

Act.days = 92.00

**E-MAC NL 2004-II B.V.**

**QUARTERLY DISTRIBUTION REPORT**

Startdate interest period: 25-Jul-19  
 Enddate interest period: 25-Oct-19  
 EURIBOR fixing for this period: **-0.37300%** (act/360, MF)  
 Target Amortization Date: 26-Jan-09

Information as at 25th October 2019

Amounts in EUR

													As per 25 October 2019		
Class	ISIN-code	Fondscode	Original Face	Number of Notes	Floating Coupon	Coupon this quart. calc.	Princip.Amount Outstanding per	Interest payable on 25-Oct-19	Actual Interest Payment	Principal (prepayments)	Principal + Interest Payment	Principal Amount Outstanding	P.A.O. per Note	Bondfactor	
Class A	XS0207208165	15085	584.000.000	1.168	3m EURIB + 3.29%	2.90700%	91.802.313.59	31.331.890.75	442.578.56	2.466.907.17	2.308.485.73	891.335.406	76.485.79	0.15297158634	
Class B	XS0207209569	15086	13.000.000	26	3m EURIB + 5.91%	5.53700%	4.314.207.09	4.868.573.17	-	115.931.16	115.931.16	4.198.276	161.472.15	0.32294430233	
Class C	XS0207210906	15087	8.500.000	17	3m EURIB + 9.09%	8.71700%	2.809.251.13	5.456.320.15	1.773.27	75.490.06	77.263.33	2.733.761	160.809.47	0.32161894952	
Class D	XS0207211037	15088	4.500.000	9	3m EURIB + 10.25%	9.87700%	1.404.625.56	3.153.816.95	2.071.17	37.745.03	39.816.20	1.366.881	151.875.62	0.30375123010	
Class E	XS0207264077	-	3.050.000	5	3m EURIB + 13.33%	12.95700%	3.050.000.00	4.127.918.06	22.814.35	-	22.814.35	3.050.000	610.000.00	1.00000000000	
<b>Total</b>			<b>613,050,000</b>	<b>1,225</b>			<b>103,390,597.37</b>	<b>48,938,519.08</b>	<b>469,237.35</b>	<b>2,696,073.41</b>	<b>3,165,310.76</b>	<b>100,684,324</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	0.99% Not Broken/Cured
Liquidity facility drawn	- Not Broken/Cured
PDL balance	- Not Broken/Cured

Interest Deficiency Ledger									
Class	Unpaid interest balance previous quarter	Interest Accrued 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 Payment - Subordinated Extension Interest Part	Unpaid interest balance
Class A	30,423,876.57	226,018.98	30,649,895.55	-	681,995.20	31,331,890.75	-	442,578.56	30,889,312.19
Class B	4,740,448.85	67,077.88	4,807,526.73	-	61,046.44	4,868,573.17	-	4,868,573.17	-
Class C	5,276,202.28	117,536.79	5,393,739.07	1,773.27	60,807.81	5,456,320.15	1,773.27	-	5,454,546.88
Class D	3,041,589.02	76,773.42	3,118,362.44	2,071.17	33,383.34	3,153,816.95	2,071.17	-	3,151,745.78
Class E	3,897,858.28	129,067.18	4,026,925.46	22,814.35	78,178.25	4,127,918.06	22,814.35	-	4,105,103.71
<b>Total</b>	<b>47,379,975.00</b>	<b>616,474.25</b>	<b>47,996,449.25</b>	<b>26,658.79</b>	<b>915,411.04</b>	<b>48,938,519.08</b>	<b>26,658.79</b>	<b>442,578.56</b>	<b>48,469,281.73</b>

Overview interest settlements due to negative euribor								
Date	Note class A - start balance	Interest Accrued 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-16	-	-	-	(5,326.08)	(5,326.08)	-	-	-
25-Jul-16	-	-	-	(38,415.52)	(38,415.52)	-	-	-
25-Oct-16	-	-	-	(52,466.56)	(52,466.56)	-	-	-
25-Jan-17	-	-	-	(55,421.60)	(55,421.60)	-	-	-
25-Apr-17	-	-	-	(56,122.40)	(56,122.40)	-	-	-
25-Jul-17	-	-	-	(55,853.76)	(55,853.76)	-	-	-
25-Oct-17	-	-	-	(56,472.80)	(56,472.80)	-	-	-
25-Jan-18	-	-	-	(55,912.16)	(55,912.16)	-	-	-
25-Apr-18	-	-	-	(54,101.76)	(54,101.76)	-	-	-
25-Jul-18	-	-	-	(53,307.52)	(53,307.52)	-	-	-
25-Oct-18	-	-	-	(50,737.92)	(50,737.92)	-	-	-
25-Jan-19	-	-	-	(48,004.80)	(48,004.80)	-	-	-
25-Apr-19	-	-	-	(43,087.52)	(43,087.52)	-	-	-
25-Jul-19	-	-	-	(43,274.40)	(43,274.40)	-	-	-
25-Oct-19	-	-	-	(57,010.08)	(57,010.08)	-	-	-

Overview interest settlements due to negative euribor								
Date	Note class B - start balance	Interest Accrued 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)	-	-	-
25-Jul-17	-	-	-	(264.68)	(264.68)	-	-	-
25-Oct-17	-	-	-	(267.54)	(267.54)	-	-	-
25-Jan-18	-	-	-	(180.44)	(180.44)	-	-	-
25-Apr-18	-	-	-	(102.70)	(102.70)	-	-	-
25-Jul-18	-	-	-	(103.74)	(103.74)	-	-	-
25-Oct-18	-	-	-	(12.48)	(12.48)	-	-	-
25-Oct-19	-	-	-	(584.22)	(584.22)	-	-	-

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.