5.92%	3.00%	27.15	83.06%	
2024 - 2025								
2025 >=								
Unknown								
Total	194,483,421.72	100.00%	1,300	100.00%	2.03%	25.77	81.79%	100.00%

Weighted Average	2020
Minimum	2019
Maximum	2023

8. Legal Maturity

From (>=) - Until (<)	Net Principal Balance	% of Total	Nr of Loanparts	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
2012								
2012 - 2015								
2015 - 2020								
2020 - 2025								
2025 - 2030	25,040.68	0.01%	3	0.23%	1.59%	3.87	87.47%	0.02%
2030 - 2035								0.09%
2035 - 2040	217,495.74	0.11%	5	0.38%	1.88%	14.99	81.42%	0.17%
2040 - 2045	5,108,257.98	2.63%	50	3.85%	1.91%	19.10	78.64%	2.79%
2045 - 2050	69,903,751.62	35.94%	444	34.15%	2.05%	25.20	80.93%	39.76%
2050 - 2055	119,228,875.70	61.31%	798	61.38%	2.02%	26.42	82.42%	57.16%
2055 - 2060								
2060 - 2065								
2065 - 2070								
2070 - 2075								
2075 - 2080								
2080 - 2085								
2085 - 2090								
2090 - 2095								
2095 - 2100								
2100 >=								
Unknown								
Total	194,483,421.72	100.00%	1,300	100.00%	2.03%	25.77	81.79%	100.00%

Weighted Average	2049
Minimum	2025
Maximum	2053

9. Seasoning

From (>=) - Until (<)	Net Principal Balance	% of Total	Nr of Loanparts	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
< 1 Year(s)	9,234,863.68	4.75%	77	5.92%	3.00%	27.15	83.06%	75.38%
1 Year(s) - 2 Year(s)	6,913,518.60	3.55%	91	7.00%	2.36%	26.96	74.85%	24.62%
2 Year(s) - 3 Year(s)	1,252,397.88	0.64%	22	1.69%	2.05%	26.29	82.38%	
3 Year(s) - 4 Year(s)	119,244,135.21	61.31%	758	58.31%	1.90%	25.75	82.43%	
4 Year(s) - 5 Year(s)	57,838,506.35	29.74%	352	27.08%	2.09%	25.44	81.08%	
5 Year(s) - 6 Year(s)								
6 Year(s) - 7 Year(s)								
7 Year(s) - 8 Year(s)								
8 Year(s) - 9 Year(s)								
9 Year(s) - 10 Year(s)								
10 Year(s) - 11 Year(s)								
11 Year(s) - 12 Year(s)								
12 Year(s) - 13 Year(s)								
13 Year(s) - 14 Year(s)								
14 Year(s) - 15 Year(s)								
15 Year(s) - 16 Year(s)								
16 Year(s) - 17 Year(s)								
17 Year(s) - 18 Year(s)								
18 Year(s) - 19 Year(s)								
19 Year(s) - 20 Year(s)								
20 Year(s) - 21 Year(s)								
21 Year(s) - 22 Year(s)								
22 Year(s) - 23 Year(s)								
23 Year(s) - 24 Year(s)								
24 Year(s) - 25 Year(s)								
25 Year(s) - 26 Year(s)								
26 Year(s) - 27 Year(s)								
27 Year(s) - 28 Year(s)								
28 Year(s) - 29 Year(s)								
29 Year(s) - 30 Year(s)								
30 Year(s) >=								
Unknown								
Total	194,483,421.72	100.00%	1,300	100.00%	2.03%	25.77	81.79%	100.00%
Weighted Average	3.58 Year(s)							
Minimum	Year(s)							
Maximum	4.42 Year(s)							

10. Remaining Tenor

From (≥) - Until (<)	Net Principal Balance	% of Total	Nr of Loanparts	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
< 1 Year(s)								
1 Year(s) - 2 Year(s)	7,043.04	0.00%	1	0.08%	1.40%	1.83	82.63%	
2 Year(s) - 3 Year(s)								
3 Year(s) - 4 Year(s)	9,679.69	0.00%	1	0.08%	1.50%	3.75	87.69%	
4 Year(s) - 5 Year(s)								0.01%
5 Year(s) - 6 Year(s)	8,317.95	0.00%	1	0.08%	1.85%	5.75	91.30%	
6 Year(s) - 7 Year(s)								0.01%
7 Year(s) - 8 Year(s)								
8 Year(s) - 9 Year(s)								0.01%
9 Year(s) - 10 Year(s)								
10 Year(s) - 11 Year(s)								
11 Year(s) - 12 Year(s)								
12 Year(s) - 13 Year(s)								
13 Year(s) - 14 Year(s)	54,694.18	0.03%	1	0.08%	1.80%	13.50	70.97%	0.09%
14 Year(s) - 15 Year(s)								
15 Year(s) - 16 Year(s)	162,801.56	0.08%	4	0.31%	1.91%	15.49	84.93%	
16 Year(s) - 17 Year(s)	1,043,712.54	0.54%	10	0.77%	1.84%	16.41	79.91%	0.08%
17 Year(s) - 18 Year(s)	396,788.86	0.20%	5	0.38%	1.82%	17.44	74.44%	
18 Year(s) - 19 Year(s)	200,000.00	0.10%	1	0.08%	2.38%	18.75	54.65%	0.08%
19 Year(s) - 20 Year(s)	1,565,323.44	0.80%	14	1.08%	1.88%	19.61	80.21%	0.54%
20 Year(s) - 21 Year(s)	1,902,433.14	0.98%	20	1.54%	1.93%	20.54	80.04%	0.20%
21 Year(s) - 22 Year(s)	4,567,752.39	2.35%	40	3.08%	1.89%	21.43	76.59%	0.09%
22 Year(s) - 23 Year(s)	3,709,584.82	1.91%	34	2.62%	1.96%	22.48	80.89%	0.72%
23 Year(s) - 24 Year(s)	3,018,656.33	1.55%	27	2.08%	1.90%	23.34	78.61%	0.92%
24 Year(s) - 25 Year(s)	1,853,120.95	0.95%	12	0.92%	1.72%	24.36	76.64%	2.75%
25 Year(s) - 26 Year(s)	56,754,637.13	29.18%	331	25.46%	2.08%	25.81	81.55%	1.94%
26 Year(s) - 27 Year(s)	111,375,317.15	57.27%	674	51.85%	1.91%	26.25	82.70%	2.04%
27 Year(s) - 28 Year(s)	894,866.19	0.46%	18	1.38%	2.35%	27.41	81.60%	1.24%
28 Year(s) - 29 Year(s)	3,414,463.80	1.76%	64	4.92%	2.86%	28.50	74.74%	22.89%
29 Year(s) - 30 Year(s)	3,544,228.56	1.82%	42	3.23%	4.64%	29.40	81.26%	66.39%
30 Year(s) >=								
Unknown								
Total	194,483,421.72	100.00%	1,300	100.00%	2.03%	25.77	81.79%	100.00%
Weighted Average	25.75 Year(s)							
Minimum	1.83 Year(s)							
Maximum	29.92 Year(s)							

