E-MAC DE 2006-II B.V.

Target Amortisation Date

QUARTERLY DISTRIBUTION REPORT

Information as at 27th November 2017

Startdate interest period: 25-Aug-17 Enddate interest period: 27-Nov-17

EURIBOR fixing for this period: -0.32900%

(act/360, MF)

25-Nov-10

| | | | | | | | | | | | As pe | el 27 November | 2017 |
|----------|--------------|---------------|-----------|------------------|--------------------|-----------------------------------|---------------------|-----------------|---------------|----------------------|---------------------|----------------|---------------|
| | | | Number of | | Coupon this quart. | Princip.Amount Outstanding per | Interest payable on | Actual Interest | Principal | Principal + Interest | Principal Amount | P.A.O. per | |
| Class | ISIN-code | Original Face | Notes | Floating Coupon | calc. period | 25-Aug-17 | 27-Nov-17 | Payment | (p)repayments | Payment | Outstanding | Note | Bondfactor |
| Class A1 | XS0276932539 | 151,000,000 | 1,510 | 3m EURIB + 1.50% | 1.17100% | | 92,294.20 | - | | - | | - | 0.00000000000 |
| Class A2 | XS0276933347 | 465,700,000 | 4,657 | 3m EURIB + 3.75% | 3.42100% | 64,104,644 | 50,041,099.06 | - | 15,978,043.37 | 15,978,043.37 | 48,126,600 | 10,334.25 | 0.10334249612 |
| Class B | XS0276933859 | 35,000,000 | 350 | 3m EURIB + 7.00% | 6.67100% | 35,000,000 | 10,950,189.79 | - | - | - | 35,000,000 | 100,000.00 | 1.00000000000 |
| Class C | XS0276934667 | 24,500,000 | 245 | 3m EURIB + 5.00% | 4.67100% | 24,500,000 | 5,017,898.87 | 5,181.75 | - | 5,181.75 | 24,500,000 | 100,000.00 | 1.00000000000 |
| Class D | XS0276935045 | 14,000,000 | 140 | 3m EURIB + 6.00% | 5.67100% | 14,000,000 | 3,404,246.09 | 12,465.44 | - | 12,465.44 | 14,000,000 | 100,000.00 | 1.00000000000 |
| Class E | XS0276936019 | 9,800,000 | 98 | 3m EURIB + 7.00% | 6.67100% | 9,800,000 | 2,990,992.72 | - | - | - | 9,800,000 | 100,000.00 | 1.00000000000 |
| Class F | XS0276936951 | 3,500,000 | 35 | 3m EURIB + 2.00% | - | - | - | - | - | - | - | - | 0.00000000000 |
| Total | | 703,500,000 | 7,035 | | | 147,404,643.82 | 72,496,720.73 | 17,647.19 | 15,978,043.37 | 15,995,690.56 | 131,426,600 | | |

| | Target a | mortisation events | i | | | | | | | |
|--|---|----------------------|---|--|--|--|--|--|--|--|
| On the target amortization dat an | On the target amortization dat and any quarterly payment day thereafter the notes will redeem in a different way | | | | | | | | | |
| (using the notes redemption available amount) unless any target amortization event has occurred and is not cured. | | | | | | | | | | |
| 1) Reserve account level: The balance on the reserve account may not be less than the reserve account target level | | | | | | | | | | |
| 2) The delinquent quotient (the sur | n of the principle | amount outstanding | of the mortgage receivables that are more | | | | | | | |
| than 60 days in arrear devided by the | than 60 days in arrear devided by the aggregate principle amount outstanding of the mortgage receivables) may not | | | | | | | | | |
| | be above 1.5% | | | | | | | | | |
| Any drawing under the liquid | dity facility is not r | epaid, or a drawing | is made on the quarterly payment date | | | | | | | |
| 4) There m | ay not be any ba | lance on the princip | le deficiency ledger | | | | | | | |
| Reserve account level shortage | 13,300,000.00 | Failed | | | | | | | | |
| Delinquent quotient | | | | | | | | | | |
| Liquidity facility drawn | - | Not Broken/Cured | i alleu | | | | | | | |
| PDL-balance 16,170,445.44 Failed | | | | | | | | | | |

