

Penates-5

Belgian RMBS Transaction

EUR [●] Class A1 Notes due [November 2049]

EUR [●] Class A2 Notes due [November 2049]

Originator / Seller / Servicer / Arranger: Belfius Bank NV/SA

Indicative Termsheet

RESTRICTED - INDICATIVE TERM SHEET - The proposed terms described herein are provisional and are subject to change without notice. Offers or sales can only be made on the basis of the information contained in the Preliminary Prospectus and Prospectus prepared in connection with the proposed Transaction. The Notes may only be subscribed for, purchased or held by Eligible Holders such as defined in the Preliminary Prospectus and Prospectus prepared in connection with the proposed Transaction.

DISCLAIMER

For the purposes of this disclaimer Belfius Bank N.V. and its consolidated subsidiaries are referred to as "the Seller" or "the Arranger".

This document (the "Indicative Termsheet") has been prepared in reliance on information provided by the Seller. The Indicative Termsheet is intended to provide financial and general information about the Penates-5 securitisation transaction (the "Transaction"), whereby Penates Funding NV, *institutionele VBS naar Belgisch Recht/SIC institutionnelle de droit Belge*, acting through its compartment Penates-5 (the "Issuer") will issue residential mortgage backed securities ("Penates-5 transaction") (the "Notes").

The information in this Indicative Termsheet is strictly proprietary and is being supplied to you solely for your information and on a strictly confidential basis. It may not (in whole or in part) be reproduced, distributed, published (without prior written consent of the Seller) or passed on to a third party or used for any other purposes than stated above. The Indicative Termsheet is informative in nature and is not to be relied upon as authoritative or taken in substitution for the exercise of judgment by any recipient and does not constitute an offer of securities to the public as meant in any laws or rules implementing the Prospectus Directive (2003/71/EC), as amended from time to time, nor do they constitute a solicitation to make such an offer.

Nothing in this document should be construed as legal, tax, regulatory, accounting or investment advice or as a recommendation or an offer, commitment, solicitation or invitation by the Seller or the Arranger or any Joint Lead Manager to purchase securities from or sell securities to you, or to underwrite securities, or to extend any credit or like facilities to you, or to conduct any such activity on your behalf. The Arranger and the Joint Lead Managers are making no recommendation nor making any representations as to suitability of any securities. The Arranger and each Joint Lead Manager are acting solely in the capacity of an arm's length counterparty and not in the capacity of your financial adviser or fiduciary.

The information in this Indicative Termsheet does not constitute an offer of securities or a solicitation to make such an offer, and may not be used for such purposes, in the United States or any other country or jurisdiction in which such an offer or solicitation is unlawful, or in respect of any person in relation to whom the making of such an offer or solicitation is unlawful. Everyone using this Indicative Termsheet should acquaint themselves with and adhere to the applicable local legislation. Any securities referred to in the information furnished in this Indicative Termsheet have not been and will not be registered under the US Securities Act of 1933, and may be offered or sold in the United States only pursuant to an exemption from such registration. The information in the Indicative Termsheet is not intended to be available to any person in the United States or any "U.S. person" (as such terms are defined in Regulation S of the US Securities Act 1933). In the United Kingdom, this document is intended only for Investment Professionals (as defined in The Financial Services and Markets Act 2000 (Financial Promotion) Order 2001) and is not intended to be distributed or passed on, directly or indirectly, to any other class of persons (in particular retail client) in the United Kingdom.

This document is directed only at, and is made available only to Professional Clients or Eligible Counterparties within the meaning of the Markets in Financial Instruments Directive 2004/39/EC ("MiFID") (together, the "Relevant Clients") and is not intended for distribution to, or use by Retail Clients. This document also is not intended for distribution to, or use by, any person or entity in any jurisdiction or country where such distribution would be contrary to law or regulation. The securities referred to in this Indicative Termsheet may only be subscribed for, purchased or held by qualifying investors (*in aanmerking komende beleggers/investisseurs éligibles*) within the meaning of Article 5, §3/1 of the Belgian Act of 3 August 2012 on institutions for collective investment that satisfy the criteria of directive 2009/65/EC and on institutions for investment in receivables and which satisfy the other criteria to qualify as Eligible Holders such as defined in this Prospectus.

