

Act.days = 90.00

**QUARTERLY DISTRIBUTION REPORT**

E-MAC NL 2004-II B.V.

Startdate interest period: 25-Jan-19  
 Enddate interest period: 25-Apr-19  
 EURIBOR fixing for this period: -0.30800% (act/360, MF)  
 Target Amortization Date: 26-Jan-09

Information as at 25th April 2019

Amounts in EUR

Class	ISIN-code	Fondscore	Original Face	Number of Notes	Floating Coupon	Coupon this quart. calc.	Princip.Amount Outstanding per 25-Jan-19	Interest payable on 25-Apr-19	Actual Interest Payment	Principal (prepayments)	Principal + Interest Payment	As per 25 April 2019		
												Principal Amount Outstanding	P.A.O. per Note	Bondfactor
Class A	XS0207206165	15085	584,000,000	1,168	3m EURIB + 3.28%	2.37200%	96,815,768.97	30,323,634.81	390,754.40	2,227,309.67	2,618,064.07	94,588,459	80,983.27	0.16196653989
Class B	XS0207209569	15086	13,000,000	26	3m EURIB + 5.41%	5.60200%	4,548,912.09	4,612,495.45	136.50	104,807.88	104,807.88	4,445,141	170,366.95	0.34193390077
Class C	XS0207210906	15087	8,500,000	17	3m EURIB + 9.09%	8.78200%	2,962,668.34	5,103,341.96	2,310.81	68,158.11	70,468.92	2,894,510	170,265.31	0.34053061527
Class D	XS0207211037	15088	4,500,000	9	3m EURIB + 10.25%	9.94200%	1,481,334.17	2,936,234.93	2,377.53	34,079.06	36,456.59	1,447,255	160,806.12	0.32161224776
Class E	XS0207264077	-	3,050,000	5	3m EURIB + 13.33%	13.02200%	3,050,000.00	3,721,619.28	22,814.00	-	22,814.00	3,050,000	610,000.00	1.00000000000
<b>Total</b>			<b>613,050,000</b>	<b>1,225</b>			<b>108,859,583.57</b>	<b>46,697,326.43</b>	<b>418,393.24</b>	<b>2,434,218.22</b>	<b>2,852,611.46</b>	<b>106,425,365</b>		

Target amortisation events	
On the target amortization date 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 sum of the principle amount outstanding of the mortgage receivables that are more than 60 days in arrear divided by the aggregate principle amount outstanding of the mortgage receivables) may not be above 1.5%	
3) Any drawing under the liquidity facility is not repaid, or a drawing is made on the quarterly payment date	
4) There may not be any balance on the principle deficiency ledger	
Reserve account level	Not Broken/Cured
Delinquent quotient	1.23% Not Broken/Cured
Liquidity facility drawn	Not Broken/Cured
PDL-balance	Not Broken/Cured

Interest Deficiency Ledger									
Class	Unpaid interest balance previous quarter	Interest Accrual this period	Unpaid interest previous quarter (incl. accrued interest)	Senior Interest part current Quart. Calc. Period	Subordinated Extension Interest part current Quart. Calc. Period	Total payable	Actual Interest Payment - Senior Part	Actual Interest - Subordinated Extension Interest	Unpaid interest balance
Class A	29,385,960.96	218,337.69	29,604,298.65	-	719,336.16	30,323,634.81	-	390,754.40	29,932,880.41
Class B	4,485,949.70	62,825.73	4,548,775.43	136.50	63,583.52	4,612,495.45	136.50	-	4,612,358.95
Class C	4,930,057.16	108,239.40	5,038,296.56	2,310.81	62,734.59	5,103,341.96	2,310.81	-	5,101,031.15
Class D	2,829,099.12	70,317.26	2,899,416.38	2,377.53	34,441.02	2,936,234.93	2,377.53	-	2,933,857.40
Class E	3,508,119.69	114,206.84	3,622,326.53	22,814.00	76,478.75	3,721,619.28	22,814.00	-	3,698,805.28
<b>Total</b>	<b>45,139,186.63</b>	<b>573,928.92</b>	<b>45,713,113.55</b>	<b>27,638.84</b>	<b>956,574.04</b>	<b>46,697,326.43</b>	<b>27,638.84</b>	<b>390,754.40</b>	<b>46,276,933.19</b>

Overview interest settlements due to negative euribor						
Date	Note class A - 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
25-Apr-16	-	-	-	(5,326.08)	(5,326.08)	(5,326.08)
25-Jul-16	-	-	-	(38,415.52)	(38,415.52)	(38,415.52)
25-Oct-16	-	-	-	(62,466.56)	(62,466.56)	(62,466.56)
25-Jan-17	-	-	-	(65,421.80)	(65,421.80)	(65,421.80)
25-Apr-17	-	-	-	(66,122.40)	(66,122.40)	(66,122.40)
25-Jul-17	-	-	-	(65,853.76)	(65,853.76)	(65,853.76)
25-Oct-17	-	-	-	(66,472.80)	(66,472.80)	(66,472.80)
25-Jan-18	-	-	-	(65,912.16)	(65,912.16)	(65,912.16)
25-Apr-18	-	-	-	(64,101.76)	(64,101.76)	(64,101.76)
25-Jul-18	-	-	-	(63,307.52)	(63,307.52)	(63,307.52)
25-Oct-18	-	-	-	(60,737.92)	(60,737.92)	(60,737.92)
25-Jan-19	-	-	-	(48,004.80)	(48,004.80)	(48,004.80)
25-Apr-19	-	-	-	(43,087.52)	(43,087.52)	(43,087.52)

Overview interest settlements due to negative euribor								
Date	Note class B - 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-Apr-17	-	-	-	(166.40)	(166.40)	(166.40)	-	-
25-Jul-17	-	-	-	(264.68)	(264.68)	(264.68)	-	-
25-Oct-17	-	-	-	(267.54)	(267.54)	(267.54)	-	-
25-Jan-18	-	-	-	(180.44)	(180.44)	(180.44)	-	-
25-Apr-18	-	-	-	(102.70)	(102.70)	(102.70)	-	-
25-Jul-18	-	-	-	(103.74)	(103.74)	(103.74)	-	-
25-Oct-18	-	-	-	(12.48)	(12.48)	(12.48)	-	-

The negative euribor is resulting in a negative amount of senior interest on the A- and 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.