QUARTERLY DISTRIBUTION REPORT

E-MAC DE 2006-II B.V.

25-Feb-21 25-May-21 -0.54000% Startdate interest period: Enddate interest period: EURIBOR fixing for this period:

(act/360, MF)

Target Amorti	Target Amortisation Date 25-Nov-10											As per 25 May 2021		
01	ISIN-code	Original Face	Number of		Coupon this quart.	Outstanding per	Interest payable on	Actual Interest	Principal	Principal + Interest	Principal Amount	P.A.O. per	Dan Waster	
Class			Notes	Floating Coupon	calc. period	25-Feb-21	25-May-21	Payment	(p)repayments	Payment	Outstanding	Note	Bondfactor	
Class A1	XS0276932539	151,000,000	1,510	3m EURIB + 1.50%	0.96000%		96,311.18			-			0.00000000000	
Class A2	XS0276933347	465,700,000	4,657	3m EURIB + 3.75%	3.21000%		58,412,243.60			-		-	0.00000000000	
Class B	XS0276933859	35,000,000	350	3m EURIB + 7.00%	6.46000%	25,954,756	22,723,371.10	-	4,357,671.28	4,357,671.28	21,597,085	61,705.96	0.61705956996	
Class C	XS0276934667	24,500,000	245	3m EURIB + 5.00%	4.46000%	24,500,000	10,175,029.15	-			24,500,000	100,000.00	1.00000000000	
Class D	XS0276935045	14,000,000	140	3m EURIB + 6.00%	5.46000%	14,000,000	7,037,344.68	4,499.44		4,499.44	14,000,000	100,000.00	1.00000000000	
Class E	XS0276936019	9,800,000	98	3m EURIB + 7.00%	6.46000%	9,800,000	6,339,928.45	-		-	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			74,254,756.22	104,784,228.16	4,499.44	4,357,671.28	4,362,170.72	69,897,085			

Information as at 25th May 2021

		mortisation events						
On the target amortization dat and any quarterly payment day thereafter the notes will redeem in a different way (using the								
			event has occurred and is not cured.					
 Reserve account level: The ba 	lance on the reserve	e account may not be	e less than the reserve account target level					
days in arrear devided by the aggreg	ate principle amoun	t outstanding of the r	e mortgage receivables that are more than 60 nortgage receivables) may not be above 1.5% s made on the quarterly payment date					
4) There	may not be any bala	ance on the principle	deficiency ledger					
Reserve account level shortage	13,300,000.00	Failed						
Delinguent guotient	Delinquent quotient 16.19% Failed Failed							
Liquidity facility drawn - Not Broken/Cured Palleu								
PDL-balance	13,028,245.17	Failed						

	Interest Deficiency Ledger												
								Actual Interest					
			Unpaid interest		Subordinated			Payment					
	Unpaid interest		previous quarter	Senior Interest part	Extension Interest		Actual Interest	Subordinated					
	balance previous	Interest Accrual	(incl. accrued	current Quart. Calc.	part current Quart.		Payment Senior	Extension	Unpaid interest				
Class	quarter	this period	interest)	Period	Calc. Period	Total payable	Part	Interest Part	balance				
Class A1	96,083.14	228.04	96,311.18		-	96,311.18	-	-	96,311.18				
Class A2	57,952,343.46	459,900.14	58,412,243.60		-	58,412,243.60			58,412,243.60				
Class B	21,958,174.97	350,684.25	22,308,859.22		414,511.88	22,723,371.10			22,723,371.10				
Class C	9,796,868.07	108,021.36	9,904,889.43		270,139.72	10,175,029.15			10,175,029.15				
Class D	6,757,157.64	91,210.37	6,848,368.01	4,499.44	184,477.23	7,037,344.68	4,499.44		7,032,845.24				
Class E	6,086,216.75	97,200.26	6,183,417.01	7,510.61	149,000.83	6,339,928.45	-	-	6,339,928.45				
Class F	-	-	-	-	-		-	-	-				
Total	102,646,844.03	1,107,244.42	103,754,088.45	12,010.05	1,018,129.66	104,784,228.16	4,499.44	-	104,779,728.72				