RESTRICTED - INDICATIVE TERM SHEET - The proposed terms described herein are provisional and are subject to change without notice. Offers or sales can only be made on the basis of the information contained in the Preliminary Prospectus and Prospectus prepared in connection with the proposed Transaction. The Notes may only be subscribed for, purchased or held by Eligible Holders such as defined in the Preliminary Prospectus and Prospectus prepared in connection with the proposed Transaction.

No reliance may be placed for any purposes whatsoever on the information, opinions, forecasts and assumptions contained in the Indicative Termsheet or on its completeness, accuracy or fairness.

The information contained herein is a summary of the proposed Transaction described herein and none of (i) the Seller or any of its affiliates or the Arranger or (ii) ABN AMRO Bank N.V., BNP Paribas London Branch, The Royal Bank of Scotland plc, Banco Santander S.A. or any of their affiliates and Belfius Bank NV/SA or any of its affiliates (collectively, the "Joint Lead Managers") or (iii) the Issuer makes any representation or warranty as to the fairness, accuracy, adequacy or completeness of the Indicative Termsheet, the assumptions on which it is based, the reasonableness of any projections or forecasts contained herein or any further information supplied, or the suitability of any investment for your purpose. The Indicative Termsheet is indicative and subject to change, addresses only certain aspects and characteristics of the proposed Transaction and therefore does not provide a complete overview or assessment, nor does it purport to identify all of the risks and other significant issues associated with the Transaction and/or the Notes.

None of the Seller, Issuer, Arranger or any Joint Lead Manager has any responsibility for any loss, damage or other results arising from your reliance on the information in this Indicative Termsheet. The Arranger and Joint Lead Managers therefore disclaim any and all liability relating to this Indicative Termsheet including without limitation any express or implied representations or warranties for statements contained in, and omissions from, the information herein. Neither the Arranger and Joint Lead Managers nor any of their employees or directors, accept any liability or responsibility in respect of the information herein and shall not be liable for any loss of any kind which may arise from reliance by you, or others, upon such information.

The contents of this Indicative Termsheet have not been reviewed by any regulatory authority, government entity, rating agency or listing authority in the countries in which it is distributed and does not constitute listing particulars in compliance with the regulations or rules of any stock exchange. Neither the Seller nor the Arranger nor any of the Joint Lead Managers undertakes to update this document. You should not rely on any representations or undertakings inconsistent with the above paragraphs. The Arranger or the Joint Lead Managers or their affiliates may have interests in the Notes mentioned herein, or in similar securities or derivatives, and may have banking or other commercial relationships with the Seller of any security or financial instrument mentioned herein or related thereto. This may include activities such as acting as manager in, dealing in, holding, acting as market-makers or providing financial or advisory services in relation to any such securities.

This Indicative Termsheet does not constitute a prospectus in whole or in part and you must read the Preliminary Prospectus and the Prospectus, including but not limited to, its risk factors related to this Transaction before making an investment decision. This Indicative Termsheet is not intended to provide the basis for any evaluation of the Notes discussed herein. In particular, information in this Indicative Termsheet regarding any issue of Notes should be regarded as indicative, preliminary and for illustrative purposes only, and evaluation of any such Notes should be made solely on the basis of information contained in the Prospectus relating to the Notes when available. All information included in the Indicative Termsheet is qualified in its entirety by the information in the Prospectus. When available, the final Prospectus will be made public in accordance with Prospectus Directive (2003/71/EC), as amended from time to time. This Indicative Termsheet contains certain tables and other statistical analyses (the "Statistical Information") which have been prepared in reliance on information provided by the Seller. Numerous assumptions have been used in preparing the Statistical Information, which may or may not be reflected in this document or be suitable for the circumstances of any particular recipient. As such, no assurance can be given as to the Statistical Information's accuracy, appropriateness or completeness in any particular context, or as to whether the Statistical Information and/or the assumptions upon which they are based reflect present market conditions or future market performance. The Statistical Information should not be construed as either projections or predictions or as legal, tax, financial, investment or accounting advice. The average life of or the potential yields on any security cannot be predicted, because the actual rate of repayment on the underlying assets, as well as a number of other relevant factors, cannot be determined. No assurance can be given that the assumptions on which the

