

# European Mortgage Securities VIII B.V.

## Quarterly Information Report



Collateral Period Start Date	1-dec-2013
Collateral Period End Date	28-feb-2014
Quarterly Payment Date	20-mrt-2014

### Pro-Forma Balance Sheet (Prior to Settlement at Payment Date)

Assets		Liabilities	
Mortgage Portfolio	€ 1.736.285.345	Senior Class A notes	€ 1.370.058.475
Principal Deficiency Ledger	€ 0	Mezzanine Class B notes	€ 368.700.000
Receivable from Swap Counterparty	€ 1.427.840	Notes Principal Outstanding Amount	€ 1.738.758.475
Transaction Account	€ 59.531.500	Share Capital	€ 18.000
Other receivables	€ 2.025.183	Construction Amount	€ 27.670
Poolservicer receivable	€ 3.542.307	Notes Redemption payable	€ 43.332.082
		Swap payable	€ 19.223.727
		Notes Interest payable	€ 1.427.840
		Mezzanine Class B notes Interest Deficiency Ledger	€ 0
		Expenses payable	€ 250
		Other Payables	€ 24.131
<b>Total Assets</b>	<b>€ 1.802.812.174</b>	<b>Total Liabilities</b>	<b>€ 1.802.812.174</b>

### Priority of Payments in respect of Interest

Notes Interest Available Amount		
(i)	Interest, including any Prepayment Penalties and Penalty Interest on Mortgage Receivables	€ 19.247.857,69
(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 Counterparty	€ 1.427.839,91
(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
<b>On Final Maturity Date or, if earlier, the Optional Redemption Date on which Notes are redeemed:</b>		
(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
<b>Total Notes Interest Available Amount</b>		<b>€ 20.675.697,60</b>

Interest Priority of Payments		Due	Paid	Balance	Status
(a), (b), (c)	Expenses, Taxes etc.	€ 24.131,00	€ 24.131,00	€ 20.651.566,60	OK
(d)	Payable to Swap Counterparty	€ 19.223.726,69	€ 19.223.726,69	€ 1.427.839,91	OK
(e)	Interest on the Class A Notes	€ 1.132.400,60	€ 1.132.400,60	€ 295.439,31	OK
(f)	Class A Principal Deficiency Ledger	€ 0,00	€ 0,00	€ 295.439,31	OK
(g)	Interest on the Mezzanine Class B Notes	€ 295.439,31	€ 295.439,31	€ 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
<b>Total Amount</b>		<b>€ 20.675.697,60</b>	<b>€ 20.675.697,60</b>	<b>0,00</b>	

### Priority of Payments in respect of Principal

Notes Redemption Available Amount		
(i)	Repayments and Prepayments of Principal under the Mortgage Receivables	€ 28.701.717,12
(ii)	Net Proceeds on any Mortgage Receivable related to Principal	€ 0,00
(iii), (iv)	Repurchases, Sales etc. proceeds related to Principal	€ 14.625.534,69
(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.	€ 13.381,27
(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
<b>Less on such Quarterly Calculation Date immediately preceding the first Optional Redemption Date:</b>		
(xii)	Substitution Amount	€ 0,00
(xiii)	Purchase of Further Advance Receivables	€ 0,00
(xiv)	Reserved Amount	(€ 8.551,08)
<b>Total Notes Redemption Available Amount</b>		<b>€ 43.332.082,00</b>

### Principal Priority of Payments

<b>Prior to the delivery of an Enforcement notice:</b>		
(i)	Firstly, the Senior Class A Notes until fully redeemed	€ 43.332.082,00
(ii)	Secondly, the Mezzanine Class B Notes until fully redeemed	€ 0,00
<b>Upon an Enforcement notice:</b>		
See relevant documents in such case		
<b>Total Amount</b>		<b>€ 43.332.082,00</b>

### 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	€ 1.413.390.557	€ 43.332.082	€ 1.370.058.475	0,6557500	Aaa	Moody's
Mezzanine Class B	XS0263193582	€ 368.700.000	€ 368.700.000	€ 0	€ 368.700.000	1,0000000	A2	Moody's
<b>Total</b>		<b>€ 2.458.000.000</b>	<b>€ 1.782.090.557</b>	<b>€ 43.332.082</b>	<b>€ 1.738.758.475</b>			

### Swap Calculation

<b>Amounts Payable</b>	
Scheduled interest inc. arrears penalty	€ 19.247.857,69
Interest received on Transaction accounts, etc	€ 0,00
Revenue on Eligible Investments	€ 0,00
Less: Operational expenses	€ 24.131,00
<b>Amount Payable to SWAP Counterparty</b>	
	<b>€ 19.223.726,69</b>
<b>Amounts Receivable</b>	
Notes interest due	€ 1.427.839,91
Realized losses incurred during the Quarterly Calculation period	€ 0,00
<b>Amount Receivable from SWAP Counterparty</b>	
	<b>€ 1.427.839,91</b>
<b>Net payable to SWAP Counterparty</b>	
	<b>(€ 17.795.886,78)</b>

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