

European Mortgage Securities VIII B.V.

Quarterly Information Report

Collateral Period Start Date	1-mrt-2013
Collateral Period End Date	31-mei-2013
Quarterly Payment Date	20-jun-2013

ATC

Pro-Forma Balance Sheet (Prior to Settlement at Payment Date)			
Assets		Liabilities	
Mortgage Portfolio	€ 1,849,238,699	Senior Class A notes	€ 1,482,232,992
Principal Deficiency Ledger	€ 0	Mezzanine Class B notes	€ 368,700,000
Receivable from Swap Counterparty	€ 4,017,974	Notes Principal Outstanding Amount	€ 1,850,932,992
Transaction Account	€ 54,867,427	Share Capital	€ 18,000
Other receivables	€ 1,266,370	Construction Amount	€ 28,013
Poolservicer receivable	€ 33,282,105	Notes Redemption payable	€ 69,657,262
		Swap payable	€ 20,861,615
		Notes Interest payable	€ 1,121,413
		Mezzanine Class B notes Interest Deficiency Ledger	€ 0
		Expenses payable	€ 250
		Other Payables	€ 53,030
Total Assets	€ 1,942,672,575	Total Liabilities	€ 1,942,672,575

Priority of Payments in respect of Interest		
Notes Interest Available Amount		
(i)	Interest, including any Prepayment Penalties and Penalty Interest on Mortgage Receivables	€ 20,915,090.09
(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	€ 4,017,974.49
(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		€ 24,933,064.58
Interest Priority of Payments		
(a), (b), (c)	Expenses, Taxes etc.	€ 53,474.82
(d)	Payable to Swap Counterparty	€ 20,861,615.27
(e)	Interest on the Class A Notes	€ 906,129.41
(f)	Class A Principal Deficiency Ledger	€ 0.00
(g)	Interest on the Mezzanine Class B Notes	€ 215,283.93
(h)	Class B Principal Deficiency Ledger	€ 2,896,561.15
(i)	Swap default payment under the terms of the relevant Swap agreement	€ 0.00
(j)	Deferred Purchase Price Instalment	€ 0.00
Total Amount		€ 24,933,064.58

Priority of Payments in respect of Principal		
Notes Redemption Available Amount		
(i)	Repayments and Prepayments of Principal under the Mortgage Receivables	€ 22,579,504.95
(ii)	Net Proceeds on any Mortgage Receivable related to Principal	€ 0.00
(iii), (iv)	Repurchases, Sales etc. proceeds related to Principal	€ 44,169,266.33
(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.	€ 13,877.87
(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	€ 2,896,561.15
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	(€ 1,948.30)
Total Notes Redemption Available Amount		€ 69,657,262.00
Principal Priority of Payments		
Prior to the delivery of an Enforcement notice:		
(i)	Firstly, the Senior Class A Notes until fully redeemed	€ 69,657,262.00
(ii)	Secondly, the Mezzanine Class B Notes until fully redeemed	€ 0.00
Upon an Enforcement notice:		
See relevant documents in such case		
Total Amount		€ 69,657,262.00

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	€ 1,551,890,254	€ 69,657,262	€ 1,482,232,992	0.7094400	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	€ 1,920,590,254	€ 69,657,262	€ 1,850,932,992			

Swap Calculation	
Amounts Payable	
Scheduled interest inc. arrears penalty	€ 20,915,090.09
Interest received on Transaction accounts, etc	€ 0.00
Revenue on Eligible Investments	€ 0.00
Less: Operational expenses	€ 53,474.82
<i>Amount Payable to SWAP Counterparty</i>	
	€ 20,861,615.27
Amounts Receivable	
Notes interest due	€ 1,121,413.34
Realized losses incurred during the Quarterly Calculation period	€ 2,896,561.15
<i>Amount Receivable from SWAP Counterparty</i>	
	€ 4,017,974.49
Net payable to SWAP Counterparty	(€ 16,843,640.78)

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