RESTRICTED - INDICATIVE TERM SHEET - The proposed terms described herein are provisional and are subject to change without notice. Offers or sales can only be made on the basis of the information contained in the Preliminary Prospectus and Prospectus prepared in connection with the proposed Transaction. The Notes may only be subscribed for, purchased or held by Eligible Holders such as defined in the Preliminary Prospectus and Prospectus prepared in connection with the proposed Transaction.

possible average lives of or yields on the financial instruments are made will prove to be realistic. Therefore information about possible average lives of, or yields on, the Notes must be viewed with considerable caution.

This Indicative Termsheet might contain statements with regard to future performance, including, without limitation, future events (forward-looking statements). Such forward-looking statements are subject to risks and uncertainties, which could cause actual results to differ materially from those anticipated. Such statements are based on management's beliefs as well as assumptions made by and information currently available to management.

Losses to investments may occur due to a variety of factors. The Transaction described in this document may not be suitable for the recipient, and before purchasing any Notes you should take steps to ensure that you understand and have made an independent assessment of the suitability and appropriateness thereof, and the nature and extent of your exposure to risk of loss in light of your own objectives, financial and operational resources and other relevant circumstances. You should take such independent investigations and such professional advice as you consider necessary or appropriate for such purpose.

This Indicative Term sheet has been sent to you in an electronic form. You are reminded that documents transmitted via this medium may be altered or changed during the process of electronic transmission and consequently none of the Arranger nor the Joint Lead Managers nor any person who controls the Joint Lead Managers nor any director, officer, employee nor agent of the Joint Lead Managers or affiliate of any such person accepts any liability or responsibility whatsoever in respect of any difference between the document distributed to you in electronic format and the hard copy version available to you on request from the Joint Lead Managers.

By accessing this Indicative Termsheet you shall be deemed to have confirmed that you are not a US Person (as such terms are defined in Regulation S of the US Securities Act 1933), you qualify as Eligible Holder (as defined in the preliminary Prospectus) and acknowledge and accept the terms of the Disclaimer as set out above.

RESTRICTED - INDICATIVE TERM SHEET - The proposed terms described herein are provisional and are subject to change without notice. Offers or sales can only be made on the basis of the information contained in the Preliminary Prospectus and Prospectus prepared in connection with the proposed Transaction. The Notes may only be subscribed for, purchased or held by Eligible Holders such as defined in the Preliminary Prospectus and Prospectus prepared in connection with the proposed Transaction.

Summary of Indicative Terms

Capitalised terms shall have the same meaning as in the preliminary prospectus dated 14 October 2015 (the "Preliminary Prospectus"), unless otherwise defined herein.

Indicative Capital Structure

Note Class	Principal % of Pool	Status	CE	Coupon Rate until FORD	Coupon Rate after FORD**	WAL*	FORD	Final Maturity	Expected Rating[F/M]
A1	[35.0%]	Offered	[20.0%]	3mE + [•]bps	see table below	[2.0] yrs	[Nov 2020]	[Nov 2049]	[AAAsf/Aaa(sf)]
A2	[45.0%]	Offered	[20.0%]	3mE + [•]bps	see table below	[4.7] yrs	[Nov 2020]	[Nov 2049]	[AAAsf/Aaa(sf)]
B	[20.0%]	Retained	[0%]	3mE + [•]bps, capped at [5%]	[0%]	[5.0] yrs	[Nov 2020]	[Nov 2049]	[NR]
C	[3%]	Retained	[0%]	3mE + [•]bps capped at [6%]	[0%]	[5.0] yrs	[Nov 2020]	[Nov 2049]	[NR]
Total	[103%]								

Details: see table below

* WAL based on 5% CPR, call at the FORD. For detailed assumptions please refer to the Preliminary Prospectus

** The credit ratings assigned by Fitch address the likelihood of (a) timely payment of interest, but for the avoidance of doubt, not the Coupon Excess Consideration, due to the Class A Noteholders on each Quarterly Payment Date and (b) full payment of principal by a date that is not later than the Final Redemption Date.

