## E-MAC DE 2007-I Investor Report February 2023

Cashflow analysis for the period


|  | Start balance | New Losses This Period | Repayment from Interest Available Amount | End balance |
| :---: | :---: | :---: | :---: | :---: |
| Class A1/A2 | - | - | - | - |
| Class B | - | - | - | - |
| Class C | 7,323,879 | 3,543 | - | 7,327,422 |
| Class D | 13,900,000 | - | - | 13,900,000 |
| Class E | 8,300,000 | - | - | 8,300,000 |
| Total | 29,523,879 | 3,543 | - | 29,527,422 |


| Performance |  |  |  |  |  |
| :--- | :---: | :---: | :---: | :---: | :---: |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
| Prepayment rate |  |  |  |  |  |


| Delinquent payments | Delinquent amount | Principal | As percentage of total | Number of loans | As percentage of total |
| :---: | :---: | :---: | :---: | :---: | :---: |
| Current | - | 30,680,483 | 70.3\% | 331 | 73.7\% |
| 1-30 | 33,049 | 6,417,777 | 14.7\% | 66 | 14.7\% |
| 31-60 | 14,013 | 1,443,933 | 3.3\% | 14 | 3.1\% |
| 61-90 | 11,422 | 828,439 | 1.9\% | 7 | 1.6\% |
| 91-120 | 9,455 | 637,793 | 1.5\% | 5 | 1.1\% |
| 121-150 | 5,941 | 253,134 | 0.6\% | 2 | 0.4\% |
| > 151 | 808,748 | 3,358,871 | 7.7\% | 24 | 5.3\% |
| Total | 882,629 | 43,620,430 | 100.0\% | 449 | 100.0\% |
|  | Last period | This period | Net Recoveries | Total |  |
| Aggregate principal losses | - | 3,543 | 121,092 | 54,347,390 |  |

## Summary - Total Portfolio

## Characteristics

| Amounts to be disbursed | - |
| :--- | :---: |
| Number of loans | 449 |
| Number of loans parts | 528 |



| Mortgage coupons | Value | As percentage of total | Number of loanparts | As percentage of total | Average loan part size | WAC | WAM |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| 0\% - 3.00\% | 15,552,952 | 35.7\% | 187 | 35.4\% | 83,171 | 2.71\% | 312.9 |
| 3.00\% - 3.25\% | - | 0.0\% | - | 0.0\% | - | 0.00\% | - |
| 3.25\% - $3.50 \%$ | 10,685,430 | 24.5\% | 133 | 25.2\% | 80,342 | 3.31\% | 264.5 |
| 3.50\% - $3.75 \%$ | 2,007,630 | 4.6\% | 21 | 4.0\% | 95,601 | 3.59\% | 271.0 |
| 3.75\% - 4.00\% | 539,759 | 1.2\% | 7 | 1.3\% | 77,108 | 3.84\% | 237.5 |
| 4.00\% - 4.25\% | 6,005,654 | 13.8\% | 70 | 13.3\% | 85,795 | 4.17\% | 244.2 |
| 4.25\% - 4.50\% | 943,646 | 2.2\% | 13 | 2.5\% | 72,588 | 4.31\% | 259.4 |
| 4.50\% - 4.75\% | 1,838,333 | 4.2\% | 24 | 4.5\% | 76,597 | 4.55\% | 245.4 |
| 4.75\% - 5.00\% | 1,177,497 | 2.7\% | 15 | 2.8\% | 78,500 | 4.92\% | 212.8 |
| 5.00\% - 5.25\% | 186,183 | 0.4\% | 4 | 0.8\% | 46,546 | 5.14\% | 159.0 |
| 5.25\%-5.50\% | 3,181,774 | 7.3\% | 37 | 7.0\% | 85,994 | 5.29\% | 216.7 |
| 5.50\% - 5.75\% | 684,652 | 1.6\% | 7 | 1.3\% | 97,807 | 5.68\% | 210.4 |
| 5.75\%-6.00\% | 240,526 | 0.6\% | 3 | 0.6\% | 80,175 | 5.83\% | 216.6 |
| 6.00\% -> | 576,394 | 1.3\% | 7 | 1.3\% | 82,342 | 6.10\% | 135.4 |
| Total | 43,620,430 | 100.0\% | 528 | 100.0\% | 82,614 | 3.59\% | 269.8 |


