

Dutch Mortgage Portfolio Loans VII B.V.

Reporting Period:

May-11

Monthly Information Report

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AMOUNTS ARE IN EURO

Quarterly Payment date: 25 July 2011

Start interest period 26 April 2011

End interest period 25 July 2011

Bond report	Class A	Class B	Class C
ISIN Code	NL0009274190	NL0009274208	NL0009274216
Common Code	045614042	045614123	045614166
Fondscore			
Current rating; Fitch	AAA	BBB	not rated
Interest rate	3-M Euribor	3-M Euribor	3-M Euribor
Spread per annum	0.15%	0.15%	0.50%
Current rate coupon	1.499%	1.499%	1.849%
Original Balance	656,050,000	134,400,000	106,750,000
Balance before Payment	582,698,090	134,400,000	104,920,822
Principal Redemption	0	0	0
Balance after Payment	582,698,089	134,400,000	104,920,822
Bond Factor before Payment	0.8882	1.0000	0.9829
Bond Factor after Payment	0.8882	1.0000	1.0000
Interest Payment	2,183,596.82	503,677.44	484,986.60

Portfolio Information Reporting Period (including outstanding subparticipation)						
Month	Beging of Mortgage Period	Scheduled prepayments	Unscheduled prepayments	Defaulted loans	Substitutions	End of Mortgage Period
April 2011	717,098,008	166,175	3,017,375			713,914,458
May 2011	713,914,458	166,273	2,648,214			711,099,971
June 2011	711,099,971	-	-			711,099,971

Portfolio Information Cumulative (since Closing Date)						
Portfolio	Initial balance	Scheduled prepayments	Unscheduled prepayments	Defaulted loans	Substitutions	End of Mortgage Period
Mortgage loans	-	-	-	-	-	-

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Quarterly Calculation Period:	6 April 2011	to	5 July 2011
Quarterly Calculation Date:	5 July 2011		
Quarterly Payment Date:	25 July 2011		
Interest Determination Date:			

Loan Portfolio Amounts	April 2011	May 2011	June 2011
Opening Outstanding principal	717,098,008	713,914,458	711,099,971
Scheduled prepayments	(166,175)	(166,273)	-
Unscheduled prepayments	(3,017,375)	(2,648,214)	-
Further advances	-	-	-
Defaulted Loans	-	-	-
Loans repurchased by the seller	-	-	-
Closing balance	713,914,458	711,099,971	711,099,971
Replacements/substitution	-	-	-
Total after substitution	713,914,458	711,099,971	711,099,971

Subparticipation	April 2011	May 2011	June 2011
Closing Balance including subparticipation	713,914,458	711,099,971	711,099,971
Closing balance of subparticipation	7,515,529	7,565,032	7,565,032
Closing balance excluding subparticipation	721,429,987	718,665,003	718,665,003