			2.014164 1110	rest settlements due t	e negative euribor	6toppot/oollin/		
			Unsettled interest			Automatically transferred to interest deficiency		
			previous quarter	Senior Interest part		ledger as	Settled through	
	Note class A2	Interest Accrual	(incl. accrued	current Quart. Calc.		subordinated	delayed	
Date	start balance	this period	senior interest)	Period	Total receivable	interest	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)		
26-Feb-18		-	-	(18,126.35)	(18,126.35)	(18,126.35)	-	-
25-May-18			-	(14,504.19)	(14,504.19)	(14,504.19)	-	-
28-Aug-18			-	(11,963.77)	(11,963.77)	(11,963.77)	-	-
26-Nov-18			-	(9,065.54)	(9,065.54)	(9,065.54)	-	-
25-Feb-19			-	(7,555.29)	(7,555.29)	(7,555.29)	-	-
28-May-19			-	(5,659.24)	(5,659.24)	(5,659.24)	-	-
27-Aug-19		-	-	(4,305.74)	(4,305.74)	(4,305.74)	-	-
25-Nov-19		-	-	(5,612.09)	(5,612.09)	(5,612.09)	-	-
25-Feb-20		-	-	(3,579.36)	(3,579.36)	(3,579.36)	-	-
26-May-20		-	-	(2,156.06)	(2,156.06)	(2,156.06)	-	-
25-Aug-20			-	(113.11)	(113.11)	(113.11)		

1			Overview inte	rest settlements due t	o negative euribor			
			Unsettled interest			Automatically transferred to interest deficiency		
			previous quarter	Senior Interest part		ledger as	Settled through	
	Note class B	Interest Accrual	(incl. accrued	current Quart. Calc.		subordinated	delayed	
Date	start balance	this period	senior interest)	Period	Total receivable	interest	payment	Current balance
25-Aug-16		-		(3,398.89)	(3,398.89)	(3,398.89)		
25-Nov-16		-		(6,976.67)	(6,976.67)	(6,976.67)		-
27-Feb-17		-		(8,499.17)	(8,499.17)	(8,499.17)		-
26-May-17		-	-	(9,325.56)	(9,325.56)	(9,325.56)		-
25-Aug-17		-	-	(9,731.94)	(9,731.94)	(9,731.94)		-
27-Nov-17			-	(9,961.39)	(9,961.39)	(9,961.39)		
26-Feb-18		-		(9,643.47)	(9,643.47)	(9,643.47)		
25-May-18		-	-	(9,240.00)	(9,240.00)	(9,240.00)		-
28-Aug-18		-	-	(9,513.19)	(9,513.19)	(9,513.19)		-
26-Nov-18		-	-	(8,662.50)	(8,662.50)	(8,662.50)		-
25-Feb-19		-	-	(8,493.33)	(8,493.33)	(8,493.33)		-
28-May-19				(8,050.00)	(8,050.00)	(8,050.00)		
27-Aug-19	-	-		(7,962.50)	(7,962.50)	(7,962.50)	-	-
25-Nov-19		-	-	(17,325.00)	(17,325.00)	(17,325.00)		-
25-Feb-20		-		(16,815.56)	(16,815.56)	(16,815.56)		
26-May-20		-		(17,252.08)	(17,252.08)	(17,252.08)		
25-Aug-20		-	-	(5,308.33)	(5,308.33)	(5,308.33)		-
25-Nov-20		-	-	(22,418.91)	(22,418.91)	(22,418.91)		-
25-Feb-21				(23,593.85)	(23,593.85)	(23,593.85)		
25-May-21		-	-	(20,533.10)	(20,533.10)	(20,533.10)		-

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

	Overview interest settlements due to negative euribor											
						Automatically						
						transferred to						
			Unsettled interest	Senior Interest		interest deficiency						
			previous quarter	part current		ledger as	Settled through					
	Note class C	Interest Accrual	(incl. accrued senior	Quart. Calc.	Total	subordinated	delayed	Current				
Date	start balance	this period	interest)	Period	receivable	interest	payment	balance				
25-Nov-19		-		(490.00)	(490.00)	(490.00)		-				
26-May-20		-		(309.65)	(309.65)	(309.65)		-				
25-Nov-20	-	-	-	(4,821.06)	(4,821.06)	(4,821.06)		-				
25-Feb-21		-		(7,075.06)	(7,075.06)	(7,075.06)		-				
25-May-21			-	(7,874.03)	(7,874.03)	(7,874.03)		-				

Amounts in EUR