11a. Original Loan To Original Market Value

From (>) - Until (<=)	Net Principal Balance	% of Total	Nr of Loans	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
NHG	1,434,876.61	0.74%	7	1.26%	1.95%	26.09	87.16%	0.38%
<= 10%								
10% - 20%								
20% - 30%	71,836.35	0.04%	1	0.18%	2.10%	25.92	26.80%	0.03%
30% - 40%	173,242.00	0.09%	1	0.18%	1.76%	26.25	34.64%	0.14%
40% - 50%	1,024,123.83	0.53%	5	0.90%	1.85%	26.01	43.20%	0.37%
50% - 60%	3,165,281.88	1.63%	12	2.16%	2.01%	25.02	52.54%	1.37%
60% - 70%	5,150,718.60	2.65%	17	3.06%	2.03%	25.97	59.19%	1.20%
70% - 80%	27,056,065.88	13.91%	73	13.13%	2.11%	25.93	69.58%	2.92%
80% - 90%	37,907,454.18	19.49%	100	17.99%	2.13%	25.77	78.05%	11.52%
90% - 100%	118,499,822.39	60.93%	340	61.15%	1.98%	25.74	87.91%	81.89%
100% - 110%								0.16%
110% - 120%								
120% - 130%								
130% - 140%								
140% - 150%								
150% >								
Unknown								
Total	194,483,421.72	100.00%	556	100.00%	2.03%	25.77	81.79%	100.00%

Weighted Average	91%
Minimum	30%
Maximum	100%

11b. Current Loan To Original Market Value

From (>) - Until (<=)	Net Principal Balance	% of Total	Nr of Loans	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
NHG	1,434,876.61	0.74%	7	1.26%	1.95%	26.09	87.16%	0.38%
<= 10%								
10% - 20%								
20% - 30%	71,836.35	0.04%	1	0.18%	2.10%	25.92	26.80%	0.03%
30% - 40%	462,046.10	0.24%	3	0.54%	1.85%	26.11	36.30%	0.14%
40% - 50%	2,433,442.87	1.25%	12	2.16%	1.90%	25.32	45.82%	0.46%
50% - 60%	4,704,848.93	2.42%	16	2.88%	2.01%	25.61	55.29%	1.95%
60% - 70%	18,337,793.20	9.43%	52	9.35%	2.07%	25.75	65.92%	1.13%
70% - 80%	44,423,025.80	22.84%	122	21.94%	2.08%	25.52	75.33%	3.94%
80% - 90%	79,135,515.99	40.69%	220	39.57%	2.00%	25.82	86.53%	15.53%
90% - 100%	43,480,035.87	22.36%	123	22.12%	2.01%	25.98	91.72%	76.43%
100% - 110%								
110% - 120%								
120% - 130%								
130% - 140%								
140% - 150%								
150% >								
Unknown								
Total	194,483,421.72	100.00%	556	100.00%	2.03%	25.77	81.79%	100.00%

Weighted Average	82%
Minimum	27%
Maximum	100%

12. Current Loan To Indexed Market Value

	Net Principal Balance	% of Total	Nr of Loans	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
NHG	1,434,876.61	0.74%	7	1.26%	1.95%	26.09	87.16%	0.38%
<= 10%								
10% - 20%								
20% - 30%	533,882.45	0.27%	4	0.72%	1.88%	26.08	35.02%	0.03%
30% - 40%	3,275,802.37	1.68%	15	2.70%	1.84%	24.93	47.70%	0.14%
40% - 50%	4,019,593.94	2.07%	16	2.88%	1.96%	25.78	60.05%	0.57%
50% - 60%	20,890,689.49	10.74%	67	12.05%	1.99%	25.36	73.50%	1.94%
60% - 70%	113,918,227.66	58.57%	318	57.19%	1.98%	25.68	84.32%	2.12%
70% - 80%	39,073,863.18	20.09%	103	18.53%	2.06%	26.02	83.57%	8.12%
80% - 90%	9,151,349.32	4.71%	22	3.96%	2.43%	26.62	83.26%	40.66%
90% - 100%	2,185,136.70	1.12%	4	0.72%	2.84%	27.37	89.89%	46.03%
100% - 110%								
110% - 120%								
120% - 130%								
130% - 140%								
140% - 150%								
150% >								
Unknown								
Total	194,483,421.72	100.00%	556	100.00%	2.03%	25.77	81.79%	100.00%

