

**German Lion S.A. (formerly "German Lion RMBS S.A.")  
Société anonyme**

**AUDITED ANNUAL ACCOUNTS  
FOR THE FINANCIAL YEAR ENDED  
31 DECEMBER 2023**

**Address:**  
22-24, Boulevard Royal  
L-2449 Luxembourg

**RCS Luxembourg: B255534**

**German Lion S.A. (formerly "German Lion RMBS S.A.")**

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**German Lion S.A. (formerly "German Lion RMBS S.A.")****DIRECTOR'S REPORT**

The Board of Directors (the "**Board**") of German Lion S.A. (the "**Company**") herewith submits its report for the financial year ended 31 December 2023.

**General**

The Company is a securitisation Company within the meaning of the Luxembourg Law of 22 March 2004 on securitisation, as amended (the "**Securitisation Law**") and has as its corporate purpose the securitisation of receivables including residential mortgages receivables and related receivables, notes, shares, partnership interests, government bonds, treasury bills, debt and equity securities, other financial instruments and other assets or liabilities of third parties or inherent to all or part of the activities carried out by third parties (the "**Permitted Assets**").

The Company may, in accordance with the terms of the Securitisation Law, and in particular its article 4, create one or more compartments. Each compartment shall, unless otherwise provided for in the resolution of the Board creating such compartment, correspond to a distinct part of the assets and liabilities in respect of the corresponding funding.

On 22 September 2023, the Company's name was changed from " German Lion RMBS S.A." into " German Lion S.A. ".

On 28 September 2023, the Board resolved to rename the two compartments created respectively on 19 May 2021 and 1 September 2022 as follows:

- from "Compartment 2021-1" to "Compartment RMBS 2021-1";
- from "Compartment 2023-1" to "Compartment RMBS 2023-1".

On 14 November 2023, the Board resolved to create a new compartment under the name "Compartment ABS 2024-1". This compartment is not active as at 31 December 2023.

**Summary of activities****Compartment RMBS 2021-1**

Compartment RMBS 2021-1 purchased in 2021 a pool of monthly paid residential mortgage receivables (the "**Mortgage Receivables**" or "**Permitted Assets**").

Portfolio of Permitted Assets

The underlying assets held by Compartment RMBS 2021-1 are solely comprised of a portfolio of mortgage loans originated by ING-DiBa AG (the "**Seller**") and secured over residential properties located in Germany. The relevant mortgage loans as well as the mortgages relating to such mortgage loans have been entered into the refinancing register of the Seller with the Issuer as beneficiary.

The Initial Purchase Price for the acquisition of the Mortgage Receivables portfolio acquired by Compartment RMBS 2021-1 comprises an amount of EUR 8,732,977.263.75 as initial Aggregate Outstanding Principal Amount and an amount of EUR 110,456,700.00 as Issuance Bonification. The Issuance Bonification amount is amortised on a straight-line basis through the profit and loss account.

During the year an amount of EUR 1,240,208,297.62 (2022: EUR 1,244,628,169.37) was collected by way of principal repayments/repurchases and EUR 1,240,208,297.62 (2022: EUR 1,244,628,170.14) reinvested into the portfolio.

As at 31 December 2023, the outstanding balance of the investment held by Compartment RMBS 2021-1, including the balance of Issuance Bonification and any impairment adjustments amounts to EUR 9,102,664,571.60 (2022: EUR 9,106,831,824.26).

Class A and Class B Mortgage Backed Floating Rate Notes due November 2109

On 24 November 2021, the Company acting on behalf of its Compartment RMBS 2021-1 entered into a Note Purchase Agreement whereby the compartment issued EUR 8,235,000,000 and EUR 765,000,000 interest bearing Class A and Class B Notes (the "**Notes**") respectively. The Class A Notes have been admitted to listing on the official list of the Luxembourg Stock Exchange (Bourse de Luxembourg) and to trading on its regulated market (segment for professional investors). The Class A Notes have been issued at a premium in the total amount of EUR 110,513,700 which is amortised on straight-line basis through profit and loss accounts.

As at 31 December 2023, the outstanding balance of Notes issued by Compartment RMBS 2021-1 are presented as follows:

<b>Instrument</b>	<b>CCY</b>	<b>Outstanding amount</b>	<b>Maturity Date</b>
Class A Notes	EUR	8,235,000,000.00	November 2109
Class B Notes	EUR	765,000,000.00	November 2109

The Notes are backed by substantially all of the assets of Compartment RMBS 2021-1 consisting primarily of the compartment's right, title and interest in the Mortgage Receivables which have as well been transferred to the latter.

**German Lion S.A. (formerly "German Lion RMBS S.A.")****DIRECTOR'S REPORT****Summary of activities (Continued)**Hedging instruments

The Company acting on behalf of its Compartment RMBS 2021-1 has entered into swap agreements for each class of Notes to hedge the interest rate risk deriving from the scheduled periodic payments payable by the borrowers to the compartment and the floating rate interest payments owed by the compartment under the Notes. The swap agreements entered by the compartment have ING-DiBa AG as counterparty.

**Compartment RMBS 2023-1**

During the financial year, Compartment RMBS 2023-1 purchased residential mortgage loans secured by properties located in Germany originated by ING-DiBa AG (the "**Mortgage Receivables**" or "**Permitted Assets**").

Portfolio of Permitted Assets

The Initial Purchase Price for the acquisition of the Mortgage Receivables portfolio acquired by Compartment RMBS 2023-1 on 21 March 2023 for a net amount of EUR 5,361,199,999.50 comprises an amount of EUR 6,499,999,999.14 as initial Aggregate Outstanding Principal Amount minus an amount of EUR 1,138,799,999.64 as Private Placement Disagio. The Disagio amount is amortised on a straight-line basis through the profit and loss account.

The underlying assets held by Compartment RMBS 2023-1 are solely comprised of a portfolio of mortgage loans originated by ING-DiBa AG (the "**Seller**") and secured over residential properties located in Germany. The relevant mortgage loans as well as the mortgages relating to such mortgage loans have been entered into the refinancing register of the Seller with the Issuer as beneficiary.

During the year an amount of EUR 811,077,803.03 was collected by way of principal repayments/repurchases and EUR 811,077,803.89 reinvested into the portfolio.

As at 31 December 2023, the outstanding balance of the investment held by Compartment RMBS 2023-1, including the balance of Issuance Bonification and any impairment adjustments amounts to EUR 5,421,785,699.41.

Class A, Class B and Class C Mortgage Backed Floating Rate Notes due March 2078

On 21 March 2023, the Company acting on behalf of its Compartment RMBS 2023-1 entered into a Note Purchase Agreement whereby the compartment issued EUR 5,947,500,000, EUR 552,500,000 and EUR 59,500,000 interest bearing Class A, Class B and Class C Notes (the "Notes") respectively. The Class A Notes have been admitted to listing on the official list of the Luxembourg Stock Exchange (Bourse de Luxembourg) and to trading on its regulated market (segment for professional investors).

As at 31 December 2023, the outstanding balance of Notes issued by Compartment RMBS 2023-1 are presented as follows:

<b>Instrument</b>	<b>CCY</b>	<b>Outstanding amount</b>	<b>Maturity Date</b>
Class A Notes	EUR	5,947,500,000.00	March 2078
Class B Notes	EUR	552,500,000.00	March 2078
Class C Notes	EUR	59,500,000.00	March 2078

The Notes are backed by substantially all of the assets of Compartment RMBS 2023-1 consisting primarily of the compartment's right, title and interest in the Mortgage Receivables which have as well been transferred to the latter.

