

European Mortgage Securities VIII B.V.

Quarterly Information Report



Collateral Period Start Date	1-jun-2014
Collateral Period End Date	31-aug-2014
Quarterly Payment Date	22-sep-2014

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

Assets		Liabilities	
Mortgage Portfolio	€ 1.671.257.970	Senior Class A notes	€ 1.305.039.459
Principal Deficiency Ledger	€ 0	Mezzanine Class B notes	€ 368.700.000
Receivable from Swap Counterparty	€ 1.063.048	Notes Principal Outstanding Amount	€ 1.673.739.459
Transaction Account	€ 47.491.752	Share Capital	€ 18.000
Other receivables	€ 3.754.135	Construction Amount	€ 52.435
Poolservicer receivable	€ 2.895.750	Notes Redemption payable	€ 33.407.907
		Swap payable	€ 18.140.099
		Notes Interest payable	€ 1.063.048
		Mezzanine Class B notes Interest Deficiency Ledger	€ 0
		Expenses payable	€ 250
		Other Payables	€ 41.455
Total Assets	€ 1.726.462.654	Total Liabilities	€ 1.726.462.654

Priority of Payments in respect of Interest

Notes Interest Available Amount		
(i)	Interest, including any Prepayment Penalties and Penalty Interest on Mortgage Receivables	€ 18.164.251,33
(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	€ 1.063.048,13
(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	€ 19.227.299,46

Interest Priority of Payments

		Due	Paid	Balance	Status
(a), (b), (c)	Expenses, Taxes etc.	€ 24.151,93	€ 24.151,93	€ 19.203.147,53	OK
(d)	Payable to Swap Counterparty	€ 18.140.099,40	€ 18.140.099,40	€ 1.063.048,13	OK
(e)	Interest on the Class A Notes	€ 833.421,77	€ 833.421,77	€ 229.626,36	OK
(f)	Class A Principal Deficiency Ledger	€ 0,00	€ 0,00	€ 229.626,36	OK
(g)	Interest on the Mezzanine Class B Notes	€ 229.626,36	€ 229.626,36	€ 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	€ 19.227.299,46	€ 19.227.299,46	0,00	

Priority of Payments in respect of Principal

Notes Redemption Available Amount		
(i)	Repayments and Prepayments of Principal under the Mortgage Receivables	€ 29.705.909,46
(ii)	Net Proceeds on any Mortgage Receivable related to Principal	€ 0,00
(iii), (iv)	Repurchases, Sales etc. proceeds related to Principal	€ 3.713.286,55
(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.	€ 3.777,28
(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	(€ 15.066,29)
	Total Notes Redemption Available Amount	€ 33.407.907,00
	Principal Priority of Payments	
	Prior to the delivery of an Enforcement notice:	
(i)	Firstly, the Senior Class A Notes until fully redeemed	€ 33.407.907,00
(ii)	Secondly, the Mezzanine Class B Notes until fully redeemed	€ 0,00
	Upon an Enforcement notice:	
	See relevant documents in such case	€ 0,00
	Total Amount	€ 33.407.907,00

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	€ 1.338.447.366	€ 33.407.907	€ 1.305.039.459	0,6246300	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	€ 1.707.147.366	€ 33.407.907	€ 1.673.739.459			

Swap Calculation

Amounts Payable	
Scheduled interest inc. arrears penalty	€18.164.251,33
Interest received on Transaction accounts, etc	€0,00
Revenue on Eligible Investments	€0,00
Less: Operational expenses	€24.151,93
	Amount Payable to SWAP Counterparty
	€18.140.099,40
Amounts Receivable	
Notes interest due	€1.063.048,13
Realized losses incurred during the Quarterly Calculation period	€0,00
	Amount Receivable from SWAP Counterparty
	€1.063.048,13
Net payable to SWAP Counterparty	(€17.077.051,27)

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