Weighted Average	67%
Minimum	20%
Maximum	100%

13. Remaining Interest Rate Fixed Period

From (≥) - Until (<)	Net Principal Balance	% of Total	Nr of Loanparts	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
Floating Rate								
< 12 Month(s)	240,594.03	0.12%	16	1.23%	1.54%	24.91	82.03%	
12 Month(s) - 24 Month(s)	86,353.53	0.04%	7	0.54%	1.32%	24.29	83.00%	
24 Month(s) - 36 Month(s)								
36 Month(s) - 48 Month(s)	437,926.47	0.23%	10	0.77%	3.39%	28.57	76.21%	0.34%
48 Month(s) - 60 Month(s)	217,557.43	0.11%	4	0.31%	5.08%	29.56	81.82%	0.14%
60 Month(s) - 72 Month(s)	2,026,478.52	1.04%	17	1.31%	1.74%	25.34	85.49%	
72 Month(s) - 84 Month(s)	3,003,196.75	1.54%	16	1.23%	1.59%	26.27	77.79%	
84 Month(s) - 96 Month(s)								
96 Month(s) - 108 Month(s)	501,651.73	0.26%	10	0.77%	3.47%	28.43	74.28%	1.76%
108 Month(s) - 120 Month(s)	1,272,418.69	0.65%	17	1.31%	4.92%	29.41	76.00%	1.80%
120 Month(s) - 132 Month(s)	223,185.05	0.11%	1	0.08%	2.48%	25.67	92.23%	
132 Month(s) - 144 Month(s)	48,665.36	0.03%	2	0.15%	1.69%	15.11	79.06%	
144 Month(s) - 156 Month(s)								
156 Month(s) - 168 Month(s)								0.54%
168 Month(s) - 180 Month(s)	420,600.77	0.22%	2	0.15%	3.14%	26.82	85.04%	0.07%
180 Month(s) - 192 Month(s)	54,587,647.13	28.07%	329	25.31%	1.96%	25.33	81.14%	
192 Month(s) - 204 Month(s)	54,098,321.19	27.82%	352	27.08%	1.78%	25.59	81.67%	
204 Month(s) - 216 Month(s)	906,142.41	0.47%	17	1.31%	1.94%	26.17	79.01%	
216 Month(s) - 228 Month(s)	5,512,556.81	2.83%	59	4.54%	2.17%	26.56	76.15%	23.34%
228 Month(s) - 240 Month(s)	4,800,814.28	2.47%	36	2.77%	2.46%	26.46	85.58%	38.39%
240 Month(s) - 252 Month(s)	2,453,804.78	1.26%	20	1.54%	2.36%	23.88	77.76%	
252 Month(s) - 264 Month(s)	3,070,777.37	1.58%	25	1.92%	2.08%	23.74	77.91%	
264 Month(s) - 276 Month(s)								
276 Month(s) - 288 Month(s)								1.09%
288 Month(s) - 300 Month(s)	93,790.23	0.05%	1	0.08%	5.41%	29.83	79.15%	1.75%
300 Month(s) - 312 Month(s)	19,187,415.47	9.87%	110	8.46%	2.28%	25.89	82.03%	
312 Month(s) - 324 Month(s)	38,128,094.63	19.60%	217	16.69%	2.07%	26.32	84.32%	
324 Month(s) - 336 Month(s)	349,637.63	0.18%	4	0.31%	2.15%	26.83	87.38%	
336 Month(s) - 348 Month(s)	1,258,642.48	0.65%	16	1.23%	2.97%	28.11	74.76%	7.68%
348 Month(s) - 360 Month(s)	1,557,148.98	0.80%	12	0.92%	2.50%	26.64	81.06%	23.10%
360 Month(s) >=								
Unknown								
Total	194,483,421.72	100.00%	1,300	100.00%	2.03%	25.77	81.79%	100.00%
Weighted Average	229.07 Month(s)							
Minimum	6 Month(s)							
Maximum	356 Month(s)							

14. Interest Payment Type

Description	Net Principal Balance	% of Total	Nr of Loanparts	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
Fixed	194,483,421.72	100.00%	1,300	100.00%	2.03%	25.77	81.79%	100.00%
Floating								
Unknown								
Total	194,483,421.72	100.00%	1,300	100.00%	2.03%	25.77	81.79%	100.00%

15. Property Description

Description	Net Principal Balance	% of Total	Nr of Borrowers	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
House	179,749,304.48	92.42%	506	91.01%	2.03%	25.75	81.79%	90.90%
Apartment	14,734,117.24	7.58%	50	8.99%	1.93%	26.03	81.80%	9.10%
House with business premises								
Other								
Unknown								
Total	194,483,421.72	100.00%	556	100.00%	2.03%	25.77	81.79%	100.00%

16. Geographical Distribution (by province)

Province	Net Principal Balance	% of Total	Nr of Loans	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
Drenthe	2,442,297.59	1.26%	8	1.44%	2.10%	25.63	85.20%	1.28%
Flevoland	4,150,948.54	2.13%	13	2.34%	2.12%	25.65	84.82%	2.67%
Friesland	1,925,248.02	0.99%	5	0.90%	2.11%	25.42	79.68%	0.92%
Gelderland	20,596,624.61	10.59%	59	10.61%	2.08%	25.90	82.74%	9.98%
Groningen	1,373,245.43	0.71%	5	0.90%	2.02%	25.24	77.31%	0.62%
Limburg	13,186,583.41	6.78%	39	7.01%	2.15%	25.71	83.25%	6.37%
Noord-Brabant	31,784,099.92	16.34%	86	15.47%	2.03%	25.45	81.49%	16.59%
Noord-Holland	37,286,068.14	19.17%	107	19.24%	1.96%	26.00	81.74%	19.13%
Overijssel	8,762,955.21	4.51%	25	4.50%	2.04%	25.79	82.25%	3.98%
Utrecht	30,249,969.86	15.55%	83	14.93%	2.04%	25.82	80.76%	15.40%
Zeeland	553,717.51	0.28%	2	0.36%	1.88%	26.19	78.07%	0.40%
Zuid-Holland	42,171,663.48	21.68%	124	22.30%	1.99%	25.77	81.57%	22.67%
Unspecified								
Total	194,483,421.72	100.00%	556	100.00%	2.03%	25.77	81.79%	100.00%