Hedging instruments

The Company acting on behalf of its Compartment RMBS 2023-1 has entered into swap agreements for its class A and Class B Notes to hedge the interest rate risk deriving from the scheduled periodic payments payable by the borrowers to the compartment and the floating rate interest payments owed by the compartment under these Notes. The swap agreements entered by the compartment have ING-DiBa AG as counterparty.

On 21 March 2023, the Company acting on behalf of its Compartment RMBS 2023-1 paid an upfront fee of EUR 1,138,799,999.64 to the swap counterparty. The swap upfront fee is amortised on a straight-line basis through the profit and loss account.

**Audit committee**

The Board duly notes that, based on Article 52 of the law of 23 July 2016 concerning the audit profession (the "**Audit Law**"), the Company is classified as a public-interest entity and is required to establish an audit committee.

However, the Company's sole business is to act as issuer of asset-backed securities as defined in point (5) of Article 2 of Commission regulation (EC) N° 809/2004. Therefore, it is exempted from the audit committee obligation based on Article 52 (5) c).

**German Lion S.A. (formerly "German Lion RMBS S.A.")**

**DIRECTOR'S REPORT**

**Audit committee (Continued)**

The Company has concluded that the establishment of a dedicated audit committee or an administrative or supervisory body entrusted to carry out the function of an audit committee is not appropriate for the nature and extent of the Company's business which consists merely of an interest in assets to which the limited recourse Notes issued are linked. Furthermore, the Company operates in a strictly defined regulatory environment (e.g. Securitisation Law, CSSF supervision, listing on EU-regulated market) and is subject to respective governance mechanisms.

**Acquisition of own shares**

The Company may, to the extent and under the terms permitted by law, purchase its own shares. During the year ended 31 December 2023, the Company has not purchased any of its own shares.

**Research and development activities**

The Company was neither involved nor participated in any kind of research or development activities in the year ended 31 December 2023.

**Branches and participations of the Company**

The Company does not have any branches or participations.

**Related business risks**

Credit risk:

The Company may be exposed to a credit risk with third parties with whom it trades and may also bear the risk of settlement default. Ultimately, the credit risk is borne by the Noteholders due to the limited recourse nature of the Notes issued.

Counterparty risk:

Some of the assets and derivatives will expose the Company to the risk of Counterparty default.

Interest rate risk:

The Permitted Assets bear interest at fixed rates while the class A and class B Notes of both compartments bear interest at floating rates based on 3-months EURIBOR + Margin. The Company will hedge afore-described interest rate risk related to these Notes and will use payments made by the swap counterparties to make payments on these Notes on each Payment date. The Board considers however that the excess spread of the structure would cover any movements in the 3-months EURIBOR.

The liquidity risk, market risk, currency risk and the price risk are not defined as the directors of the Company believe that these risks are not applicable for the Company or are not deemed as principal risks to the Company as a whole.

**Subsequent events**


No events have occurred subsequent to the year-end which would have a material impact on the financial statements as at 31 December 2023.


**Future outlook**

No material changes in activities are contemplated for the year 2024 (please refer to subsequent events above). No subsequent changes are expected.

Luxembourg, 21 May 2024

  
Zuzanna Gammans  
Director

  
Nicolas Gino Stemann  
Director

  
Mohamed Messaoud Hamassur  
Director

**German Lion S.A. (formerly "German Lion RMBS S.A.")**

**CORPORATE GOVERNANCE STATEMENT**

**Voting rights**

Each issued share holds one vote in a meeting of shareholders. No special voting rights exist, nor does the sole Shareholder has any special right of control.

**Board**

The Company is managed by a Board comprising at least three members. The directors, whether shareholders or not, are appointed for a period not exceeding six years by the sole Shareholder, who may at any time remove them.

The Board is vested with the powers to perform all acts of administration and disposition in compliance with the corporate objects of the Company. The Company will be bound in any circumstances by the joint signatures of two members of the Board unless special decisions have been reached concerning the authorised signature in case of delegation of powers or proxies.

As at 31 December 2023, Zamyra Cammans, H el ene Grine Siciliano and Meenakshi Mussai Ramassur were directors of the Company.

**Internal control and risk management procedures**

The Board is responsible for managing the Company and carefully managing the Company's system of internal control and risk management. Its members are jointly accountable for the management of the Company and ensure that the statutory and legal requirements and obligations of the Company are met and complied with.

The Board has the overall responsibility for the Company's system of internal control and for achieving its effectiveness. This system of internal control is designed to manage, rather than eliminate, risk of failure to achieve business objectives and can only provide reasonable and not absolute assurance against material misstatement or loss. The Company operates a management structure with clear delegated authority levels and clear functional reporting lines and accountability. All relevant decisions are subject to appropriate authorisation procedures. The Board monitors financial and operational performance and compliance controls on a continuing basis and identifies and responds to business risks as they arise.


**Instruments listed on regulated market**


The Company has issued Class A Notes for both compartments which are traded on the Luxembourg Stock Exchange, but no other instruments such as shares of the Company are traded on any regulated market.

As the Company has only issued securities other than shares to trading on a regulated market within the meaning of Article 4, paragraph (1), point 14), of Directive 2004/39/EC and has not issued shares which are traded on a multilateral trading facility within the meaning of Article 4, paragraph (1), point 15) of Directive 2004/39/EC, it is not under an obligation to subject itself to a corporate governance code and has not opted to voluntarily subject itself to any corporate governance code.

Luxembourg, 21 May 2024

  
\_\_\_\_\_  
Zamyra Cammans  
Director

  
\_\_\_\_\_  
H el ene Grine Siciliano  
Director

  
\_\_\_\_\_  
Meenakshi Mussai Ramassur  
Director



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To the Shareholders of  
German Lion S.A.  
22-24, Boulevard Royal  
L-2449 Luxembourg  
Luxembourg

## **REPORT OF THE REVISEUR D'ENTREPRISES AGREE**

### ***Report on the audit of the annual accounts***

#### ***Opinion***

We have audited the annual accounts of German Lion S.A. (the "Company"), which comprise the balance sheet as at 31 December 2023, and the profit and loss account for the year then ended, and notes to the annual accounts, including a summary of significant accounting policies.

In our opinion, the accompanying annual accounts give a true and fair view of the financial position of the Company as at 31 December 2023 and of the results of its operations for the year then ended in accordance with Luxembourg legal and regulatory requirements relating to the preparation and presentation of the annual accounts.

#### ***Basis for opinion***

We conducted our audit in accordance with the EU Regulation N° 537/2014, the Law of 23 July 2016 on the audit profession ("Law of 23 July 2016") and with International Standards on Auditing ("ISAs") as adopted for Luxembourg by the Commission de Surveillance du Secteur Financier ("CSSF"). Our responsibilities under the EU Regulation N° 537/2014, the Law of 23 July 2016 and ISAs as adopted for Luxembourg by the CSSF are further described in the « Responsibilities of "réviseur d'entreprises agréé" for the audit of the annual accounts » section of our report. We are also independent of the Company in accordance with the International Code of Ethics for Professional Accountants, including International Independence Standards, issued by the International Ethics Standards Board for Accountants ("IESBA Code") as adopted for Luxembourg by the CSSF together with the ethical requirements that are relevant to our audit of the annual accounts, and have fulfilled our other ethical responsibilities under those ethical requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### ***Key audit matters***

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the annual accounts of the current period. These matters were addressed in the context of the audit of the annual accounts as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.