The credit ratings assigned by Moody's address the likelihood of a default on contractually promised payments, but for the avoidance of doubt, not the Coupon Excess Consideration, and the expected financial loss suffered in the event of default.

Coupon on Class A Notes as from FORD

Note Class	Interest as from FORD	Ranking in the Interest Waterfall*	Coupon Excess Consideration	Ranking in the Interest Waterfall*
A1	Min (3mE + 2x [•]bps, [6%])	Pro rata, pari passu, after senior costs	Max (3mE + 2x [•]bps – [6%], 0)	Pro rata, pari passu, after senior costs, Class A Interest, Class A PDL, Reserve Fund replenishment
A2	Min (3mE + 2x [•]bps, [6%])		Max (3mE + 2x [•]bps – [6%], 0)	

* For detailed Pre-enforcement priority of payments please see the Preliminary Prospectus

RESTRICTED - INDICATIVE TERM SHEET - The proposed terms described herein are provisional and are subject to change without notice. Offers or sales can only be made on the basis of the information contained in the Preliminary Prospectus and Prospectus prepared in connection with the proposed Transaction. The Notes may only be subscribed for, purchased or held by Eligible Holders such as defined in the Preliminary Prospectus and Prospectus prepared in connection with the proposed Transaction.

Principal Parties	
Issuer	Penates Funding NV/SA, acting through its compartment Penates-5, Institutionele VBS naar Belgisch recht/SIC institutionelle de droit belge
Shareholders	Stichting Vesta (90%) and Belfius Bank NV/SA (10%)
Security Agent	Stichting Security Agent Penates (a Dutch foundation)
Originator	Belfius Bank NV/SA
Seller	Belfius Bank NV/SA
Servicer	Belfius Bank NV/SA
Administrator	Belfius Bank NV/SA
Account Bank	BNP Paribas Fortis NV/SA
Cap Provider	Belfius Bank NV/SA
Standby Cap Provider	BNP Paribas
Arranger	Belfius Bank NV/SA
Managers	ABN AMRO Bank NV, Belfius Bank NV/SA, BNP Paribas, Banco Santander SA and The Royal Bank of Scotland plc
Domiciliary Agent, Calculation Agent & Listing Agent	Belfius Bank NV/SA
Rating Agencies	Fitch Ratings Limited France ("Fitch") and Moody's Investors Services Limited ("Moody's")
Transaction counsel	Stibbe cvba/srl
Portfolio	
Portfolio	Belgian prime residential mortgage loans
Main Eligibility Criteria	<ul style="list-style-type: none"> • Each Loan has been granted with respect to real property located in Belgium • The Loans are either Annuity Mortgage Loans, Linear Mortgage Loans or Progressive Mortgage Loans • Each Loan is repayable in monthly instalments

RESTRICTED - INDICATIVE TERM SHEET - The proposed terms described herein are provisional and are subject to change without notice. Offers or sales can only be made on the basis of the information contained in the Preliminary Prospectus and Prospectus prepared in connection with the proposed Transaction. The Notes may only be subscribed for, purchased or held by Eligible Holders such as defined in the Preliminary Prospectus and Prospectus prepared in connection with the proposed Transaction.