17. Geographical Distribution (by economic region)

Economic Region	Aggregate Outstanding Amount	% of Total	Nr of Loans	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
NL111 - Oost-Groningen	251,972.55	0.13%	2	0.36%	1.80%	26.36	64.94%	0.13%
NL112 - Delfzijl en omgeving								
NL113 - Overig Groningen	699,166.37	0.36%	2	0.36%	2.18%	25.48	73.65%	0.29%
NL121 - Noord-Friesland	919,987.92	0.47%	2	0.36%	2.47%	26.12	78.47%	0.44%
NL122 - Zuidwest-Friesland	773,350.47	0.40%	2	0.36%	1.71%	24.71	77.62%	0.37%
NL123 - Zuidoost-Friesland	231,909.63	0.12%	1	0.18%	1.98%	25.03	91.30%	0.11%
NL131 - Noord-Drenthe	1,391,810.48	0.72%	4	0.72%	1.97%	25.29	83.13%	0.67%
NL132 - Zuidoost-Drenthe	1,191,370.47	0.61%	4	0.72%	2.07%	25.50	87.94%	0.68%
NL133 - Zuidwest-Drenthe	281,223.15	0.14%	1	0.18%	2.52%	25.67	92.20%	0.13%
NL211 - Noord-Overijssel	3,333,890.87	1.71%	10	1.80%	1.92%	25.90	82.79%	1.38%
NL212 - Zuidwest-Overijssel	1,090,797.53	0.56%	3	0.54%	1.87%	26.30	84.29%	0.46%
NL213 - Twente	4,338,266.81	2.23%	12	2.16%	2.18%	25.57	81.32%	2.14%
NL221 - Veluwe	6,871,072.40	3.53%	19	3.42%	2.03%	25.74	85.01%	3.32%
NL224 - Zuidwest-Gelderland	3,244,670.84	1.67%	9	1.62%	2.27%	25.62	80.74%	1.61%
NL225 - Achterhoek	3,066,446.26	1.58%	9	1.62%	1.87%	26.34	83.00%	1.41%
NL226 - Arnhem/Nijmegen	7,095,224.21	3.65%	21	3.78%	2.11%	25.98	81.36%	3.64%
NL230 - Flevoland	4,150,948.54	2.13%	13	2.34%	2.12%	25.65	84.82%	2.67%
NL310 - Utrecht	30,249,969.86	15.55%	83	14.93%	2.04%	25.82	80.76%	15.40%
NL321 - Kop van Noord-Holland	2,540,130.22	1.31%	7	1.26%	1.92%	26.23	90.31%	1.41%
NL322 - Alkmaar en omgeving	2,062,590.47	1.06%	7	1.26%	1.92%	25.71	78.87%	0.98%
NL323 - IJmond	5,484,618.07	2.82%	18	3.24%	2.05%	26.04	79.33%	2.71%
NL324 - Agglomeratie Haarlem	7,686,305.46	3.95%	18	3.24%	1.97%	25.87	79.56%	3.72%
NL325 - Zaanstreek	2,769,250.94	1.42%	9	1.62%	1.92%	26.03	84.93%	1.31%
NL326 - Groot-Amsterdam	14,276,134.91	7.34%	41	7.37%	1.91%	26.11	81.18%	7.89%
NL327 - Het Gooi en Vechtstreek	2,467,038.07	1.27%	7	1.26%	2.07%	25.67	87.19%	1.11%
NL331 - Agglomeratie Leiden en Bollenstreek	9,838,311.52	5.06%	27	4.86%	2.01%	25.77	83.51%	5.25%
NL332 - Agglomeratie 's-Gravenhage	10,848,662.55	5.58%	33	5.94%	1.99%	25.64	80.86%	5.39%
NL333 - Delft en Westland	1,579,419.22	0.81%	5	0.90%	2.04%	25.87	81.19%	0.74%
NL334 - Oost-Zuid-Holland	3,955,872.35	2.03%	13	2.34%	1.95%	25.78	80.72%	1.93%
NL335 - Groot-Rijnmond	14,256,816.91	7.33%	40	7.19%	1.98%	25.83	81.99%	8.30%
NL336 - Zuidoost-Zuid-Holland	1,692,580.93	0.87%	6	1.08%	2.12%	26.04	73.56%	1.07%
NL341 - Zeeuwsch-Vlaanderen	553,717.51	0.28%	2	0.36%	1.88%	26.19	78.07%	0.27%
NL342 - Overig Zeeland								0.13%
NL411 - West-Noord-Brabant	3,681,491.50	1.89%	11	1.98%	2.11%	25.09	75.02%	2.62%
NL412 - Midden-Noord-Brabant	7,109,231.04	3.66%	19	3.42%	2.15%	25.37	83.60%	3.51%
NL413 - Noordoost-Noord-Brabant	8,545,211.03	4.39%	24	4.32%	1.94%	25.69	83.47%	4.04%
NL414 - Zuidoost-Noord-Brabant	12,448,166.35	6.40%	32	5.76%	1.99%	25.45	80.84%	6.42%
NL421 - Noord-Limburg	3,983,312.12	2.05%	12	2.16%	2.10%	25.41	78.34%	2.10%
NL422 - Midden-Limburg	3,659,551.83	1.88%	11	1.98%	2.28%	25.88	86.15%	1.62%
NL423 - Zuid-Limburg	5,543,719.46	2.85%	16	2.88%	2.11%	25.82	84.86%	2.65%
Unknown/Not specified	319,210.90	0.16%	1	0.18%	2.13%	25.95	82.27%	
Total	194,483,421.72	100.00%	556	100.00%	2.03%	25.77	81.79%	100.00%

18. Occupancy

	Net Principal Balance	% of Total	Nr of Borrowers	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
No Data								
Owner-occupied	194,483,421.72	100.00%	556	100.00%	2.03%	25.77	81.79%	100.00%
Partially owner-occupied (partly rented)								
Non-owner-occupied/buy-to-let								
Holiday/second home								
Other								
Total	194,483,421.72	100.00%	556	100.00%	2.03%	25.77	81.79%	100.00%

19. Employment Status Borrower

Description	Net Principal Balance	% of Total	Nr of Borrowers	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
Employed	164,218,214.30	84.44%	475	85.43%	2.04%	25.73	82.29%	84.40%
Self employed	27,229,012.68	14.00%	67	12.05%	1.97%	25.97	80.28%	13.99%
Unemployed	1,180,816.55	0.61%	5	0.90%	1.88%	26.12	67.08%	0.57%
Retired	1,855,378.19	0.95%	9	1.62%	1.82%	26.10	69.29%	1.04%
Other								
Total	194,483,421.72	100.00%	556	100.00%	2.03%	25.77	81.79%	100.00%

20. Loanpart Payment Frequency

Description	Net Principal Balance	% of Total	Nr of Loans	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
Monthly	194,483,421.72	100.00%	556	100.00%	2.03%	25.77	81.79%	100.00%
Quarterly								
Semi-annually								
Annually								
Unknown								
Total	194,483,421.72	100.00%	556	100.00%	2.03%	25.77	81.79%	100.00%