## **Valuation of financial fixed assets “other loans”**

### *Why the matter was considered to be one of most significance in our audit*

The Company is a securitisation vehicle having as its corporate purpose the securitisation of mortgage loan receivables (classified as “other loans”) acquired from ING-DiBa AG. The Company has no substantial assets (except cash, receivables and prepayments) other than mortgage loan receivables amounting to EUR 14,524,450,271.01 and representing 92% of Total Assets as at 31 December 2023, and is mainly exposed to the valuation risk with respect of those mortgage loans receivables due to the underlying credit risk of the borrowers.

Certain aspects of the valuation of mortgage loans receivables require significant management judgement, such as the identification of loans that are deteriorating, the assessment of objective evidence for impairment, the value of collateral and the estimation of the recoverable amount.

Due to the significance of the “other loans” balance and the significant management judgement involved, we consider their valuation as a key audit matter.

We refer to the accounting policies in Note 2.2.2 and Note 3 “other loans” to the annual accounts.

### *How the matter was addressed in our audit*

Our procedures over the valuation of mortgage loan receivables included but were not limited to:

- As the underlying processes for the valuation of mortgage loan receivables is located at the level of ING-DiBa AG, we involved KPMG Germany, the auditor of ING-DiBa AG (hereafter the Bank), to assist us with the following procedures:
  - to test the design and implementation and the operating effectiveness of relevant key controls on the valuation of the mortgage loan receivables;
  - to test the valuation allowances based on the Bank’s credit risk models;
  - when impairment losses were identified by the Company, to assess as to whether the estimates made regarding the amount and timing of future customer cash flows are appropriate, and how, if relevant, deferrals of payments were taken into account.
- We assessed the procedures performed by and the reporting received from KPMG Germany and challenged them where deemed necessary.

## **Other information**

The Board of Directors is responsible for the other information. The other information comprises the information stated in the annual report including the management report and the Corporate Governance Statement but does not include the annual accounts and our report of the “réviseur d’entreprises agréé” thereon.

Our opinion on the annual accounts does not cover the other information and we do not express any form of assurance conclusion thereon.





In connection with our audit of the annual accounts, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the annual accounts or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report this fact. We have nothing to report in this regard.

### ***Responsibilities of the Board of Directors for the annual accounts***

The Board of Directors is responsible for the preparation and fair presentation of the annual accounts in accordance with Luxembourg legal and regulatory requirements relating to the preparation and presentation of the annual accounts, and for such internal control as the Board of Directors determines is necessary to enable the preparation of annual accounts that are free from material misstatement, whether due to fraud or error.

In preparing the annual accounts, the Board of Directors is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

### ***Responsibilities of the réviseur d'entreprises agréé for the audit of the annual accounts***

The objectives of our audit are to obtain reasonable assurance about whether the annual accounts as a whole are free from material misstatement, whether due to fraud or error, and to issue a report of the "réviseur d'entreprises agréé" that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the EU Regulation N° 537/2014, the Law of 23 July 2016 and with ISAs as adopted for Luxembourg by the CSSF will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these annual accounts.

As part of an audit in accordance with the EU Regulation N° 537/2014, the Law of 23 July 2016 and with ISAs as adopted for Luxembourg by the CSSF, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the annual accounts, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.



- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our report of the "réviseur d'entreprises agréé" to the related disclosures in the annual accounts or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our report of the "réviseur d'entreprises agréé". However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the annual accounts, including the disclosures, and whether the annual accounts represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the annual accounts of the current period and are therefore the key audit matters. We describe these matters in our report unless law or regulation precludes public disclosure about the matter.

### ***Report on other legal and regulatory requirements***

We have been appointed as "réviseur d'entreprises agréé" by the Shareholders on 29 June 2021 and the duration of our uninterrupted engagement, including previous renewals and reappointments, is three years.

The management report is consistent with the annual accounts and has been prepared in accordance with applicable legal requirements.

The Corporate Governance Statement is included in the management report. The information required by Article 68ter paragraph (1) letters c) and d) of the law of 19 December 2002 on the commercial and companies register and on the accounting records and annual accounts of undertakings, as amended, is consistent with the annual accounts and has been prepared in accordance with applicable legal requirements.



We confirm that the prohibited non-audit services referred to in the EU Regulation N° 537/2014 were not provided and that we remained independent of the Company in conducting the audit.

Luxembourg, 21 May 2024

KPMG Audit S.à r.l.  
Cabinet de révision agréé

A handwritten signature in black ink, appearing to read 'M. Weber', written in a cursive style.

M. Weber  
Partner

**Annual Accounts Helpdesk :**

**Tel. : (+352) 247 88 494**  
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RCSL Nr. : B255534

Matricule : 2021 2203 042

eCDF entry date :

**BALANCE SHEET**

**Financial year from** <sub>01</sub> 01/01/2023 **to** <sub>02</sub> 31/12/2023 (in <sub>03</sub> EUR )

German Lion S.A.  
 22-24, Boulevard Royal  
 L-2449 Luxembourg

**ASSETS**

	Reference(s)	Current year	Previous year
<b>A. Subscribed capital unpaid</b>	1101 _____	101 _____	102 _____
I. Subscribed capital not called	1103 _____	103 _____	104 _____
II. Subscribed capital called but unpaid	1105 _____	105 _____	106 _____
<b>B. Formation expenses</b>	1107 _____	107 _____	108 _____
<b>C. Fixed assets</b>	1109 _____	109 <b>14.524.450.271,01</b>	110 <b>9.106.831.824,26</b>
I. Intangible assets	1111 _____	111 _____	112 _____
1. Costs of development	1113 _____	113 _____	114 _____
2. Concessions, patents, licences, trade marks and similar rights and assets, if they were	1115 _____	115 _____	116 _____
a) acquired for valuable consideration and need not be shown under C.I.3	1117 _____	117 _____	118 _____
b) created by the undertaking itself	1119 _____	119 _____	120 _____
3. Goodwill, to the extent that it was acquired for valuable consideration	1121 _____	121 _____	122 _____
4. Payments on account and intangible assets under development	1123 _____	123 _____	124 _____
II. Tangible assets	1125 _____	125 _____	126 _____
1. Land and buildings	1127 _____	127 _____	128 _____
2. Plant and machinery	1129 _____	129 _____	130 _____

The notes in the annex form an integral part of the annual accounts

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Matricule : 2021 2203 042

	Reference(s)	Current year	Previous year
3. Other fixtures and fittings, tools and equipment	1131	131	132
4. Payments on account and tangible assets in the course of construction	1133	133	134
<b>III. Financial assets</b>	1135	<b>14.524.450.271,01</b>	<b>9.106.831.824,26</b>
1. Shares in affiliated undertakings	1137	137	138
2. Loans to affiliated undertakings	1139	139	140
3. Participating interests	1141	141	142
4. Loans to undertakings with which the undertaking is linked by virtue of participating interests	1143	143	144
5. Investments held as fixed assets	1145	145	146
6. Other loans	1147	<b>3</b> 147 14.524.450.271,01	148 9.106.831.824,26
<b>D. Current assets</b>	1151	<b>141.746.019,60</b>	<b>41.921.231,38</b>
<b>I. Stocks</b>	1153	153	154
1. Raw materials and consumables	1155	155	156
2. Work in progress	1157	157	158
3. Finished goods and goods for resale	1159	159	160
4. Payments on account	1161	161	162
<b>II. Debtors</b>	1163	<b>70.884.626,83</b>	<b>30.140.500,01</b>
1. Trade debtors	1165	165	166
a) becoming due and payable within one year	1167	167	168
b) becoming due and payable after more than one year	1169	169	170
2. Amounts owed by affiliated undertakings	1171	171	172
a) becoming due and payable within one year	1173	173	174
b) becoming due and payable after more than one year	1175	175	176
3. Amounts owed by undertakings with which the undertaking is linked by virtue of participating interests	1177	177	178
a) becoming due and payable within one year	1179	179	180
b) becoming due and payable after more than one year	1181	181	182
4. Other debtors	1183	183 70.884.626,83	184 30.140.500,01
a) becoming due and payable within one year	1185	<b>4</b> 185 70.884.626,83	186 30.140.500,01
b) becoming due and payable after more than one year	1187	187	188