	<ul style="list-style-type: none"> • At origination, each Borrower in respect of a Loan, is an individual resident in Belgium • Each Loan is secured by a first-ranking Mortgage and, as the case may be, (ii) (A) a sequentially lower ranking Mortgage, and/or (B) a mandate to create such Mortgages on an owner-occupied Mortgaged Property • No Loans to Borrowers that are Belfius employees • Interest rate is fixed for the term of the Loan and for each Loan the fixed interest rate is at least 2.20% and no more than 3.50% • No Loan has an initial maturity in excess of 30 years • Each Loan has an initial loan to initial value (ILTIV) equal to or less than 110% • Each Loan has a mortgage inscription to current loan (MTCL) ratio of at least 10% • The outstanding balance of all Loans to a Borrower does not exceed EUR 1,000,000
Notes	
Notes offered	Class A1 Notes and Class A2 Notes: all floating rate and mortgage-backed
Subordinated Notes	Class B Notes and Class C Notes
Credit Enhancement	[20] % provided by Class B Notes
Quarterly Payment Dates	[22 February 2016] and quarterly thereafter
Day Count Convention	Actual / 360 basis
Issue Price	[100]% for all Classes of Notes
Denomination	EUR 250,000
Listing	Class A Notes: Euronext Brussels Class B Notes and Class C Notes: not listed
Clearing	NBB-SSS
Business Days	Target2 and Brussels
Governing Law	Belgian law (English law for the Cap Agreement and the Standby Cap Agreement)

RESTRICTED - INDICATIVE TERM SHEET - The proposed terms described herein are provisional and are subject to change without notice. Offers or sales can only be made on the basis of the information contained in the Preliminary Prospectus and Prospectus prepared in connection with the proposed Transaction. The Notes may only be subscribed for, purchased or held by Eligible Holders such as defined in the Preliminary Prospectus and Prospectus prepared in connection with the proposed Transaction.

First Optional Redemption Date (FORD)	Quarterly Payment Date falling in [November 2020] ([5 years])
Final Redemption Date	Quarterly Payment Date falling in [November 2049]
Mandatory Redemption	The Notes (other than the Class C Notes) will amortise sequentially (starting with the Class A1 Notes)
Optional Redemption	On the FORD ([November 2020]) and on any Quarterly Payment Date thereafter. On the FORD and the Second Optional Redemption Date [February 2021] the Issuer has the option to redeem all the Notes on condition that sufficient funds are available to redeem all Collateralized Notes in full (Class A Notes and Class B Notes). From the Quarterly Payment Date falling in [May 2021] (the Third Optional Redemption Date) and on each Quarterly Payment Date thereafter, the Issuer may redeem all the Notes if it has sufficient funds to redeem the Class A Notes in full.
Interest on the Class A1 Notes up to but excluding the FORD	3m EURIBOR + [●]bp
Interest on the Class A2 Notes up to but excluding the FORD	3m EURIBOR + [●]bp
Interest on the Class B Notes up to but excluding the FORD	Minimum of {3m EURIBOR + [●]bp; [5%]}
Interest on the Class C Notes up to but excluding the FORD	Minimum of {3m EURIBOR + [●]bp; [6%]}
Coupon on the Class A1 Notes as from FORD	Interest (included in the ratings of Fitch and Moody's): - minimum of {3m EURIBOR + 2x[●]bp; [6%]} Coupon Excess Consideration (not included in the ratings of Fitch and Moody's): - maximum of {0%; 3m EURIBOR + 2x[●]bp - [6%]} - Subordinated to Class A PDL and Reserve Fund Replenishment

RESTRICTED - INDICATIVE TERM SHEET - The proposed terms described herein are provisional and are subject to change without notice. Offers or sales can only be made on the basis of the information contained in the Preliminary Prospectus and Prospectus prepared in connection with the proposed Transaction. The Notes may only be subscribed for, purchased or held by Eligible Holders such as defined in the Preliminary Prospectus and Prospectus prepared in connection with the proposed Transaction.