21. Energy Label

Energy Label	Net Principal Balance	% of Total	Nr of Loanparts	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
A (EPCA)	47,480,118.51	24.41%	318	24.46%	2.01%	25.75	79.95%	
B (EPCB)	30,138,024.37	15.50%	205	15.77%	2.05%	25.80	83.52%	
C (EPCC)	49,285,394.14	25.34%	360	27.69%	2.05%	25.81	83.29%	
D (EPCD)	20,447,460.10	10.51%	122	9.38%	2.03%	25.66	82.36%	
E (EPCE)	15,842,760.82	8.15%	87	6.69%	2.01%	25.86	81.95%	
E (EPCF)	15,762,959.48	8.11%	103	7.92%	1.96%	25.56	79.34%	
G (EPCG)	15,526,704.30	7.98%	105	8.08%	2.03%	25.93	80.85%	
Other (OTHR)								
Unknown								100.00%
Total	194,483,421.72	100.00%	1,300	100.00%	2.03%	25.77	81.79%	100.00%

22. Loan To Income (Debt to Income)

From (>) - Until (<=)	Net Principal Balance	% of Total	Nr of Borrowers	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
<= 0.50								
0.50 - 1.00								
1.00 - 1.50								
1.50 - 2.00	1,076,208.27	0.55%	6	1.08%	1.82%	24.79	57.02%	0.13%
2.00 - 2.50	3,237,610.58	1.66%	12	2.16%	2.01%	25.88	76.06%	0.82%
2.50 - 3.00	9,163,048.48	4.71%	30	5.40%	2.04%	25.51	79.46%	2.51%
3.00 - 3.50	36,224,162.19	18.63%	108	19.42%	2.03%	25.39	79.13%	8.55%
3.50 - 4.00	51,511,457.46	26.49%	154	27.70%	1.99%	25.83	82.73%	18.42%
4.00 - 4.50	52,468,762.13	26.98%	150	26.98%	2.04%	25.81	84.04%	28.44%
4.50 - 5.00	30,326,529.38	15.59%	73	13.13%	2.05%	25.96	81.14%	28.54%
5.00 - 5.50	7,737,248.89	3.98%	16	2.88%	2.02%	26.20	85.72%	9.62%
5.50 - 6.00	991,823.27	0.51%	2	0.36%	1.74%	26.71	82.07%	2.45%
6.00 - 6.50	235,000.00	0.12%	1	0.18%	1.74%	26.41	43.11%	0.21%
6.50 - 7.00								0.09%
7.00 >	468,942.90	0.24%	2	0.36%	1.73%	26.29	63.22%	0.21%
Unknown	1,042,628.17	0.54%	2	0.36%	2.85%	27.37	84.77%	
Total	194,483,421.72	100.00%	556	100.00%	2.03%	25.77	81.79%	100.00%

Weighted Average	3.92
Minimum	1.81
Maximum	7.41

23. Payment Due to Income

From (>) - Until (<=)	Net Principal Balance	% of Total	Nr of Borrowers	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
<= 0.00%								
0.00% - 5.00%								
5.00% - 10.00%	4,329,579.97	2.23%	19	3.42%	1.99%	26.27	65.37%	1.59%
10.00% - 15.00%	37,731,377.46	19.40%	110	19.78%	1.99%	25.78	80.00%	16.59%
15.00% - 20.00%	93,628,130.05	48.14%	267	48.02%	1.97%	25.69	82.80%	48.41%
20.00% - 25.00%	52,843,999.30	27.17%	149	26.80%	2.08%	25.74	82.98%	31.78%
25.00% - 30.00%	4,907,706.77	2.52%	9	1.62%	2.59%	26.69	77.28%	1.41%
30.00% - 35.00%								0.22%
35.00% - 40.00%								
40.00% - 45.00%								
45.00% - 50.00%								
50.00% - 55.00%								
55.00% - 60.00%								
60.00% - 65.00%								
65.00% - 70.00%								
70.00% >								
Unknown	1,042,628.17	0.54%	2	0.36%	2.85%	27.37	84.77%	
Total	194,483,421.72	100.00%	556	100.00%	2.03%	25.77	81.79%	100.00%

Weighted Average	17.79%
Minimum	5.34%
Maximum	29.57%

24a. Guarantee Type (Loans)

Description	Net Principal Balance	% of Total	Nr of Loans	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
NHG Guarantee	1,434,876.61	0.74%	7	1.26%	1.95%	26.09	87.16%	0.38%
Non-NHG Guarantee	193,048,545.11	99.26%	549	98.74%	2.03%	25.77	81.75%	99.62%
Unknown								
Total	194,483,421.72	100.00%	556	100.00%	2.03%	25.77	81.79%	100.00%

24b. Guarantee Type (Loanparts)

Description	Net Principal Balance	% of Total	Nr of Parts	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
NHG Guarantee	1,434,876.61	0.74%	13	33.33%	1.95%	26.09	87.16%	0.38%
Non-NHG Guarantee	193,048,545.11	99.26%	1,287	66.67%	2.03%	25.77	81.75%	99.62%
Unknown								
Total	194,483,421.72	100.00%	1,300	100.00%	2.03%	25.77	81.79%	100.00%

25. Originator

	Net Principal Balance	% of Total	Nr of Loans	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
TulpenHuis 1 B.V.	194,483,421.72	100.00%	556	100.00%	2.03%	25.77	81.79%	100.00%
Total	194,483,421.72	100.00%	556	100.00%	2.03%	25.77	81.79%	100.00%

26. Servicer

Servicer	Net Principal Balance	% of Total	Nr of Loans	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
Tulphypotheke B.V.	194,483,421.72	100.00%	556	100.00%	2.03%	25.77	81.79%	100.00%
Total	194,483,421.72	100.00%	556	100.00%	2.03%	25.77	81.79%	100.00%

27. Capital Insurance Policy Provider

Insurance Policy Provider	Net Principal Balance	% of Total	Nr of Loanparts	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not. Amount at Closing
No policy attached	194,483,421.72	100.00%	1,300	100.00%	2.03%	25.77	81.79%	100.00%
Total	194,483,421.72	100.00%	1,300	100.00%	2.03%	25.77	81.79%	100.00%