| Interest reset date | Value | As percentage of total | Number of loanparts | As percentage of total | Average loan part size | WAC | WAM |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| 01-Jan-2015-31-Dec-2017 | 1,280,641 | 2.9\% | 13 | 2.5\% | 98,511 | 5.88\% | 178.9 |
| 01-Jan-2018-31-Dec-2018 | 95,625 | 0.2\% | 1 | 0.2\% | 95,625 | 4.20\% | 293.0 |
| 01-Jan-2019-31-Dec-2019 | 109,559 | 0.3\% | 1 | 0.2\% | 109,559 | 2.70\% | 394.0 |
| 01-Jan-2020-31-Dec-2020 | - | 0.0\% | - | 0.0\% | - | 0.00\% | - |
| 01-Jan-2021-31-Dec-2021 | 225,570 | 0.5\% | 3 | 0.6\% | 75,190 | 3.63\% | 268.1 |
| 01-Jan-2022-31-Dec-2022 | 40,605 | 0.1\% | 1 | 0.2\% | 40,605 | 4.20\% | 138.0 |
| 01-Jan-2023-31-Dec-2023 | 20,478,418 | 46.9\% | 240 | 45.5\% | 85,327 | 3.51\% | 284.8 |
| 01-Jan-2024-31-Dec-2024 | 8,535,434 | 19.6\% | 107 | 20.3\% | 79,770 | 3.33\% | 273.1 |
| 01-Jan-2025-31-Dec-2025 | 835,305 | 1.9\% | 11 | 2.1\% | 75,937 | 3.30\% | 207.6 |
| 01-Jan-2026-31-Dec-2026 | 4,754,901 | 10.9\% | 64 | 12.1\% | 74,295 | 3.52\% | 264.9 |
| 01-Jan-2027-31-Dec-2027 | 7,264,372 | 16.7\% | 87 | 16.5\% | 83,499 | 3.82\% | 248.9 |
| 01-Jan-2028-31-Dec-2111 | , | 0.0\% | - | 0.0\% | 龶 | 0.00\% | - |
| Total | 43,620,430 | 100.0\% | 528 | 100.0\% | 82,614 | 3.59\% | 269.8 |


| Legal Maturity | Value | As percentage of total | Number of loanparts | $\begin{gathered} \hline \text { As percentage of } \\ \text { total } \\ \hline \end{gathered}$ | Average loan part size | WAC | WAM |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| 01-Jan-2022-31-Dec-2023 | 7,172 | 0.0\% | 1 | 0.2\% | 7,172 | 4.59\% | 10.0 |
| 01-Jan-2024-31-Dec-2025 | 70,619 | 0.2\% | 5 | 0.9\% | 14,124 | 4.01\% | 31.1 |
| 01-Jan-2026-31-Dec-2027 | 431,642 | 1.0\% | 10 | 1.9\% | 43,164 | 3.75\% | 50.8 |
| 01-Jan-2028-31-Dec-2029 | 1,018,477 | 2.3\% | 14 | 2.7\% | 72,748 | 4.21\% | 75.4 |
| 01-Jan-2030-31-Dec-2031 | 558,992 | 1.3\% | 9 | 1.7\% | 62,110 | 3.87\% | 95.7 |
| 01-Jan-2032-31-Dec-2033 | 1,116,963 | 2.6\% | 16 | 3.0\% | 69,810 | 4.23\% | 119.6 |
| 01-Jan-2034-31-Dec-2035 | 1,080,026 | 2.5\% | 21 | 4.0\% | 51,430 | 3.48\% | 145.3 |
| 01-Jan-2036-31-Dec-2037 | 3,436,751 | 7.9\% | 41 | 7.8\% | 83,823 | 3.55\% | 166.8 |
| 01-Jan-2038-31-Dec-2039 | 1,681,250 | 3.9\% | 23 | 4.4\% | 73,098 | 3.83\% | 192.5 |
| 01-Jan-2040-31-Dec-2041 | 3,152,653 | 7.2\% | 37 | 7.0\% | 85,207 | 4.39\% | 214.7 |
| 01-Jan-2042-31-Dec-2043 | 4,034,790 | 9.2\% | 51 | 9.7\% | 79,114 | 4.22\% | 240.6 |
| 01-Jan-2044-31-Dec-2045 | 4,574,985 | 10.5\% | 54 | 10.2\% | 84,722 | 4.11\% | 264.7 |
| 01-Jan-2046-31-Dec-2047 | 5,959,253 | 13.7\% | 63 | 11.9\% | 94,591 | 3.67\% | 287.5 |
| 01-Jan-2048-31-Dec-2137 | 16,496,856 | 37.8\% | 183 | 34.7\% | 90,147 | 3.01\% | 355.0 |
| Total | 43,620,430 | 100.0\% | 528 | 100.0\% | 82,614 | 3.59\% | 269.8 |