Coupon on the Class A2 Notes as from FORD	<p>Interest (included in the ratings of Fitch and Moody's):</p> <ul style="list-style-type: none"> - minimum of {3m EURIBOR + 2x[●]bp; [6%]} <p>Coupon Excess Consideration (not included in the ratings of Fitch and Moody's):</p> <ul style="list-style-type: none"> - maximum of {0%; 3m EURIBOR + 2x[●]bp - [6%]} - Subordinated to Class A PDL and Reserve Fund Replenishment
Interest on the Class B Notes as from FORD	[0]%
Interest on the Class C Notes as from FORD	[0]%
Class A Additional Amounts	For as long as the Class A Notes have not been redeemed in full, Interest Available Amounts remaining after payment of higher ranking items in the Post-FORD Interest Priority of Payments will be added to the Principal Available Amounts.
Clean-Up Call	If the aggregate Principal Amount Outstanding of the Collateralized Notes (Class A Notes + Class B Notes) is less than 10% of the aggregate Principal Amount Outstanding of the Collateralized Notes on the Closing Date.
Other Call Options	<ul style="list-style-type: none"> - Regulatory Call Option - Optional Redemption for Tax Reasons - Optional Redemption in case of Change of Law
<p>Pre-Enforcement Interest Priority of Payments</p> <p><i>Simplified: For a detailed priority of payments please see the Preliminary Prospectus</i></p>	<ol style="list-style-type: none"> 1. Senior costs 2. Interest on Class A Notes (post-FORD subject to Maximum Rate) 3. Class A Principal Deficiency Ledger ("PDL") 4. Reserve Fund Replenishment 5. After the FORD, Coupon Excess Consideration on the Class A Notes 6. After the FORD, Coupon Excess Consideration Deficiency Ledger 7. Class B PDL 8. After the FORD, and for as long as the Class A Notes have not been redeemed in full, funding Class A Additional Amounts (to be added to the Principal Available Amounts) 9. Interest on Class B Notes

RESTRICTED - INDICATIVE TERM SHEET - The proposed terms described herein are provisional and are subject to change without notice. Offers or sales can only be made on the basis of the information contained in the Preliminary Prospectus and Prospectus prepared in connection with the proposed Transaction. The Notes may only be subscribed for, purchased or held by Eligible Holders such as defined in the Preliminary Prospectus and Prospectus prepared in connection with the proposed Transaction.

	<ol style="list-style-type: none"> 10. Class B Interest Deficiency Ledger (“IDL”) 11. Interest on Class C Notes 12. Class C IDL 13. Principal on Class C Notes 14. Deferred Purchase Price
<p>Pre-Enforcement Principal Priority of Payments</p> <p><i>Simplified: For a detailed priority of payments please see the Preliminary Prospectus</i></p>	<ol style="list-style-type: none"> 1. Class A Interest Shortfall 2. Principal redemption of Class A1 Notes 3. Principal redemption of Class A2 Notes 4. After the FORD, Coupon Excess Consideration Deficiency Ledger 5. Principal redemption of Class B Notes 6. Redirection to Interest Available Amount
<p>Post-enforcement priority of payments</p> <p><i>Simplified: For a detailed priority of payments please see the Preliminary Prospectus</i></p>	<ol style="list-style-type: none"> 1. Senior costs 2. Interest on Class A Notes (after the FORD subject to Maximum Rate) 3. Class A Principal (pro-rata and pari passu between A1 and A2) until fully redeemed 4. After the FORD, Coupon Excess Consideration and Coupon Excess Consideration Deficiency Ledger 5. Interest on Class B Notes 6. Principal on Class B Notes 7. Interest & Principal on Class C Notes 8. Deferred Purchase Price 9. Surplus (if any) to the Issuer
Retention undertaking	Minimum retention amount (article 405 CRR and article 51 AIFMR) and information undertaking (articles 409 CRR and articles 51 and 52 AIFMR) will be complied with.
Credit Structure	
Cap	<p>On or before the Closing Date, the Issuer enters into a 3m EURIBOR cap agreement with the Belfius with a strike at [3.5]% for a period up to and including the FORD. The Cap Provider pays on a quarterly basis from the Closing Date until FORD the amounts obtained by the part of the 3m EURIBOR exceeding [3.5]% multiplied by the cap notional amount. Any such payment forms part of the Interest Available Amounts and is used in the Pre-FORD Interest Priority of Payments.</p> <p>The notional amount of the cap has a fixed amortisation profile,</p>

RESTRICTED - INDICATIVE TERM SHEET - The proposed terms described herein are provisional and are subject to change without notice. Offers or sales can only be made on the basis of the information contained in the Preliminary Prospectus and Prospectus prepared in connection with the proposed Transaction. The Notes may only be subscribed for, purchased or held by Eligible Holders such as defined in the Preliminary Prospectus and Prospectus prepared in connection with the proposed Transaction.