28. First Time Buyer

First Time Buyer	Net Principal Balance	% of Total	Nr of Loans	% of Total	Weighted Average Coupon	Weighted Average Maturity	Weighted Average CLTOMV	% of Total Not.Amount at Closing Date
Yes	85,081,926.08	43.75%	256	46.04%	1.96%	26.04	83.63%	47.05%
No	109,401,495.64	56.25%	300	53.96%	2.08%	25.56	80.35%	52.95%
Total	194,483,421.72	100.00%	556	100.00%	2.03%	25.77	81.79%	100.00%

Glossary

Term	Definition / Calculation
Arrears	means payments of interest and/or principal which have not been received at the contractually scheduled date and have not been received as of the reporting date;
Article 405 of the CRR	means Article 405 of Regulation (EU) No 575/2013 of the European Parliament and of the Council of 26 June 2013 on prudential requirements for credit institutions and investment firms and amending Regulation (EU) No 648/2012;
Article 51 of the AIFMR	means Article 51 of the Commission Delegated Regulation No 231/2013 of 19 December 2012 supplementing Directive 2011/61/EU of the European Parliament and of the Council with regard to exemptions, general operating conditions, depositaries, leverage, transparency and supervision;
Borrower	means the debtor or debtors, including any jointly and severally liable co-debtor or co-debtors, to a Mortgage Loan;
Closing Date	means 20 November 2019 or such other date as may be agreed between the Issuer, the Seller, the Arranger and the Joint Lead Managers;
Constant Default Rate (CDR)	means the annualised ratio of outstanding principal balances in the pool that have entered into default in relation to the principal balance of the mortgage pool;
Constant Prepayment Rate (CPR)	means prepayment as annualised ratio of prepayments to the principal mortgage balance outstanding at the beginning of the relevant period;
Construction Deposit / Construction Deposit Obligation	means in relation to a Mortgage Loan, that part of the Mortgage Loan which the relevant Borrower requested to be disbursed at a later date to be applied towards improvements to the relevant Mortgaged Asset;
Construction Deposit Account	means the bank account of the Issuer designated as such;
Coupon	means with respect to the Notes & Cash report the interest rate payable on the relevant Notes and with respect to the the Monthly Performance and Portfolio Report the interest coupons appertaining to the Mortgage Loans;
Credit Enhancement	means the combined structural features that improve the credit worthiness of the respective notes. Types of credit enhancement might consist of subordinated notes, excess spread and a reserve account;
Credit Rating	means the rating assigned by Fitch Ratings and Moodys which reflects their judgement of the credit quality of the instrument carrying such rating;
Current Loan to Indexed Foreclosure Value (CLTIFV)	means Outstanding Principal Amount of Mortgage Loan / Indexed Foreclosure Value;
Current Loan to Indexed Market Value (CLTIMV)	means Outstanding Principal Amount of Mortgage Loan / Indexed Market Value;
Current Loan to Original Market Value (CLTOMV)	means Outstanding Principal Amount of Mortgage Loan / Original Market Value;
Current Loan to OriginalForeclosureValue (CLTOFV)	means Outstanding Principal Amount of Mortgage Loan / Original Foreclosure Value;
Cut-Off Date	means, (i) in respect of the Mortgage Receivables assigned on the Closing Date, 30 September 2019 close of business and (ii) in respect of any Further Advance Receivable, the date of origination of such Further Advance;
Day Count Convention (Notes)	means actual/360;
Debt Service to Income	means (the sum of the monthly scheduled interest and scheduled principal repayment amount to be paid by the Borrower) / (total eligible Borrower income / 12);
Delinquency	means a Mortgage Loan being in Arrears;
Determination Date	means the Notes Calculation Date relating to the Current Reporting Period;
Economic Region	The economic region is determined based on the zip code of the property underlying the Mortgage Loan based on the Nomenclature of Territorial Units for Statistics (NUTS);
Final Maturity Date	means the Notes Payment Date falling in October 2056;
First Optional Redemption Date	means the Notes Payment Date falling in October 2024;
Fixed Rate Mortgage Receivables	means the Mortgage Receivables owned by the Issuer excluding any Mortgage Receivable with a floating rate of interest;
Foreclosed Mortgage Loan	means a Mortgage Loan in Foreclosure;
Foreclosed NHG Loan	means an NHG Loan which is or has been subjected to Foreclosure;
Foreclosed Non NHG Loan	means a Foreclosed Mortgage Loan that does not qualify as an NHG Loan;
Foreclosure	means the process in which the lender forces the termination of the Mortgage Loan and sells and/or liquidates all collateral to recover the outstanding loan amount and other claims, including but not limited to, missed interest payments and foreclosure costs;
Foreclosure Value	means the foreclosure value of the Mortgaged Asset;
Further Advance and Unsold Property Portable Mortgage Account	means the bank account of the Issuer designated as such;
Further Advances	means (i) a further advance made under a Mortgage Loan which will be secured by the same Mortgage as the loan previously disbursed under such Mortgage Loan (verhoogde inschrijving) and (ii) a further advance made under a Mortgage Loan which will also be secured by a second or sequentially lower ranking Mortgage as the loan previously disbursed under such Mortgage Loan (verhoging), or (iii) a withdrawal of moneys which were previously repaid to redeem the Mortgage Loan (heropname);
Indexed Foreclosure Value	means the value calculated by indexing the Original Foreclosure Value with a property price index (weighted average of houses and apartments prices), as provided by the Land Registry for the province where the property is located;
Indexed Market Value	means the market value calculated by indexing the Original Market Value with a property price index (weighted average of houses and apartments prices), as provided by the Land Registry for the province where the property is located;
Interest Payment Date	Means Notes Payment Date;
Interest Rate Fixed Period	means the most recently contractually agreed period of time during which the Coupon paid by the borrower is fixed, subject only to changes caused by expiry of discount arrangements;

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Portfolio and Performance Report: 1 December 2023 - 31 December 2023