Cumulated Realised Losses (Net of Post-foreclosure proceeds)	0
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Quarterly Cash Flows	April 2011	May 2011	June 2011	
Notes Interest Available Amount:				
i) Interest on Mortgage Receivables; less interest related to the subparticipation	2,914,761	2,902,974	-	5,817,735
ii) Interest received on Master Collection Account (GIC)	19,351	-	-	19,351
ii) Interest received on Reserve Account	197,944	-	-	197,944
iii) Prepayment and interest penalties	161	143	-	304
iv) Other nett proceeds on the mortgage receivables not related to the principal	-	-	-	-
v) Amounts to be drawn under the liquidity facility on the immediately succeeding QPD	-	-	-	-
vi) Amounts to be drawn from the reserve account on the immediately succeeding QPD	-	-	-	-
vii) Swap receivable amount	-	-	-	-
viii) Amounts received in relation to the Repurchase of mortgage receivables (non-principal)	-	-	-	-
ix) Amounts received related to the Sales of mortgage receivables (non-principal)	-	-	-	-
x) Post foreclosure proceeds on Mortgage Receivables	-	-	-	-
xi) Any maning amounts standing to the credit of the Master Collection Account	-	-	-	-
Less	-	-	-	-
xii) On first QPD an amount of 5% of Directors fee + Euro 1,500	-	-	-	-
Total NOTES INTEREST AVAILABLE AMOUNT	3,132,217	2,903,116	-	6,035,334
Interest Priority of Payments:				
a) Fees & Expenses directors and Trustee **				-
b) Administrative fees & expenses **				-
c) Fees & Expenses Advisors & Third Parties incl Liquidity Facility amounts due and payable **				-
d) Swap amounts due and payable **				-
e) Interest due & overdue Class A Notes**				-
f) Making good of Class A Principal Deficiency Ledger				-
g) Interest due & overdue on subordinated Class B Notes				-
h) making good of Class B Principal Deficiency Ledger				-
i) amount to be deposited or if case may be replenishment of Reserve Account				-
j) Interest due & overdue subordinated Class C Notes				-
k) principal due on Subordinate Class C-Notes untill fully redeemd				-
l) any amounts due under the Swap, being the Interest Swap Counterparty Default Payment				-
m) Deferred Purchase Price				-
Total of Interest Amount Payments				-
** Shortfall in these items can be met with Liquidity Facility drawings				
Notes Redemption Available Amount				
i) Prepayment and prepayment in full , less the subparticipation	3,017,375	2,648,214	-	5,665,589
ii) Net proceeds (principal related)	-	-	-	-
iii) Repurchases of MR (principal)	-	-	-	-
iv) Amounts from Sales of MR (principal)	-	-	-	-
v) Principal Deficiency Ledger amounts credited	-	-	-	-
vi) Monthly Participation increase pusuant to the Sub-participation agreement	109,018	108,780	-	217,798
vii) Partial prepayment in respect of Mortgage Receivables	57,157	57,493	-	114,649
viii) Initial proceeds of Class A and B notes less purchased mortgage receivables (after subparticipation)	-	-	-	-
ix) Available Redemption funds preceeding QPD	81	-	-	81
less				
x) The amount of the Substitution Available Amount	-	-	-	-
Total of Available Redemption Funds	3,183,631	2,814,487	-	5,998,118
Principal Priority of Payments:				
a) Class A Principal Amount due, until fully redeemed				-
b) Class B Principal Amount due, until fully redeemed				-
c) Depositit in GIC account				-
Total Principal Priority of Payments				-

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Additional Information

TRANSACTION ACCOUNTS	
Issuer Collection Account	
Balance at the beginning of reporting period	1,316,695
Payments to bankaccount	6,134,012
Received interest	-
Payments from bankaccount during period	11,043
Balance at the end of reporting period	7,439,663
Reserve Account	
Target Balance	108,700,000
Balance at the beginning of reporting period	108,897,919
Payments to Reserve Fund	-
Received interest	-
Payments from Reserve Fund	26
Balance at the end of reporting period	108,897,893
Liquidity Facility (364 days)	
Available amount	-
Liquidity Facility drawn amount	-
Interest due on drawn amount	-
Interest payment on drawn amount	-
Repayment of drawn amount	-
Balance of the Liquidity Facility at end of reporting period	-
Interest due after payment	-
Swap information	
Type of product	Interest Rate Swap
Counterparty	
Notional amount	717,098,090

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Amortization of the Notes

Class A	
Number of Notes	13,121
Outstanding Balance beginning of the period	582,698,090
Outstanding Balance end of the period	582,698,089
Interest rate	3-M Euribor+0.0015
Current rating (Fitch)	AAA
PDL Analysis	
Previous Balance	-
PDL Additions	-
PDL Removals	-
Final Balance	-
Class B	
Number of Notes	2,688
Outstanding Balance beginning of the period	134,400,000
Outstanding Balance end of the period	134,400,000
Interest rate	3-M Euribor+0.0015
Current rating (Fitch)	BBB
PDL Analysis	
Previous Balance	-
PDL Additions	-
PDL Removals	-
Final Balance	-
Class C	
Number of Notes	2,135
Outstanding Balance beginning of the period	104,920,822
Outstanding Balance end of the period	104,920,822
Interest rate	3-M Euribor+0.005
Rating (Moody's/S&P)	BBB
PDL Analysis	
Previous Balance	-
PDL Additions	-
PDL Removals	-
Final Balance	-