| | | | | Interest Defi | ciency Ledger | | | | |
|----------|--|--------------------------|---------------|--|---------------|---------------|---|--|-----------------|
| Class | Unpaid interest balance previous quarter | Interest Accrual this | | Senior Interest part current Quart. Calc. Period | | Total payable | Actual Interest Payment Senior Part | Actual Interest Payment Subordinated Extension Interest Part | Unpaid interest |
| Class A1 | 92,012.86 | 281.34 | 92,294.20 | - | - | 92,294.20 | - | - | 92,294.20 |
| Class A2 | 49,030,506.76 | 437,970.45 | 49,468,477.21 | - | 572,621.85 | 50,041,099.06 | - | - | 50,041,099.06 |
| Class B | 10,163,499.34 | 177,035.17 | 10,340,534.51 | - | 609,655.28 | 10,950,189.79 | - | - | 10,950,189.79 |
| Class C | 4,662,221.83 | 56,862.79 | 4,719,084.62 | 5,181.75 | 293,632.50 | 5,017,898.87 | 5,181.75 | - | 5,012,717.12 |
| Class D | 3,150,291.24 | 46,648.29 | 3,196,939.53 | 12,465.44 | 194,841.12 | 3,404,246.09 | 12,465.44 | - | 3,391,780.65 |
| Class E | 2,772,004.46 | 48,284.78 | 2,820,289.24 | 13,331.81 | 157,371.67 | 2,990,992.72 | - | - | 2,990,992.72 |
| Class F | - | - | - | - | - | - | - | - | - |
| Total | 69,870,536.49 | 767,082.82 | 70,637,619.31 | 30,979.00 | 1,828,122.42 | 72,496,720.73 | 17,647.19 | - | 72,479,073.54 |

| | | | Overview inte | rest settlements due | to negative euribor | | | |
|-----------|--------------------------------|------------------------------------|---|--|---------------------|---|--|--------------------|
| Date | Note class A2 start balance | Interest Accrual this period | Unsettled interest previous quarter (incl. accrued senior interest) | Senior Interest part current Quart. Calc. Period | Total receivable | Automatically transferred to interest deficiency ledger as subordinated interest | Settled through delayed payment | Current balance |
| 25-May-16 | - | - | - | (15,522.71) | (15,522.71) | (15,522.71) | | |
| 25-Aug-16 | - | - | - | (48,656.64) | (48,656.64) | (48,656.64) | | - |
| 25-Nov-16 | - | - | - | (57,375.78) | (57,375.78) | (57,375.78) | | - |
| 27-Feb-17 | | - | - | (46,740.95) | (46,740.95) | (46,740.95) | | - |
| 26-May-17 | - | - | - | (37,408.71) | (37,408.71) | (37,408.71) | | - |
| 25-Aug-17 | - | - | - | (32,717.06) | (32,717.06) | (32,717.06) | | - |
| 27-Nov-17 | | | | (24 940 27) | (24 940 27) | (24 940 27) | | |

| | | | Overview inte | rest settlements due | to negative euribor | | | |
|------------------------|---------------|--------------------------|--|---|--|---|-------------------------------|----------------------------------|
| | Note class B | Interest Accrual this | Unsettled interest previous quarter (incl. accrued | Senior Interest part current Quart. Calc. | | Automatically transferred to interest deficiency ledger as subordinated | Settled through delayed | Current |
| Date | start balance | period | senior interest) | Period | | | | |
| | | periou | Semoi interest) | Period | Total receivable | interest | payment | balance |
| 25-Aug-16 | - | periou - | semor interest) | (3,398.89) | (3,398.89) | (3,398.89) | | balance - |
| 25-Aug-16 25-Nov-16 | - | - - | , | | | (3,398.89) | | balance - |
| | - | - - - | - | (3,398.89) | (3,398.89) | (3,398.89) (6,976.67) | - | balance - - - |
| 25-Nov-16 | | - - - | - | (3,398.89) (6,976.67) | (3,398.89) (6,976.67) | (3,398.89) (6,976.67) (8,499.17) | - - - | balance - - - - |
| 25-Nov-16 27-Feb-17 | - | | - | (3,398.89) (6,976.67) (8,499.17) | (3,398.89) (6,976.67) (8,499.17) | (3,398.89) (6,976.67) (8,499.17) (9,325.56) | - - - | balance - - - - - |

The negative euribor is resulting in a negative amount of senior interest on the A2-note and the B-note. As the transaction documentation is not explicitly stating anything related to this situation, it is currently decided to floor this interest part at zero and to present this in the distribution report.

Until final assessment is done on how to process negative interest amounts a ledger will be maintained. As long as senior interest is floored, it will automatically be included in the subordinated interest part, which is made visible in the above table.

Amounts in EUR

As par 27 November 2017