The notes in the annex form an integral part of the annual accounts

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Matricule : 2021 2203 042

	Reference(s)	Current year	Previous year
III. Investments	1189 _____	189 _____	190 _____
1. Shares in affiliated undertakings	1191 _____	191 _____	192 _____
2. Own shares	1209 _____	209 _____	210 _____
3. Other investments	1195 _____	195 _____	196 _____
IV. Cash at bank and in hand	1197 _____	197 <u>70.861.392,77</u>	198 <u>11.780.731,37</u>
<b>E. Prepayments</b>	1199 _____ <b>5</b>	199 <u>1.074.386.695,40</u>	200 _____ <b>0,00</b>
<b>TOTAL (ASSETS)</b>		201 <u>15.740.582.986,01</u>	202 <u>9.148.753.055,64</u>

RCSL Nr.: B255534

Matricule : 2021 2203 042

**CAPITAL, RESERVES AND LIABILITIES**

	Reference(s)	Current year	Previous year
<b>A. Capital and reserves</b>			
	1301 _____	301 <u>30.000,00</u>	302 <u>30.000,00</u>
I. Subscribed capital	1303 _____ 6	303 <u>30.000,00</u>	304 <u>30.000,00</u>
II. Share premium account	1305 _____	305 _____	306 _____
III. Revaluation reserve	1307 _____	307 _____	308 _____
IV. Reserves	1309 _____	309 <u>0,00</u>	310 <u>0,00</u>
1. Legal reserve	1311 _____ 7	311 <u>0,00</u>	312 <u>0,00</u>
2. Reserve for own shares	1313 _____	313 _____	314 _____
3. Reserves provided for by the articles of association	1315 _____	315 _____	316 _____
4. Other reserves, including the fair value reserve	1429 _____	429 _____	430 _____
a) other available reserves	1431 _____	431 _____	432 _____
b) other non available reserves	1433 _____	433 _____	434 _____
V. Profit or loss brought forward	1319 _____	319 _____	320 _____
VI. Profit or loss for the financial year	1321 _____	321 <u>0,00</u>	322 <u>0,00</u>
VII. Interim dividends	1323 _____	323 _____	324 _____
VIII. Capital investment subsidies	1325 _____	325 _____	326 _____
<b>B. Provisions</b>	1331 _____	331 _____	332 _____
1. Provisions for pensions and similar obligations	1333 _____	333 _____	334 _____
2. Provisions for taxation	1335 _____	335 _____	336 _____
3. Other provisions	1337 _____	337 _____	338 _____
<b>C. Creditors</b>	1435 _____	435 <u>15.632.673.590,65</u>	436 <u>9.039.588.410,67</u>
1. Debenture loans	1437 _____	437 <u>15.628.777.173,97</u>	438 <u>9.037.181.270,70</u>
a) Convertible loans	1439 _____	439 _____	440 _____
i) becoming due and payable within one year	1441 _____	441 _____	442 _____
ii) becoming due and payable after more than one year	1443 _____	443 _____	444 _____
b) Non convertible loans	1445 _____ 8	445 <u>15.628.777.173,97</u>	446 <u>9.037.181.270,70</u>
i) becoming due and payable within one year	1447 _____	447 <u>59.037.522,66</u>	448 <u>27.147.131,90</u>
ii) becoming due and payable after more than one year	1449 _____	449 <u>15.569.739.651,31</u>	450 <u>9.010.034.138,80</u>
2. Amounts owed to credit institutions	1355 _____	355 _____	356 _____
a) becoming due and payable within one year	1357 _____	357 _____	358 _____
b) becoming due and payable after more than one year	1359 _____	359 _____	360 _____

The notes in the annex form an integral part of the annual accounts

RCSL Nr. : B255534

Matricule : 2021 2203 042

	Reference(s)	Current year	Previous year
3. Payments received on account of orders in so far as they are not shown separately as deductions from stocks	1361 _____	361 _____	362 _____
a) becoming due and payable within one year	1363 _____	363 _____	364 _____
b) becoming due and payable after more than one year	1365 _____	365 _____	366 _____
4. Trade creditors	1367 _____	367 _____	368 _____
a) becoming due and payable within one year	1369 _____	369 _____	370 _____
b) becoming due and payable after more than one year	1371 _____	371 _____	372 _____
5. Bills of exchange payable	1373 _____	373 _____	374 _____
a) becoming due and payable within one year	1375 _____	375 _____	376 _____
b) becoming due and payable after more than one year	1377 _____	377 _____	378 _____
6. Amounts owed to affiliated undertakings	1379 _____	379 _____	380 _____
a) becoming due and payable within one year	1381 _____	381 _____	382 _____
b) becoming due and payable after more than one year	1383 _____	383 _____	384 _____
7. Amounts owed to undertakings with which the undertaking is linked by virtue of participating interests	1385 _____	385 _____	386 _____
a) becoming due and payable within one year	1387 _____	387 _____	388 _____
b) becoming due and payable after more than one year	1389 _____	389 _____	390 _____
8. Other creditors	1451 _____ <b>9</b>	451 _____ <b>3.896.416,68</b>	452 _____ <b>2.407.139,97</b>
a) Tax authorities	1393 _____	393 _____ <b>10.979,52</b>	394 _____ <b>5.024,42</b>
b) Social security authorities	1395 _____	395 _____	396 _____
c) Other creditors	1397 _____	397 _____ <b>3.885.437,16</b>	398 _____ <b>2.402.115,55</b>
i) becoming due and payable within one year	1399 _____	399 _____ <b>3.885.437,16</b>	400 _____ <b>2.402.115,55</b>
ii) becoming due and payable after more than one year	1401 _____	401 _____	402 _____
<b>D. Deferred income</b>	1403 _____ <b>10</b>	403 _____ <b>107.879.395,36</b>	404 _____ <b>109.134.644,97</b>
<b>TOTAL (CAPITAL, RESERVES AND LIABILITIES)</b>		405 _____ <b>15.740.582.986,01</b>	406 _____ <b>9.148.753.055,64</b>

The notes in the annex form an integral part of the annual accounts



**Annual Accounts Helpdesk :**

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**Email** : centralebilans@statec.etat.lu

RCSL Nr. : B255534

Matricule : 2021 2203 042

eCDF entry date :

**PROFIT AND LOSS ACCOUNT**

**Financial year from** <sup>01</sup> 01/01/2023 **to** <sup>02</sup> 31/12/2023 (in <sup>03</sup> EUR )

German Lion S.A.