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<u>Reserve Fund: Required Balance Calculation</u>		<u>Calculation Date</u>
Current Balance		108,897,893
Target Balance		108,700,000
<u>Key Characteristics of the Mortgage Pool (summary)</u>	<u>As per last QPD</u>	<u>As per end of May 2011</u>
Number of Loanparts	19,468	19,312
Number of Loans	15,571	15,429
Min Coupon	1.00%	1.00%
Max Coupon	8.80%	8.80%
Weighted Average Coupon	4.95%	4.95%
Average Balance by Borrower (EUR)	46,053	46,089
Maximum Loan Value (EUR)	775,000	775,000
Maximum LTV	236.00%	237.50%
Minimum LTV	1.22%	1.22%
Weighted average LTV	80.44%	80.42%

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Delinquency Breakdown

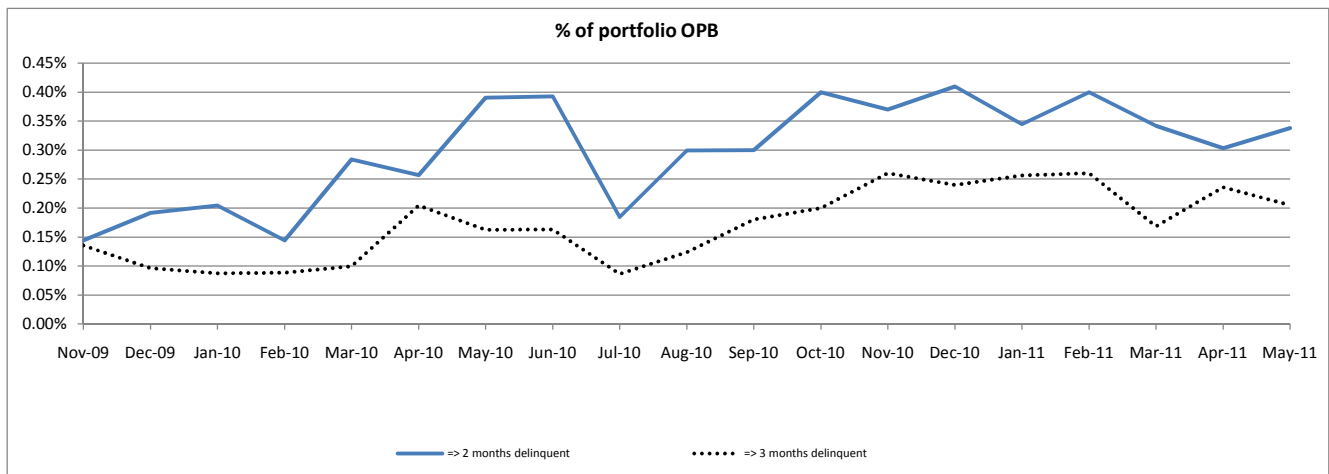
Delinquency status	Number of Delinquent Loans	Percentage of Number of Loans Outstanding (1) (%)	Principal Balance of Delinquent Loans	Percentage of Principal Outstand. of the Loans (1) (%)	Total Arrears amount(1)
<= 1 month delinquent	128	0.83%	10,817,667	1.51%	45,826
1 <= 2 months delinquent	13	0.08%	1,658,098	0.23%	7,398
2 <= 3 months delinquent	7	0.05%	941,885	0.13%	9,525
3 <= 4 months delinquent	3	0.02%	137,765	0.02%	1,389
4 <= 5 months delinquent	2	0.01%	478,500	0.07%	4,901
5 <= 6 months delinquent	3	0.02%	104,369	0.01%	2,087
> 6 months delinquent	8	0.05%	739,089	0.10%	12,890
TOTAL	164	1.06%	14,877,373	2.07%	84,015