| Property type | Value | As percentage of total | Number of Loans | As percentage of total | Average loan size | Owner Occupied | Investment Property |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Einfamilienhaus | 17,083,467 | 39.2\% | 150 | 33.4\% | 113,890 | 98.7\% | 1.3\% |
| Hochhaus/appartement | 20,899,628 | 47.9\% | 255 | 56.8\% | 81,959 | 17.6\% | 82.4\% |
| Mehrfamilienhaus | 3,054,159 | 7.0\% | 20 | 4.5\% | 152,708 | 85.0\% | 15.0\% |
| Zweifamilienhaus | 2,583,175 | 5.9\% | 24 | 5.3\% | 107,632 | 100.0\% | 0.0\% |
| Laden/wohnhaus | - | 0.0\% | - | 0.0\% | - | 0.0\% | 100.0\% |
| unspecified | - | 0.0\% | - | 0.0\% | - | 0.0\% | 0.0\% |
| Total | 43,620,430 | 100.0\% | 449 | 100.0\% | 97,150 | 52.1\% | 47.9\% |


| Loansize | Value | As percentage of total | Number of Loans | $\begin{gathered} \hline \begin{array}{c} \text { As percentage of } \\ \text { total } \end{array} \\ \hline \end{gathered}$ | Average loan size | WAC | WAM |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| 0-100,000 | 18,322,890 | 42.0\% | 271 | 60.4\% | 67,612 | 3.56\% | 259.4 |
| 100,000-150,000 | 14,754,119 | 33.8\% | 121 | 26.9\% | 121,935 | 3.56\% | 281.8 |
| 150,000-200,000 | 7,129,489 | 16.3\% | 42 | 9.4\% | 169,750 | 3.70\% | 271.8 |
| 200,000-250,000 | 2,814,959 | 6.5\% | 13 | 2.9\% | 216,535 | 3.77\% | 276.7 |
| 250,000-300,000 | 253,000 | 0.6\% | 1 | 0.2\% | 253,000 | 4.20\% | 67.0 |
| 300,000-350,000 | 345,973 | 0.8\% | 1 | 0.2\% | 345,973 | 2.70\% | 367.0 |
| 350,000-400,000 | , | 0.0\% | - | 0.0\% | - | 0.00\% | - |
| 400,000 -> | - | 0.0\% | - | 0.0\% | - | 0.00\% | - |
| Total | 43,620,430 | 100.0\% | 449 | 100.0\% | 97,150 | 3.59\% | 269.8 |

## Summary - East Germany

## Characteristics

| Amounts to be disbursed | - |
| :--- | :---: |
| Number of loans | 232 |
| Number of loans parts | 258 |


|  | Weighted average | Minimum | Maximum |
| :---: | :---: | :---: | :---: |
| Loan size | 88,052 | 5,378 | 345,973 |
| Loan part size | 79,179 | 5,378 | 345,973 |
| Coupon | 3.53\% | 2.70\% | 6.26\% |
| Remaining maturity (months) | 277.8 | 20 | 407 |
| Remaining interest period (months) | 15.6 | 1 | 59 |
| Original interest period (months) | 37.4 | 6 | 240 |
| Seasoning (months) | 193.1 | 187.1 | 217.5 |
| Loan to Foreclosure Value | 92.9\% | 9.8\% | 128.0\% |
|  | Value | As \% of number of loans | As \% Outstanding principal amount |
| Investment properties | 15,200,463.85 | 77.2\% | 74.41\% |
| Owner occupied | 5,227,701.67 | 22.8\% | 25.59\% |


