

European Mortgage Securities VIII B.V.

Quarterly Information Report

Collateral Period Start Date	1-dec-2012
Collateral Period End Date	28-feb-2013
Quarterly Payment Date	20-mrt-2013

ATC

Pro-Forma Balance Sheet (Prior to Settlement at Payment Date)		0.00
Assets		
Mortgage Portfolio	€ 1,917,086,153	
Principal Deficiency Ledger	€ 0	
Receivable from Swap Counterparty	€ 1,015,424	
Transaction Account	€ 62,276,919	
Other receivables	€ 3,198,835	
Poolservicer receivable	€ 6,223,089	
Total Assets	€ 1,989,800,419	
Liabilities		
Senior Class A notes	€ 1,551,890,254	
Mezzanine Class B notes	€ 368,700,000	
Notes Principal Outstanding Amount	€ 1,920,590,254	
Share Capital	€ 18,000	
Construction Amount	€ 143,596	
Notes Redemption payable	€ 46,466,032	
Swap payable	€ 21,495,458	
Notes Interest payable	€ 1,015,424	
Mezzanine Class B notes Interest Deficiency Ledger	€ 0	
Expenses payable	€ 250	
Other Payables	€ 71,405	
Total Liabilities	€ 1,989,800,419	

Priority of Payments in respect of Interest		Due		Paid		Balance		Status
Notes Interest Available Amount								
(i)	Interest, including any Prepayment Penalties and Penalty Interest on Mortgage Receivables					€ 21,567,142.32		
(ii)	Interest Received on Transaction Accounts and Revenue on any Eligible Investments					€ 0.00		
(iii)	Net Proceeds on any Mortgage Receivables (non-principal)					€ 0.00		
(iv)	Receivable from Swap Counter-party					€ 1,015,424.38		
(v)	Repurchase Proceeds (non-principal)					€ 0.00		
(vi)	Sale Proceeds (non-principal)					€ 0.00		
(vii)	Post-foreclosure Proceeds					€ 0.00		
(viii)	Pre-Closing Proceeds (non-principal)					€ 0.00		
On Final Maturity Date or, if earlier, the Optional Redemption Date on which Notes are redeemed:								
(ix)	The remaining balance standing to the credit of the GIC Account, if any					€ 0.00		
(x)	Amounts received in connection with a NHG Guarantee or Municipality Guarantee (non-principal)					€ 0.00		
Total Notes Interest Available Amount						€ 22,582,566.70		
(a), (b), (c)	Expenses, Taxes etc.	€ 55,348.84		€ 55,348.84		€ 22,527,217.86		OK
(d)	Payable to Swap Counterparty	€ 21,511,793.48		€ 21,511,793.48		€ 1,015,424.38		OK
(e)	Interest on the Class A Notes	€ 825,064.57		€ 825,064.57		€ 190,359.81		OK
(f)	Class A Principal Deficiency Ledger	€ 0.00		€ 0.00		€ 190,359.81		OK
(g)	Interest on the Mezzanine Class B Notes	€ 190,359.81		€ 190,359.81		€ 0.00		OK
(h)	Class B Principal Deficiency Ledger	€ 0.00		€ 0.00		€ 0.00		OK
(i)	Swap default payment under the terms of the relevant Swap agreement	€ 0.00		€ 0.00		€ 0.00		OK
(j)	Deferred Purchase Price Instalment	€ 0.00		€ 0.00		€ 0.00		OK
Total Amount		€ 22,582,566.70		€ 22,582,566.70		0.00		

Priority of Payments in respect of Principal		Due		Paid		Balance		Status
Notes Redemption Available Amount								
(i)	Repayments and Prepayments of Principal under the Mortgage Receivables					€ 33,584,068.24		
(ii)	Net Proceeds on any Mortgage Receivable related to Principal					€ 0.00		
(iii), (iv)	Repurchases, Sales etc. proceeds related to Principal					€ 12,892,342.62		
(v)	Credits to the Principal Deficiency Ledgers					€ 0.00		
(vi)	Notes Redemption Available Amount not yet Applied					€ 0.00		
(vii)	Pre-Closing Proceeds related to Principal					€ 0.00		
(viii)	Amounts debited to the Construction Ledger					€ 0.00		
(ix)	Reserved Amount on the last day of the preceding Quarterly Calculation Period.					€ 3,499.01		
(x)	Amounts received in connection with a NHG Guarantee or Municipality Guarantee (principal)					€ 0.00		
(xi)	Amounts received as Realized Losses under the Swap Agreement					€ 0.00		
Less on such Quarterly Calculation Date immediately preceding the first Optional Redemption Date:								
(xii)	Substitution Amount					€ 0.00		
(xiii)	Purchase of Further Advance Receivables					€ 0.00		
(xiv)	Reserved Amount					(€ 13,877.87)		
Total Notes Redemption Available Amount						€ 46,466,032.00		
Principal Priority of Payments								
Prior to the delivery of an Enforcement notice:								
(i)	Firstly, the Senior Class A Notes until fully redeemed					€ 46,466,032.00		
(ii)	Secondly, the Mezzanine Class B Notes until fully redeemed					€ 0.00		
Upon an Enforcement notice:								
See relevant documents in such case								
Total Amount						€ 46,466,032.00		

Redemption Allocation								
	ISIN-number	Original Balance	Outstanding Balance before Redemption	Allocated Principal Redemption per Tranche	Outstanding Balance after Redemption	Pool Factor after Redemption	Rating	Rating Agency
Senior Class A	XS0263192774	€ 2,089,300,000	€ 1,598,356,286	€ 46,466,032	€ 1,551,890,254	0.7427800	Aaa	Moody's
Mezzanine Class B	XS0263193582	€ 368,700,000	€ 368,700,000	€ 0	€ 368,700,000	1.0000000	A2	Moody's
Total		€ 2,458,000,000	€ 1,967,056,286	€ 46,466,032	€ 1,920,590,254			

Swap Calculation	
Amounts Payable	
Scheduled interest inc. arrears penalty	€ 21,567,142.32
Interest received on Transaction accounts, etc	€ 0.00
Revenue on Eligible Investments	€ 0.00
Less: Operational expenses	€ 55,348.84
<i>Amount Payable to SWAP Counterparty</i>	
	€ 21,511,793.48
Amounts Receivable	
Notes interest due	€ 1,015,424.38
Realized losses incurred during the Quarterly Calculation period	€ 0.00
<i>Amount Receivable from SWAP Counterparty</i>	
	€ 1,015,424.38
Net payable to SWAP Counterparty	(€ 20,496,369.10)

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