=> 2 months delinquent	23	0.15%	2,401,609	0.34%	30,792
=> 3 months delinquent	16	0.10%	1,459,724	0.21%	21,268

Default Statistics

Number of Loans Defaulted during the Period	Percentage of Number of Performing Loans Outstanding (2) (%)	Principal Balance of Loans Defaulted during period	Percentage of Scheduled Balance of Performing Loans (2) (%)	Realized Losses during the reporting period on Defaulted Loans	Post foreclosure proceeds during the reporting period on Defaulted Loans	Post foreclosure proceeds as a % of PAO on Defaulted Loans (2) (%)
0	0.00%	0	0.00%	0	0	0.00%

Number of Loans Defaulted since Closing	Percentage of Number of Loans at Closing (%)	Principal Balance of Loans Defaulted since Closing at Defaulted Date	Percentage of Scheduled Balance at Closing (%)	Realized Losses since Closing on Defaulted Loans	Post foreclosure proceeds since Closing on Defaulted Loans	Post foreclosure proceeds as a % of PAO on Defaulted Loans (3) (%)
N.A.	N.A.	N.A.	0.00%	0	0	0.00%



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TABLE A

Type of mortgage loan parts in the Provisional Pool

Redemption type	Aggregate Outstanding Principal Amount (EUR)	Proportion of pool (%)	Number of Loan parts	Proportion of pool (%)
Annuity	13,639,894.60	1.90%	685	3.55%
Interest only	596,705,757.20	83.03%	16,861	87.31%
Linear	1,205,831.05	0.17%	68	0.35%
Savings/Life	39,642,985.60	5.52%	914	4.73%
Unit Linked	61,751,834.87	8.59%	701	3.63%
Life	5,718,699.81	0.80%	83	0.43%
WA/TOTAL:	718,665,003.13	100.00%	19,312	100.00%

TABLE B

Range of interest rates

Range of interest rates	Aggregate Outstanding Principal Amount (EUR)	Proportion of pool (%)	Number of Loan parts	Proportion of pool (%)
$r < =4\%$	78,836,308.13	10.97%	2,336	12.10%
$4\% < r \leq 5\%$	333,362,732.99	46.39%	8,063	41.75%
$5\% < r \leq 6\%$	271,027,543.75	37.71%	7,603	39.37%
$6\% < r \leq 7\%$	32,545,882.75	4.53%	1,184	6.13%
$7\% < r \leq 8\%$	2,788,166.06	0.39%	122	0.63%
$r > 8\%$	104,369.45	0.01%	4	0.02%
WA/TOTAL:	718,665,003.13	100.00%	19,312	100.00%

TABLE C

Geographical distribution of the mortgage loans in the Provisional Pool

Province	Aggregate Outstanding Principal Amount (EUR)	Proportion of pool (%)	Number of Loans	Proportion of pool (%)
Drenthe	18,211,684.14	2.53%	448	2.90%
Flevoland	17,261,225.85	2.40%	401	2.60%
Friesland	24,298,837.70	3.38%	616	3.99%
Gelderland	104,124,058.26	14.49%	2,349	15.22%
Groningen	14,024,227.37	1.95%	338	2.19%
Limburg	32,194,260.94	4.48%	831	5.39%
Noord Holland	110,764,993.74	15.41%	2,307	14.95%
Noord-Brabant	122,237,587.88	17.01%	2,557	16.57%
Overijssel	57,375,117.77	7.98%	1,386	8.98%
Utrecht	56,304,914.25	7.83%	989	6.41%
Zeeland	13,164,629.50	1.83%	272	1.76%
Zuid Holland	148,703,465.73	20.69%	2,935	19.02%
WA/TOTAL:	718,665,003.13	100.00%	15,429	100.00%