| Redemption type | Value | As percentage of total | Number of loanparts | $\begin{gathered} \hline \text { As percentage of } \\ \text { total } \end{gathered}$ | Average loan part size | WAC | WAM |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Annuity | 18,959,221 | 92.8\% | 238 | 92.2\% | 79,661 | 3.54\% |  | 283.6 |
| Interest Only With Life Insurance Redemption | 946,959 | 4.6\% | 15 | 5.8\% | 63,131 | 3.26\% |  | 187.0 |
| Interest Only With Building Savings Account Redemption | 432,843 | 2.1\% | 3 | 1.2\% | 144,281 | 3.83\% |  | 233.8 |
| Interest Only | 89,143 | 0.4\% | 2 | 0.8\% | 44,571 | 4.72\% |  | 222.9 |
| Total | 20,428,166 | 100.0\% | 258 | 100.0\% | 79,179 | 3.53\% |  | 277.8 |
| Interest term | Value | As percentage of total | Number of loanparts | As percentage of total | Average loan part size | WAC | WAM |  |
| 0-12 | 4,378,180 | 21.4\% | 53 | 20.5\% | 82,607 | 4.47\% |  | 253.5 |
| 13-24 | 10,057,695 | 49.2\% | 122 | 47.3\% | 82,440 | 2.96\% |  | 302.4 |
| 25-36 | - | 0.0\% | - | 0.0\% | - | 0.00\% |  | - |
| 37-48 | - | 0.0\% | - | 0.0\% | - | 0.00\% |  | - |
| 49-60 | 5,025,632 | 24.6\% | 70 | 27.1\% | 71,795 | 3.52\% |  | 273.7 |
| 61-72 | - | 0.0\% | - | 0.0\% | - | 0.00\% |  | - |
| 73-84 | - | 0.0\% | - | 0.0\% | - | 0.00\% |  | - |
| 85-96 | - | 0.0\% | - | 0.0\% | - | 0.00\% |  | - |
| 97-108 | - | 0.0\% | - | 0.0\% | - | 0.00\% |  | - |
| 109-125 | 314,983 | 1.5\% | 4 | 1.6\% | 78,746 | 5.99\% |  | 153.4 |
| 126-132 | , | 0.0\% | - | 0.0\% |  | 0.00\% |  | - |
| 132 -> | 651,675 | 3.2\% | 9 | 3.5\% | 72,408 | 4.99\% |  | 153.2 |
| Total | 20,428,166 | 100.0\% | 258 | 100.0\% | 79,179 | 3.53\% |  | 277.8 |



| Legal Maturity | Value | As percentage of total | Number of loanparts | $\begin{gathered} \text { As percentage of } \\ \text { total } \end{gathered}$ | Average loan part size | WAC | WAM |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| 01-Jan-2022-31-Dec-2023 | - | 0.0\% | - | 0.0\% | - | 0.00\% | - |
| 01-Jan-2024-31-Dec-2025 | 21,430 | 0.1\% | 2 | 0.8\% | 10,715 | 3.08\% | 29.0 |
| 01-Jan-2026-31-Dec-2027 | 202,905 | 1.0\% | 5 | 1.9\% | 40,581 | 3.68\% | 50.6 |
| 01-Jan-2028-31-Dec-2029 | 518,575 | 2.5\% | 8 | 3.1\% | 64,822 | 4.19\% | 80.7 |
| 01-Jan-2030-31-Dec-2031 | 202,507 | 1.0\% | 3 | 1.2\% | 67,502 | 3.52\% | 92.9 |
| 01-Jan-2032-31-Dec-2033 | 490,995 | 2.4\% | 8 | 3.1\% | 61,374 | 4.39\% | 124.9 |
| 01-Jan-2034-31-Dec-2035 | 356,785 | 1.7\% | 6 | 2.3\% | 59,464 | 3.28\% | 143.3 |
| 01-Jan-2036-31-Dec-2037 | 1,697,881 | 8.3\% | 22 | 8.5\% | 77,176 | 3.75\% | 166.4 |
| 01-Jan-2038-31-Dec-2039 | 709,908 | 3.5\% | 11 | 4.3\% | 64,537 | 3.68\% | 192.2 |
| 01-Jan-2040-31-Dec-2041 | 901,312 | 4.4\% | 12 | 4.7\% | 75,109 | 4.07\% | 216.5 |
| 01-Jan-2042-31-Dec-2043 | 1,933,165 | 9.5\% | 27 | 10.5\% | 71,599 | 4.12\% | 238.3 |
| 01-Jan-2044-31-Dec-2045 | 1,893,314 | 9.3\% | 23 | 8.9\% | 82,318 | 4.26\% | 266.7 |
| 01-Jan-2046-31-Dec-2047 | 2,923,915 | 14.3\% | 32 | 12.4\% | 91,372 | 3.79\% | 288.1 |
| 01-Jan-2048-31-Dec-2137 | 8,575,472 | 42.0\% | 99 | 38.4\% | 86,621 | 2.97\% | 357.8 |
| Total | 20,428,166 | 100.0\% | 258 | 100.0\% | 79,179 | 3.53\% | 277.8 |