Term	Definition / Calculation
Issuer Account Bank	means Citibank Europe PLC, Netherlands Branch;
Issuer Accounts	means any of the Issuer Transaction Accounts, the Construction Deposit Account, the Sold Property Portable Mortgage Account and the Further Advance and Unsold Property Portable Mortgage Account;
Issuer Collection Account	means the bank account of the Issuer designated as such;
Issuer Transaction Accounts	means either of the Issuer Collection Account and the Reserve Account;
Loan to Income (LTI)	means Outstanding Principal Amount of Mortgage Loan / the sum of the income of the primary and secondary borrowers;
Loanpart	means one or more of the loan parts (leningdelen) of which a Mortgage Loan consists;
Loanpart Payment Frequency	means the contractually agreed number of principal and/or Coupon payments made by the borrower on an annual basis;
Loss	means the amount in principal and missed interest payments that cannot be recovered using the proceeds of available collateral, insurance policies, any other guarantees or sureties and any other assets of the relevant Borrower after the termination of a Mortgage Loan;
Loss Severity	means loss as a percentage of the principal outstanding at foreclosure;
Market Value	means (i) the market value (marktwaarde) of the relevant Mortgaged Asset based on the most recent valuation by an external valuer or (ii) in respect of a Mortgaged Asset that is renovated and where a Construction Deposit has been requested in relation to the connected Mortgage Loan, the market value (marktwaarde) of such Mortgaged Asset based on a valuation by an external valuer after the renovation has been completed;
Modified Loans	means a Mortgage Loan that has been modified;
Mortgage Calculation Period	means the period commencing on (and including) the first day of each calendar month and ending on (and including) the last day of such calendar month, except for the first Mortgage Calculation Period which will commence on (and includes) the Cut-off Date and ends on (and includes) the last day of December 2016;
Mortgage Loan	means (i) the mortgage loans granted by the relevant Seller to the relevant borrowers which may consist of one or more Loan Parts (ii), after any purchase and assignment of any New Ported Mortgage Receivables and Further Advance Receivables, the relevant New Ported Mortgage Loan and/or Further Advances, to the extent any and all rights under and in connection therewith are not retransferred or otherwise disposed of by the Issuer;
Mortgage Loan Portfolio	means the portfolio of Mortgage Loans of which the legal assignment resides with the Issuer at a given point in time;
Mortgage Receivables	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 which consists of loan parts that all have the benefit of an NHG Guarantee. For the avoidance of doubt, if one loan part does not have the benefit of an NHG Guarantee, the entire Mortgage Loan does not qualify as an NHG Mortgage Loan;
Non NHG Loan	means a Mortgage Loan which does not qualify as an NHG Loan;
Notes Calculation Date	means, in respect of a Notes Payment Date, the third Business Day prior to such Notes Payment Date;
Notes Payment Date	means 20 January 2020, and, thereafter, the 18th day of each of January, April, July and October of each year or, if such day is not a Business Day, the immediately succeeding Business Day unless it would as a result fall in the next calendar month, in which case it will be the Business Day immediately preceding such day;
Occupancy	means the way the mortgaged property is used (eg. owner occupied);
Original Foreclosure Value	means the Foreclosure Value at the time of granting the Mortgage Loan;
Original Loan to Original Market Value (OLTOMV)	means Original Principal Amount / Original Market Value;
Original Loan to OriginalForeclosureValue (OLTOFV)	means Original Principal Amount / Original Foreclosure Value;
Original Market Value	means the Market Value at the time of granting the Mortgage Loan;
Original Weighted Average Life (expected)	means the weighted average life of principal receipts on the notes;
Originator	means Tulpenhuis 1 B.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 the type (a) and (c) of the definition in respect of such Mortgage Receivable, zero;
Performing Loans	means Mortgage Loans which are not in Arrears;
Periodic Payment Ratio	The actual principal and interest payments received as ratio of the scheduled principal and interest payments during the relevant period;
Pool Level Condition	means an event that when it occurs or a threshold that when it is breached, is considered to be a Pool Level Condition Event;
Portfolio Date	means the last day of the current Mortgage Calculation Period to which the Notes and Cash Report is related to;
Post-Foreclosure Proceeds	means any Recoveries after completion of Foreclosure;
Prepayments	means non scheduled principal paid by the borrower prior to the expected maturity date;
Principal Deficiency Ledger	means the principal deficiency ledger relating to the relevant Classes of Notes and comprising sub-ledgers for each such Class of Notes;
Principal Payment Date	means Notes Payment Date;
Principal Payment Rate (PPR)	means scheduled repayment as annualised ratio of scheduled repayments to the principal mortgage balance outstanding at the beginning of the relevant period;

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Term	Definition / Calculation
Prospectus	means this prospectus dated 18 November 2019 relating to the issue of the Notes;
Realised Losses	refer to Loss;
Recoveries	means collection of proceeds towards redemption of any outstanding claims on the borrower relating to the Mortgage Loan after the termination of that Mortgage Loan;
Redemption Priority of Payments	means the relevant priority of payments set out in clause 14 of the Trust Deed;
Remaining Tenor	the period between the reporting date and the legal maturity date of the Loan Part;
Reporting Period	means the period to which the Notes and Cash Report relates to;
Repossession	means the seizing of collateral by the lender during Foreclosure;
Reserve Account	means the bank account of the Issuer designated as such;
Revenue Priority of Payments	means the relevant priority of payments set out in clause 13 of the Trust Deed;
Saving Deposits	means the total amount in insurance savings deposits and bank savings deposits in respect of the Mortgage Loans constituting the Mortgage Loan Portfolio;
Seasoning	the period between the date of origination of the Loan Part and the reporting date;
Seller	means Tulpenhuis 1 B.V.;
Servicer	means Tulp Hypotheken B.V.;
Subordinated Step-up Consideration	means, on each Notes Payment Date following the First Optional Redemption Date, in respect of each of the Rated Notes, an amount equal to (i) the relevant Principal Amount Outstanding of such Class of Rated Notes multiplied by (ii) the relevant Subordinated Step-up Margin applicable to such Class of Rated Notes calculated on the basis of the actual days elapsed in such period and a 360 day year;
Swap Calculation Period	means the period commencing on (and including) each Notes Payment Date and ending on (but excluding) the immediately following Notes Payment Date, except for (i) the first swap calculation period which will commence on (and include) the effective date of the relevant Swap Transaction, and (ii) the final swap calculation period which will end on (and include) the termination date of the relevant Swap Transaction;
Swap Counterparty	means BNP Paribas a public limited liability company (société anonyme), existing and organised under French laws, with registered office at 16 Boulevard des Italiens, 75009 Paris, France, and registered with the Commercial Registry of Paris under number 662042449;
Swap Notional Amount	means in respect of each relevant Swap Transaction, for a Swap Calculation Period, an amount equal to the aggregate Outstanding Principal Amount of all the Swap Mortgage Receivables within the Reference Pool specified in each Swap Confirmation in respect of each Swap Transaction as at the Swap Notional Observation Date, falling immediately prior to such Swap Calculation Period;
Swap Notional Observation Date	means, in respect of a Swap Transaction and a Swap Calculation Period, in respect of (i) the first Swap Calculation Period, the date which is eight Business Days prior to the Closing Date, and (ii) any other Swap Calculation Period, the Mortgage Calculation Date immediately prior to the start of such Swap Calculation Period;
Trust Deed	means the trust deed entered into by, amongst others, the Issuer and the Security Trustee dated the Closing Date;
WEW	means Stichting Waarborgfonds Eigen Woningen;
WEW Claims	means the number and/or amount of claims submitted to WEW relating to Realised Losses on NHG Loans;