22-24, Boulevard Royal  
L-2449 Luxembourg

	Reference(s)	Current year	Previous year
<b>1. Net turnover</b>	1701 _____	701 _____	702 _____
<b>2. Variation in stocks of finished goods and in work in progress</b>	1703 _____	703 _____	704 _____
<b>3. Work performed by the undertaking for its own purposes and capitalised</b>	1705 _____	705 _____	706 _____
<b>4. Other operating income</b>	1713 <u>11,2.2.9</u>	713 <u>5.783.430,80</u>	714 <u>0,00</u>
<b>5. Raw materials and consumables and other external expenses</b>	1671 _____	671 <u>-22.908.725,66</u>	672 <u>-15.032.510,26</u>
a) Raw materials and consumables	1601 _____	601 _____	602 _____
b) Other external expenses	1603 <u>12</u>	603 <u>-22.908.725,66</u>	604 <u>-15.032.510,26</u>
<b>6. Staff costs</b>	1605 _____	605 _____	606 _____
a) Wages and salaries	1607 _____	607 _____	608 _____
b) Social security costs	1609 _____	609 _____	610 _____
i) relating to pensions	1653 _____	653 _____	654 _____
ii) other social security costs	1655 _____	655 _____	656 _____
c) Other staff costs	1613 _____	613 _____	614 _____
<b>7. Value adjustments</b>	1657 _____	657 _____	658 _____
a) in respect of formation expenses and of tangible and intangible fixed assets	1659 _____	659 _____	660 _____
b) in respect of current assets	1661 _____	661 _____	662 _____
<b>8. Other operating expenses</b>	1621 <u>13,2.2.8</u>	621 <u>-52.666.126,61</u>	622 <u>-42.626.072,33</u>

RCSL Nr. : B255534

Matricule : 2021 2203 042

	Reference(s)	Current year	Previous year
<b>9. Income from participating interests</b>	1715	715	716
a) derived from affiliated undertakings	1717	717	718
b) other income from participating interests	1719	719	720
<b>10. Income from other investments and loans forming part of the fixed assets</b>	1721	721	722
a) derived from affiliated undertakings	1723	723	724
b) other income not included under a)	1725	725	726
	14	217.360.294,05	142.879.786,25
<b>11. Other interest receivable and similar income</b>	1727	727	728
a) derived from affiliated undertakings	1729	729	730
b) other interest and similar income	1731	731	732
	15	528.545.890,55	28.648.735,35
<b>12. Share of profit or loss of undertakings accounted for under the equity method</b>	1663	663	664
<b>13. Value adjustments in respect of financial assets and of investments held as current assets</b>	1665	665	666
	3	-6.739.608,24	-1.578.198,19
<b>14. Interest payable and similar expenses</b>	1627	627	628
a) concerning affiliated undertakings	1629	629	630
b) other interest and similar expenses	1631	631	632
	16	-669.369.589,89	-112.286.925,82
<b>15. Tax on profit or loss</b>	1635	635	636
		-750,00	0,00
<b>16. Profit or loss after taxation</b>	1667	667	668
		4.815,00	4.815,00
<b>17. Other taxes not shown under items 1 to 16</b>	1637	637	638
		-4.815,00	-4.815,00
<b>18. Profit or loss for the financial year</b>	1669	669	670
		0,00	0,00

## German Lion S.A. (formerly "German Lion RMBS S.A.")

### NOTES TO THE ANNUAL ACCOUNTS

#### Note 1 - General information

The Company is a Luxembourg limited liability company incorporated in Luxembourg on 18 May 2021 for an unlimited period under the legal form of "Société anonyme" having its corporate office at 22-24, Boulevard Royal, L-2449 Luxembourg, Grand-Duchy of Luxembourg. The Company is registered at the Registre de Commerce et des Sociétés of Luxembourg City under number B255534.

The accounting period of the Company begins on the 1st of January and terminates on the 31st of December.

The purpose of the Company is the Securitisation, within the meaning of the Securitisation Law, of receivables including residential mortgages receivables and related receivables, notes, shares, partnership interests, government bonds, treasury bills, debt and equity securities, other financial instruments and other assets or liabilities of third parties or inherent to all or part of the activities carried out by third parties (the "**Permitted Assets**"). The Company may enter into any agreement and perform any action necessary or useful for the purposes of securitising Permitted Assets, including, without limitation, disposing of its assets in accordance with the relevant agreements.

The Company may only carry out the above activities if and to the extent that they are compatible with the Securitisation Law.

The Company may, in accordance with the terms of the Securitisation Law, and in particular its article 4, create one or more compartments. Each compartment shall, unless otherwise provided for in the resolution of the Board creating such compartment, correspond to a distinct part of the assets and liabilities in respect of the corresponding funding.

Each compartment shall correspond to a distinct part of the assets and liabilities in respect of the corresponding funding. The resolution of the Board, or in case of plurality of directors, the Board creating one or more compartments within the Company, as well as any subsequent amendments thereto, shall be binding as of the date of such resolutions against any third party.

As between investors, each compartment of the company shall be treated as a separate entity. Rights of creditors and investors of the Company that (i) have been designated as relating to a compartment or (ii) have arisen in connection with the creation, the operation or the liquidation of a compartment are strictly limited to the assets of that compartment which shall be exclusively available to satisfy such creditors and investors. Creditors and investors of the Company whose rights are not related to a specific compartment of the Company shall have no rights to the assets of any such compartment.

Unless otherwise provided for in the resolution of the Board, or in case of plurality of directors, the Board of the Company creating such compartment, no resolution of the Board of the Company may amend the resolution creating such compartment or to directly affect the rights of the creditors whose rights relate to such compartment without the prior approval of the creditors whose rights relate to such compartment. Any decision of the Board or in case of plurality of directors, the Board, taken in breach of this provision shall be void.

Fees, costs, expenses and other liabilities incurred on behalf of the Company as a whole shall be general liabilities of the Company and shall not be payable out of the assets of any compartment. If the aforementioned fees, costs, expenses and other liabilities cannot be otherwise funded, they shall be apportioned pro rata among the compartments of the Company upon a decision of the Board. Without prejudice to what is stated in the preceding paragraphs, each compartment of the Company may be separately liquidated without such liquidation resulting in the liquidation of another compartment of the Company or of the Company itself.

The Company is included in the consolidated accounts of ING Groep N.V., forming the largest body of undertakings of which the Company forms a part as a subsidiary undertaking. The registered office of ING Groep N.V. is located at Bijlmerplein 888 Amsterdam, 1102 MG Netherlands and the consolidated accounts are available at the same address.

In addition, the Company is included in the consolidated accounts of ING Holding Deutschland GmbH, forming the smallest body of undertakings included in the body of undertakings referred to in the above-mentioned paragraph of which the Company forms a part as a subsidiary undertaking. The registered office of ING Holding Deutschland GmbH is located at Theodor-Heuss-Allee 2, 60486 Frankfurt am Main, Germany and the consolidated accounts are available at the same address.

Capitalised terms not defined within these audited annual accounts are defined in the respective Transaction Documents of each compartment of the Company.

## **German Lion S.A. (formerly "German Lion RMBS S.A.")**

### **NOTES TO THE ANNUAL ACCOUNTS (CONTINUED)**

#### **Note 2 - Summary of significant accounting policies**

##### **2.1 Basis of preparation**

These annual accounts have been prepared in accordance with Luxembourg legal and regulatory requirements under the historical cost convention. Accounting policies and valuation rules are, besides the ones laid down by the Law of 19 December 2002 (as amended), determined and applied by the Board.

The preparation of annual accounts requires the use of certain critical accounting estimates. It also requires the Board to exercise its judgement in the process of applying the accounting policies. Changes in assumptions may have a significant impact on the annual accounts in the period in which the assumptions changed. The Board believes that the underlying assumptions are appropriate and that the annual accounts therefore present the financial position and results fairly.