| Loan to Foreclosure Value Loans | Value | As percentage of total | Number of Loans | $\underset{\text { total }}{\text { As percentage of }}$ | Average loan size | WAC | WAM |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| 0\% - 60\% | 1,037,033 | 5.1\% | 20 | 8.6\% | 51,852 | 3.82\% | 188.1 |
| 60\% - 70\% | 847,196 | 4.1\% | 14 | 6.0\% | 60,514 | 3.41\% | 168.8 |
| 70\% - 80\% | 891,219 | 4.4\% | 14 | 6.0\% | 63,659 | 3.45\% | 182.3 |
| 80\% - $90 \%$ | 3,288,462 | 16.1\% | 36 | 15.5\% | 91,346 | 3.19\% | 264.5 |
| 90\%-100\% | 8,012,381 | 39.2\% | 84 | 36.2\% | 95,385 | 3.50\% | 301.1 |
| 100\%-110\% | 4,895,729 | 24.0\% | 51 | 22.0\% | 95,995 | 3.56\% | 317.1 |
| 110\%-120\% | 1,123,791 | 5.5\% | 10 | 4.3\% | 112,379 | 3.97\% | 249.4 |
| 120\% - 130\% | 332,355 | 1.6\% | 3 | 1.3\% | 110,785 | 5.54\% | 178.7 |
| 130\% - > | 3,3 | 0.0\% | - | 0.0\% | , | 0.00\% | - |
| Total | 20,428,166 | 100.0\% | 232 | 100.0\% | 88,052 | 3.53\% | 277.8 |


| Province | Value | As percentage of total | Number of Loans | $\begin{gathered} \text { As percentage of } \\ \text { total } \end{gathered}$ | Average loan size | WAC | WAM |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Berlin | 2,481,333 | 12.1\% | 26 | 11.2\% | 95,436 | 3.36\% | 282.9 |
| Brandenburg | 1,322,033 | 6.5\% | 13 | 5.6\% | 101,695 | 4.08\% | 195.6 |
| Mecklenburg-Vorpommern | 589,933 | 2.9\% | 5 | 2.2\% | 117,987 | 3.10\% | 306.4 |
| Sachsen | 12,144,307 | 59.4\% | 143 | 61.6\% | 84,925 | 3.60\% | 285.2 |
| Sachsen-Anhalt | 3,198,564 | 15.7\% | 38 | 16.4\% | 84,173 | 3.24\% | 277.2 |
| Thüringen | 691,996 | 3.4\% | 7 | 3.0\% | 98,857 | 3.66\% | 265.5 |
| Unspecified | - | 0.0\% | - | 0.0\% | - | 0.00\% | - |
| Total | 20,428,166 | 100.0\% | 232 | 100.0\% | 88,052 | 3.53\% | 277.8 |


| Property type | Value | As percentage of total | Number of Loans | As percentage of total | Average loan size | Owner Occupied | Investment Property |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Einfamilienhaus | 4,318,253 | 21.1\% | 40 | 17.2\% | 107,956 | 97.50\% | 2.50\% |
| Hochhaus/appartement | 15,569,027 | 76.2\% | 188 | 81.0\% | 82,814 | 5.85\% | 94.15\% |
| Mehrfamilienhaus | 497,859 | 2.4\% | 3 | 1.3\% | 165,953 | 66.67\% | 33.33\% |
| Zweifamilienhaus | 43,027 | 0.2\% | 1 | 0.4\% | 43,027 | 100.00\% | 0.00\% |
| Laden/wohnhaus | - | 0.0\% | - | 0.0\% |  | 0.00\% | 100.00\% |
| unspecified | - | 0.0\% | - | 0.0\% | - | 0.00\% | 0.00\% |
| Total | 20,428,166 | 100.0\% | 232 | 100.0\% | 88,052 | 22.84\% | 77.16\% |
| Loansize | Value | As percentage of total | Number of Loans | $\begin{aligned} & \text { As percentage of } \\ & \text { total } \end{aligned}$ | Average loan size | WAC | WAM |
| 0-100,000 | 11,851,136 | 58.0\% | 168 | 72.4\% | 70,542 | 3.48\% | 272.1 |
| 100,000-150,000 | 5,728,300 | 28.0\% | 49 | 21.1\% | 116,904 | 3.74\% | 280.8 |
| 150,000-200,000 | 2,093,637 | 10.2\% | 12 | 5.2\% | 174,470 | 3.58\% | 280.3 |
| 200,000-250,000 | 409,119 | 2.0\% | 2 | 0.9\% | 204,560 | 2.76\% | 312.8 |
| 250,000-300,000 | - | 0.0\% | - | 0.0\% | , | 0.00\% | - |
| 300,000-350,000 | 345,973 | 1.7\% | 1 | 0.4\% | 345,973 | 2.70\% | 367.0 |
| 350,000-400,000 | , | 0.0\% | - | 0.0\% | , | 0.00\% | - |
| 400,000 - > | - | 0.0\% | - | 0.0\% | - | 0.00\% | - |
| Total | 20,428,166 | 100.0\% | 232 | 100.0\% | 88,052 | 3.53\% | 277.8 |