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Contact Information

Account Bank (ABNK)	HSBC Bank plc 8 Canada Square E14 5HQ London United Kingdom (GB) MP6I5ZYZBEU3UXPYFY54	Arranger (ARRG)	HSBC Bank plc 8 Canada Square E14 5HQ London United Kingdom (GB) MP6I5ZYZBEU3UXPYFY54
Auditors (AUDT)	Ernst & Young NEDERLAND LLP Antoni Vivaldistraat 150 1083 HP Amsterdam The Netherlands (NL) 213800LY7D4VRLEEVE48	Collection Foundation Account Bank (ABNK)	ABN AMRO Bank N.V. Gustav Mahlerlaan 10 1082 PP Amsterdam The Netherlands (NL) BFXS5XCH7N0Y05NIXW11
Delegate Sub-Servicer (SERV)	HypoCasso B.V. Podium 1 3826 PA Amersfoort The Netherlands (NL)	Delegate Sub-Servicer (SERV)	Stater Nederland B.V. Podium 1 3826 PA Amersfoort The Netherlands (NL)
Interest Rate Swap Counterparty (IRSP)	BNP Paribas 16 Boulevard des Italiens 75009 Paris France (FR) R0MUWSFPU8MPRO8K5P83	Issuer (ISSR)	Tulip Mortgage Funding 2020-1 B.V. Herikerbergweg 88 1101CM Amsterdam The Netherlands (NL) 724500OFDWCLKRGJHN17
Issuer Account Bank (ABNK)	ABN AMRO Bank N.V. Gustav Mahlerlaan 10 1082 PP Amsterdam The Netherlands (NL) BFXS5XCH7N0Y05NIXW11	Issuer Administrator (ADMI)	Herengracht Financial Services B.V. 529900582CZR3DANMR96
Legal Advisor (CNSL)	Allen & Overy LLP Apollolaan 15 1077 AB Amsterdam The Netherlands (NL)	Legal Advisor (CNSL)	Loyens & Loeff N.V. Fred. Roeskestraat 100 1076 ED Amsterdam The Netherlands (NL)
Legal Advisor (CNSL)	Simmons & Simmons LLP Claude Debussylaan 247 1082 MC Amsterdam	Listing Agent (OTHR)	ABN AMRO Bank N.V. Gustav Mahlerlaan 10 1082 PP Amsterdam The Netherlands (NL) BFXS5XCH7N0Y05NIXW11
Manager (MNGR)	BNP Paribas 16 Boulevard des Italiens 75009 Paris France (FR) R0MUWSFPU8MPRO8K5P83	Manager (MNGR)	HSBC Bank plc 8 Canada Square E14 5HQ London United Kingdom (GB) MP6I5ZYZBEU3UXPYFY54

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Manager (MNGR)	Vistra Capital Markets (Netherlands) N.V. Herikerbergweg 88 1101 CM Amsterdam The Netherlands (NL) 529900PXR0J9GK6CHS44	Originator (ORIG)	Tulpenhuis 1 B.V. Zonnebaan 11 3542 EA Utrecht The Netherlands (NL) 724500T5HC7NI06PEW24
Paying Agent (PAYA)	ABN AMRO Bank N.V. Gustav Mahlerlaan 10 1082 PP Amsterdam The Netherlands (NL) BFXS5XCH7N0Y05NIXW11	Rating Agency (OTHR)	DBRS RATINGS LIMITED 20 FENCHURCH STREET EC3M 3BY LONDON United Kingdom (GB) 5493008CGCDQLGT3EH93
Rating Agency (OTHR)	FITCH RATINGS LTD 30 NORTH COLONNADE E14 5GN LONDON United Kingdom (GB) 2138009F8YAHVC8W3Q52	Reference Agent (OTHR)	ABN AMRO Bank N.V. Gustav Mahlerlaan 10 1082 PP Amsterdam The Netherlands (NL) BFXS5XCH7N0Y05NIXW11
Reporting Entity (OTHR)	Tulpenhuis 1 B.V. Zonnebaan 11 3542 EA Utrecht The Netherlands (NL) 724500T5HC7NI06PEW24	Security Trustee (SECU)	Stichting Security Trustee Tulip Mortgage Funding 2020-1 Herikerbergweg 88 1101 CM Amsterdam the Netherlands (NL)
Seller (SELL)	Tulpenhuis 1 B.V. Zonnebaan 11 3542 EA Utrecht The Netherlands (NL) 724500T5HC7NI06PEW24	Servicer (SERV)	Tulpenhuis 1 B.V. Zonnebaan 11 3542 EA Utrecht The Netherlands (NL) 724500T5HC7NI06PEW24
Sub-Servicer (BSER)	Tulpenhuis 1 B.V. Zonnebaan 11 3542 EA Utrecht The Netherlands (NL) 724500T5HC7NI06PEW24		