The Board makes estimates and assumptions that affect the reported amounts of assets and liabilities in the next financial year. Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

These annual accounts were prepared on a going concern basis as the Board did not identify any material uncertainty related to events or conditions that may cast significant doubt on the Company's ability to continue as going concern.

##### **2.2 Significant accounting policies**

The main accounting policies applied by the Company are the following:

###### **2.2.1 Formation expenses**

The formation expenses of the Company are directly charged to the profit and loss account of the year in which they are incurred.

###### **2.2.2 Financial assets**

Permitted Assets included in financial assets are valued at the lower of carrying amount/cost and carrying amount/cost less value adjustment (valuation allowance).

Issuance Bonification amount and Private Placement Disagio amount on Permitted Assets are amortised on a straight-line basis through profit and loss account.

Valuation allowances are determined depending on the changes in credit quality since the time of initial recognition. They are calculated either in the amount of the 12-month expected credit loss or, if there is a significant deterioration in the default risk compared to the date of initial recognition or a default event, in the amount of the expected credit loss over the remaining term of the loan (lifetime expected loss).

###### **2.2.3 Prepayments**

This asset item includes expenses incurred during the financial year but relating to a subsequent financial year.

###### **2.2.4 Debtors**

Debtors are recorded at their nominal value. They are subject to value adjustments where their recoverability is either uncertain or compromised. These value adjustments are not continued if the reason for which the value adjustments were made has ceased to apply.

###### **2.2.5 Deferred Income**

This liability item includes income received during the financial year but relating to a subsequent financial year.

###### **2.2.6 Foreign currency translation**

The annual accounts are stated in EUR. No transactions in other currencies have occurred.

###### **2.2.7 Creditors**

Non-convertible loans issued are stated at par value less any repayments made to their principal.

Creditors are recorded at their reimbursement value. Where the amount repayable on account is greater than the amount received, the difference may be accounted for in the profit and loss account when the debt is issued.

###### **2.2.8 Interest receivable and payable**

Interest receivable and payable are recorded on an accrual basis.

**German Lion S.A. (formerly "German Lion RMBS S.A.")****NOTES TO THE ANNUAL ACCOUNTS (CONTINUED)****Note 2 - Summary of significant accounting policies (continued)****2.2.9 Equalisation Provision**

Losses during the year as a result from sales, default, lower market values or cost may cause a partial reduction on the assets. Such shortfalls will first be borne by the Noteholders in inverse order of the priority of payments.

Consequently, a provision for decrease in value will be made and deducted first from the amount repayable of the Notes and booked in the profit and loss account as "Other operating income".

In the case of a subsequent reversal of such value diminution, the increase in value will first be allocated as per the order of the priority of payments, up to the amount previously deducted.

Similarly, in case of profit made during the year, the Equalisation Provision booked in the profit and loss as "Other operating expenses" would result into an additional liability towards the Noteholders.

**2.2.10 Derivative financial instruments**

The Company may enter into derivative financial instruments such as swaps in order to reduce its exposure coming from the floating rate of the Notes against the fixed rate of the Permitted Assets. These derivative financial instruments are initially recorded at cost. At each balance sheet date, unrealised losses are recognised in the profit and loss account whereas gains are accounted for when realised. In the case of hedging of an asset or a liability that is not recorded at fair value, unrealised gains or losses are deferred until the recognition of the realised gains or losses on the hedged item. The interests linked to derivatives instruments are recorded on an accrual basis at the closing date. Commitments relating to swap transactions are recorded in the off-balance sheet accounts (see note 20).

**Note 3 - Financial assets**

<u>Other loans</u>	<u>2023</u>	<u>2022</u>
	EUR	EUR
<u>Permitted Assets</u>		
<b>Opening balance as at 1 January</b>	9,000,000,000.00	8,999,999,999.23
Purchases during the year	8,551,286,100.65	1,244,628,170.14
Collections/Repurchases during the year	(2,051,286,100.65)	(1,244,628,169.37)
<b>Closing balance as at 31 December</b>	<b><u>15,500,000,000.00</u></b>	<b><u>9,000,000,000.00</u></b>
<b>Accumulated value adjustments - opening balance</b>	(2,302,820.71)	(724,622.52)
Allocations for the year	(6,739,608.24)	(1,578,198.19)
<b>Accumulated value adjustments - closing balance</b>	<b><u>(9,042,428.95)</u></b>	<b><u>(2,302,820.71)</u></b>
<b>Issuance Bonification - Opening balance</b>	109,134,644.97	110,389,894.56
Amortisation of Issuance bonification for the year	(1,255,249.61)	(1,255,249.59)
<b>Private Placement Disagio - Opening balance</b>	-	-
Private Placement Disagio for the year	(1,138,799,999.64)	-
Amortisation of Private Placement Disagio for the year	64,413,304.24	-
<b>Net book value - closing balance</b>	<b><u>14,524,450,271.01</u></b>	<b><u>9,106,831,824.26</u></b>

On 24 November 2021, Compartment RMBS 2021-1 acquired a portfolio of Mortgages Receivables from ING-DiBa AG at an initial purchase price of EUR 8,732,977,263.75.

The Initial Purchase Price for the acquisition of the Mortgage Receivables portfolio acquired by Compartment RMBS 2021-1 comprises an amount of EUR 8,732,977,263.75 as initial Aggregate Outstanding Principal Amount and an amount of EUR 110,456,700.00 as Issuance Bonification.

As at 31 December 2023, a value adjustment in the total amount of EUR 2,912,003.05 has been recorded by Compartment RMBS 2021-1 as a provision for potential losses arising from credit risk related to certain contracts.

As at 31 December 2023, the outstanding balance of the investment held by Compartment RMBS 2021-1, including the balance of Issuance Bonification and any impairment adjustments amounts to EUR 9,102,664,571.60 (2022: EUR 9,106,831,824.26).

On 21 March 2023, Compartment RMBS 2023-1 acquired a portfolio of Mortgages Receivables from ING-DiBa AG, with an initial aggregate outstanding principal amount of EUR 6,499,999,999.14, for an aggregate initial purchase price in an amount equal to EUR 5,361,199,999.50. The difference between the initial aggregate outstanding principal amount and the aggregate initial purchase price has been presented as Private Placement Disagio.

**German Lion S.A. (formerly "German Lion RMBS S.A.")****NOTES TO THE ANNUAL ACCOUNTS (CONTINUED)****Note 3 - Financial assets (Continued)**

As at 31 December 2023, a value adjustment in the total amount of EUR 3,827,605.19 has been recorded by Compartment RMBS 2023-1 as a provision for potential losses arising from credit risk related to certain contracts.

**Note 4 - Other debtors**

	<u>2023</u>	<u>2022</u>
	EUR	EUR
<u>becoming due and payable within one year</u>		
Accrued interest swap receivable	50,553,333.33	18,470,500.00
Receivable from the Servicer	20,050,236.02	11,670,000.01
Accrued interest receivable on bank accounts	281,057.48	-
Total other debtors	<u><u>70,884,626.83</u></u>	<u><u>30,140,500.01</u></u>

Receivable from the Servicer balance consist of interest collected by the Servicer which is due and payable in January 2024.