	<p>based on the Class A Notes amortisation profile at 2% CPR.</p> <p>On or before the Closing Date, the Issuer also enters into a Standby Cap Agreement with BNP Paribas to take over the liabilities of the Cap Provider in case of a Standby Cap Trigger Event (the notional amount under the Standby Cap Agreement will be zero until a Standby Cap Trigger Date, after which the notional amount shall be equal to the notional amount under the Cap Agreement which would have been applicable had no early termination of the Cap Agreement occurred).</p>
Reserve Fund	<ul style="list-style-type: none"> - Funded by the proceeds of the Class C Notes minus the accrued interest component of the Initial Purchase Price of the portfolio and the upfront cap premium - Will be replenished in the Interest Priority of Payments up to the [3%] of the balance on the Closing Date of the sum of (i) the Class A Notes and (ii) the Class B Notes. - Available to meet senior cost shortfalls and Interest shortfalls on the Class A Notes - No amortisation of Reserve Fund for as long as Class A Notes are not fully redeemed - Fully released on the Quarterly Payment Date when the Class A Notes stand to be released in full.
Quality Standards	
Documentation Standard	Prospectus to be approved by the FSMA
PCS Label	Expected for Class A1 Notes and Class A2 Notes
Eurosystem Eligibility	The transaction will be set-up in a manner that the Class A1 Notes and Class A2 Notes are expected to be recognized as eligible collateral for Eurosystem monetary policy and intra-day credit operations.
Investor reporting	<ul style="list-style-type: none"> - Quarterly Investor Reports - Cash Flow Modelling on <ul style="list-style-type: none"> o Bloomberg (ticker PENAT) o Intex (ticker PENPF5) - Loan by loan data on European Data Warehouse

RESTRICTED - INDICATIVE TERM SHEET - The proposed terms described herein are provisional and are subject to change without notice. Offers or sales can only be made on the basis of the information contained in the Preliminary Prospectus and Prospectus prepared in connection with the proposed Transaction. The Notes may only be subscribed for, purchased or held by Eligible Holders such as defined in the Preliminary Prospectus and Prospectus prepared in connection with the proposed Transaction.

Key Characteristics of Provisional Pool

In order to minimize the prepayment risk, a provisional portfolio has been selected with fixed rate loans with an weighted average coupon of [2.77]%.

The provisional portfolio has a size of EUR [1.05] billion.

The main characteristics of the portfolio as of 1 September 2015 are as follows:

Summary Characteristics	Value
Outstanding balance of Loans	[1,050,091,656.84]
Number of Loans	[10,226]
Number of borrowers	[8,153]
Average outstanding balance per borrower	[128,798.19]
Weighted average current Interest Rate	[2.77]%
Weighted average Seasoning (months)	[9.86]
Weighted average Remaining Term to Maturity (months)	[216.86]
Weighted average Initial Loan to Initial Value	[79.18]%
Weighted average Current Loan to Current Value	[69.86]%
Weighted average Mortgage Inscription to Current Loan ratio	[108.05]%
Weighted average Debt to Income	[42.38]%

RESTRICTED - INDICATIVE TERM SHEET - The proposed terms described herein are provisional and are subject to change without notice. Offers or sales can only be made on the basis of the information contained in the Preliminary Prospectus and Prospectus prepared in connection with the proposed Transaction. The Notes may only be subscribed for, purchased or held by Eligible Holders such as defined in the Preliminary Prospectus and Prospectus prepared in connection with the proposed Transaction.