**Note 5 - Prepayments**

	<u>2023</u>	<u>2022</u>
	EUR	EUR
Prepaid swap upfront fee	1,138,799,999.64	-
Prepaid swap upfront fee - Amortisation	(64,413,304.24)	-
Total prepayments	<u><u>1,074,386,695.40</u></u>	<u><u>-</u></u>

**Note 6 - Subscribed capital**

As at 31 December 2023, the subscribed capital amounts to EUR 30,000 and is divided into 300 shares fully paid-up with a par value of EUR 100 each.

**Note 7 - Legal reserve**

Luxembourg companies are required to allocate to a legal reserve a minimum of 5% of the annual net profits, until this reserve equals 10% of the subscribed share capital. This reserve may not be distributed.

**Note 8 - Debenture loans**

	<u>2023</u>	<u>2022</u>
	EUR	EUR
<u>Non convertible loans</u>		
<u>Becoming due and payable within one year</u>		
Interest payable on Notes	59,037,522.66	27,147,131.90
Total becoming due and payable within one year	<u><u>59,037,522.66</u></u>	<u><u>27,147,131.90</u></u>
<u>Becoming due and payable after more than one year</u>		
Notes		
<b>Opening balance as at 1 January</b>	9,000,000,000.00	9,000,000,000.00
Issuance during the period	6,559,500,000.00	-
Repayment during the period	-	-
Equalisation provision	10,239,651.31	10,034,138.80
Total becoming due and payable after more than one year	<u><u>15,569,739,651.31</u></u>	<u><u>9,010,034,138.80</u></u>
Total non convertible loans	<u><u>15,628,777,173.97</u></u>	<u><u>9,037,181,270.70</u></u>

On 24 November 2021, the Company acting on behalf of its Compartment RMBS 2021-1 entered into a Note Purchase Agreement whereby the compartment issued EUR 8,235,000,000 and EUR 765,000,000 interest bearing Class A and Class B Notes (the "Notes") respectively. The Class A Notes are listed on the Luxembourg Stock Exchange. The Class A Notes have been issued at a premium in the total amount of EUR 110,513,700 which is amortised on straight-line basis through profit and loss accounts (see also note 15).

Final Maturity Date of the Notes is 20 November 2109.

On 21 March 2023, the Company acting on behalf of its Compartment RMBS 2023-1 entered into a Note Purchase Agreement whereby the compartment issued EUR 5,947,500,000, EUR 552,500,000 and EUR 59,500,000 interest bearing Class A, Class B and Class C Notes (the "Notes") respectively. The Class A Notes have been admitted to listing on the official list of the Luxembourg Stock Exchange (Bourse de Luxembourg) and to trading on its regulated market (segment for professional investors).

Final Maturity Date of the Notes is 20 March 2078.

## German Lion S.A. (formerly "German Lion RMBS S.A.")

## NOTES TO THE ANNUAL ACCOUNTS (CONTINUED)

## Note 9 - Other creditors

	<u>2023</u>	<u>2022</u>
	EUR	EUR
<u>Tax authorities</u>		
VAT payable	10,979.52	5,024.42
Total tax authorities	<u>10,979.52</u>	<u>5,024.42</u>

Other creditors**becoming due and payable within one year**

Swap payable	1,881,135.00	823,075.00
Servicer fee	1,878,424.66	1,516,438.35
Audit fees	32,800.00	25,000.00
Liquidity commitment fees	26,077.50	21,102.20
Rating fees	40,000.00	15,000.00
Others	27,000.00	1,500.00
Total other creditors	<u>3,885,437.16</u>	<u>2,402,115.55</u>

## Note 10 - Deferred Income

	<u>2023</u>	<u>2022</u>
	EUR	EUR
Class A Notes - Premium	110,513,700.00	110,513,700.00
Class A Notes - Premium (amortisation)	(2,634,304.64)	(1,379,055.03)
Total deferred income	<u>107,879,395.36</u>	<u>109,134,644.97</u>

## Note 11 - Other operating income

	<u>2023</u>	<u>2022</u>
	EUR	EUR
Equalisation provision (see also note 2.2.9)	5,783,430.80	-
Total other operating income	<u>5,783,430.80</u>	<u>-</u>

## Note 12 - Other external expenses

	<u>2023</u>	<u>2022</u>
	EUR	EUR
Servicer fees	21,378,652.98	13,629,512.44
Amortisation of Issuance Bonification	1,255,249.61	1,255,249.59
Accounting and Administration fees	66,452.84	40,805.85
Rating fees	93,556.00	38,400.00
Audit fees	33,127.44	25,000.00
Tax advisory fees	1,430.28	2,943.59
Trustee fees	13,158.90	8,699.42
Bank charges	56,926.81	19,899.37
Other miscellaneous external charges	10,170.80	12,000.00
Total other external expenses	<u>22,908,725.66</u>	<u>15,032,510.26</u>

## Note 13 - Other operating expense

	<u>2023</u>	<u>2022</u>
	EUR	EUR
Equalisation provision (see also note 2.2.9)	5,988,941.92	6,760,346.35
Bonification to the seller *)	46,677,184.69	35,865,725.98
Total - Other operating expense	<u>52,666,126.61</u>	<u>42,626,072.33</u>

\*) Amount due to ING-DiBa AG as remaining balance of the Priority of Payments.

## Note 14 - Income from other investments and loans forming part of the fixed assets

	<u>2023</u>	<u>2022</u>
	EUR	EUR
<u>Other income not included under a)</u>		
Interest income from Permitted Assets	217,360,294.05	142,879,786.25
Total other income not included under a)	<u>217,360,294.05</u>	<u>142,879,786.25</u>

**German Lion S.A. (formerly "German Lion RMBS S.A.")****NOTES TO THE ANNUAL ACCOUNTS (CONTINUED)****Note 15 - Other interest receivable and similar income**

	<u>2023</u>	<u>2022</u>
	EUR	EUR
<u>b) other interest and similar income</u>		
Swap interest income	460,583,710.96	27,365,750.00
Class A Note - Premium (amortisation)	1,255,249.61	1,255,249.59
Permitted assets - Disagio (amortisation)	64,413,304.24	-
Interest income on bank accounts	2,293,625.74	27,735.76
Total - Other interest receivable and similar income	<u><u>528,545,890.55</u></u>	<u><u>28,648,735.35</u></u>

**Note 16 - Interest payable and similar expenses**

	<u>2023</u>	<u>2022</u>
	EUR	EUR
<u>Other interest and similar expenses</u>		
Swap interest expense	24,021,633.75	35,046,625.00
Class A Notes Interest expense - Compartment RMBS 2021-1	313,460,913.20	49,719,860.18
Class B Notes Interest expense - Compartment RMBS 2021-1	51,612,444.40	27,169,878.26
Class A Notes Interest expense - Compartment RMBS 2023-1	184,588,749.12	-
Class B Notes Interest expense - Compartment RMBS 2023-1	27,172,372.54	-
Class C Notes Interest expense - Compartment RMBS 2023-1	3,806,742.79	-
Interest swap upfront fee (amortisation)	64,413,304.24	-
Negative interest expense	0.80	144,172.68
Liquidity commitment fees	293,429.05	206,389.70
Total interest payable and similar expenses	<u><u>669,369,589.89</u></u>	<u><u>112,286,925.82</u></u>

**Note 17 - Taxes**

The Company is subject to all taxes applicable to commercial companies in Luxembourg incorporated under the Securitisation Law.

**Note 18 - Staff**

The Company did not employ any staff during the financial year.

**Note 19 - Emoluments granted to the Board**

No emoluments have been granted to the Board, nor have any obligations arisen or been entered into by the Company in respect of retirement pensions for former directors.

**Note 20 - Loans or advances granted to the Board**

No loans or advances have been granted to the Board.

**Note 21 - Off-balance sheet commitments**

Compartment RMBS 2021-1 and Compartment RMBS 2023-1 have entered into Swap Agreements to hedge interest rate risk derived from floating interest rate on the Notes issued (see also note 8). The termination dates of the swap contracts is the earliest of (i) the Final Maturity Date and the date on which all (but not some only) of the Notes then outstanding are redeemed in full.

	<u>Curr</u>	<u>Nominal amount</u>	<u>Fair value</u>	
<u>Swap with ING-DiBa AG</u>				
Compartment RMBS 2021-1	EUR	8,999,999,999.27	1,028,639,665.26	(asset)
Compartment RMBS 2023-2	EUR	6,499,999,999.06	829,213,068.75	(asset)

**Note 22 - Audit and non-audit services**

Fees that were recognized as other external expenses for services provided during the financial year to the Company by KPMG Luxembourg as Réviseur d'Entreprises agréé and as authorised Cabinet de révision agréé were as follows:

	<u>2023</u>	<u>2022</u>
	EUR	EUR
Amount excluding VAT		
Audit fees	33,127.44	25,000.00
Other assurance services	-	-
Tax advisory services	-	-
Non-audit services	-	-
Total	<u><u>33,127.44</u></u>	<u><u>25,000.00</u></u>



German Lion S.A. (formerly "German Lion RMBS S.A.")

## NOTES TO THE ANNUAL ACCOUNTS (CONTINUED)

Note 23 - Balance sheet of each Compartment as at 31 December 2023

ASSETS	General Compartment		Compartment RMBS 2021-1		Compartment RMBS 2023-1		Total	
	2023	2022	2023	2022	2023	2022	2023	2022
	EUR	EUR	EUR	EUR	EUR	EUR	EUR	EUR
<b>C. Fixed assets</b>								
Financial assets								
Other loans	-	-	9,102,664,571.60	9,106,831,824.26	5,421,785,699.41	-	14,524,450,271.01	9,106,831,824.26
<b>D. Current assets</b>								
Debtors								
Other debtors								
-becoming due and payable within one year	-	-	53,212,832.68	30,140,500.01	17,671,794.15	-	70,884,626.83	30,140,500.01
-becoming due and payable within one year from another compartment	27,416.79	359.49	0.00	0.00	0.00	-	27,416.79	359.49
Cash at bank and in hand	2,583.21	29,640.51	11,308,808.62	11,751,090.86	59,550,000.94	-	70,861,392.77	11,780,731.37
Total current assets	30,000.00	30,000.00	64,521,641.30	41,891,590.87	77,221,795.09	-	141,773,436.39	41,921,590.87
<b>E. Prepayments</b>	-	-	-	-	1,074,386,695.40	-	1,074,386,695.40	-
<b>TOTAL (ASSETS)</b>	<b>30,000.00</b>	<b>30,000.00</b>	<b>9,167,186,212.90</b>	<b>9,148,723,415.13</b>	<b>6,573,394,189.90</b>	<b>-</b>	<b>15,740,610,402.80</b>	<b>9,148,753,415.13</b>
<b>A. Capital and Reserves</b>								
Subscribed Capital	30,000.00	30,000.00	-	-	-	-	30,000.00	30,000.00
<b>C. Creditors</b>								
Debenture Loans								
Non convertible loans								
-becoming due and payable within one year	-	-	48,945,757.66	27,147,131.90	10,091,765.00	-	59,037,522.66	27,147,131.90
-becoming due and payable after more than one year	-	-	9,007,874,525.04	9,010,034,138.80	6,561,865,126.27	-	15,569,739,651.31	9,010,034,138.80
Other creditors								
- Tax authorities	-	-	10,473.59	5,024.42	505.93	-	10,979.52	5,024.42
-becoming due and payable within one year	-	-	2,460,841.53	2,402,115.55	1,424,595.63	-	3,885,437.16	2,402,115.55
-becoming due and payable within one year against another compartment	-	-	15,219.72	359.49	12,197.07	-	27,416.79	359.49
Total creditors	-	-	9,059,306,817.54	9,039,588,770.16	6,573,394,189.90	-	15,632,701,007.44	9,039,588,770.16
<b>D. Deferred income</b>	-	-	107,879,395.36	109,134,644.97	-	-	107,879,395.36	109,134,644.97
<b>TOTAL (CAPITAL, RESERVES AND LIABILITIES)</b>	<b>30,000.00</b>	<b>30,000.00</b>	<b>9,167,186,212.90</b>	<b>9,148,723,415.13</b>	<b>6,573,394,189.90</b>	<b>-</b>	<b>15,740,610,402.80</b>	<b>9,148,753,415.13</b>

The captions "Other debtors - becoming due and payable within one year from another compartment" and "Other creditors - becoming due and payable within one year against another compartment" state amounts receivable or payable between compartments of the Company and are eliminated in the eCDF balance sheet previously displayed.

German Lion S.A. (formerly "German Lion RMBS S.A.")

## NOTES TO THE ANNUAL ACCOUNTS (CONTINUED)

## Note 24 - Profit and loss account of each Compartment as at 31 December 2023

	General Compartment		Compartment RMBS 2021-1		Compartment RMBS 2023-1		Total	
	2023	2022	2023	2022	2023	2022	2023	2022
	EUR	EUR	EUR	EUR	EUR	EUR	EUR	EUR
4. Other operating income	-	-	2,159,614.35	-	3,623,816.45	-	5,783,430.80	-
5. Other external expenses	-	-	(15,072,684.36)	(15,032,510.26)	(7,836,041.30)	-	(22,908,725.66)	(15,032,510.26)
8. Other operating expenses	-	-	(39,752,630.45)	(42,626,072.33)	(12,913,496.16)	-	(52,666,126.61)	(42,626,072.33)
10. Income from other investments and loans forming part of the fixed assets - other income not included under a)	-	-	136,666,956.89	142,879,786.25	80,693,337.16	-	217,360,294.05	142,879,786.25
11. Other interest receivable and similar income - other interest and similar financial income	-	-	291,504,530.93	28,648,735.35	237,041,359.62	-	528,545,890.55	28,648,735.35
13. Value adjustments in respect of financial assets and on investments held as current assets	-	-	(2,912,003.05)	(1,578,198.19)	(3,827,605.19)	-	(6,739,608.24)	(1,578,198.19)
14. Interest payable and similar expenses - other interest and similar financial charges	-	-	(372,588,594.31)	(112,286,925.82)	(296,780,995.58)	-	(669,369,589.89)	(112,286,925.82)
15. Tax on profit or loss	-	-	(375.00)	-	(375.00)	-	(750.00)	-
17. Other taxes not shown under items 1 to 16	-	-	(4,815.00)	(4,815.00)	-	-	(4,815.00)	(4,815.00)
<b>Profit and loss for the financial year</b>	-	-	-	-	-	-	-	-

**German Lion S.A. (formerly "German Lion RMBS S.A.")**

**NOTES TO THE ANNUAL ACCOUNTS (CONTINUED)**

**Note 25 - Subsequent events**

No events have occurred subsequent to the year-end which would have a material impact on the financial statements as at 31 December 2023.

Luxembourg, 21 May 2024



\_\_\_\_\_  
Zamyra Cammans  
Director



\_\_\_\_\_  
Helene Grine Siciliano  
Director



\_\_\_\_\_  
Meenakshi Mussai Ramassur  
Director