

# European Mortgage Securities VIII B.V.

## Quarterly Information Report

Collateral Period Start Date	1-jun-2013
Collateral Period End Date	31-aug-2013
Quarterly Payment Date	20-sep-2013

Pro-Forma Balance Sheet (Prior to Settlement at Payment Date)			
Assets		Liabilities	
Mortgage Portfolio	€ 1,808,970,290	Senior Class A notes	€ 1,441,596,107
Principal Deficiency Ledger	€ 0	Mezzanine Class B notes	€ 368,700,000
Receivable from Swap Counterparty	€ 1,099,721	Notes Principal Outstanding Amount	€ 1,810,296,107
Transaction Account	€ 55,492,158	Share Capital	€ 18,000
Other receivables	€ 1,844,107	Construction Amount	€ 33,001
Poolservicer receivable	€ 3,324,734	Notes Redemption payable	€ 40,636,885
		Swap payable	€ 18,612,743
		Notes Interest payable	€ 1,099,721
		Mezzanine Class B notes Interest Deficiency Ledger	€ 0
		Expenses payable	€ 250
		Other Payables	€ 34,304
<b>Total Assets</b>	<b>€ 1,870,731,011</b>	<b>Total Liabilities</b>	<b>€ 1,870,731,011</b>

Priority of Payments in respect of Interest		
Notes Interest Available Amount		
(i)	Interest, including any Prepayment Penalties and Penalty Interest on Mortgage Receivables	€ 18,647,335.64
(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	€ 1,099,721.49
(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
<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>€ 19,747,057.13</b>

Interest Priority of Payments					
		Due	Paid	Balance	Status
(a), (b), (c)	Expenses, Taxes etc.	€ 34,592.42	€ 34,592.42	€ 19,712,464.71	OK
(d)	Payable to Swap Counterparty	€ 18,612,743.22	€ 18,612,743.22	€ 1,099,721.49	OK
(e)	Interest on the Class A Notes	€ 880,639.95	€ 880,639.95	€ 219,081.54	OK
(f)	Class A Principal Deficiency Ledger	€ 0.00	€ 0.00	€ 219,081.54	OK
(g)	Interest on the Mezzanine Class B Notes	€ 219,081.54	€ 219,081.54	€ 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>€ 19,747,057.13</b>	<b>€ 19,747,057.13</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	€ 23,124,604.88
(ii)	Net Proceeds on any Mortgage Receivable related to Principal	€ 0.00
(iii), (iv)	Repurchases, Sales etc. proceeds related to Principal	€ 17,515,839.17
(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.	€ 1,948.30
(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	(€ 5,507.35)
<b>Total Notes Redemption Available Amount</b>		<b>€ 40,636,885.00</b>

Principal Priority of Payments		
Prior to the delivery of an Enforcement notice:		
(i)	Firstly, the Senior Class A Notes until fully redeemed	€ 40,636,885.00
(ii)	Secondly, the Mezzanine Class B Notes until fully redeemed	€ 0.00
<b>Upon an Enforcement notice:</b>		
See relevant documents in such case		€ 0.00
<b>Total Amount</b>		<b>€ 40,636,885.00</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	€ 1,482,232,992	€ 40,636,885	€ 1,441,596,107	0.6899900	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>€ 1,850,932,992</b>	<b>€ 40,636,885</b>	<b>€ 1,810,296,107</b>			

Swap Calculation	
<b>Amounts Payable</b>	
Scheduled interest inc. arrears penalty	€ 18,647,335.64
Interest received on Transaction accounts, etc	€ 0.00
Revenue on Eligible Investments	€ 0.00
Less: Operational expenses	€ 34,592.42
<b>Amount Payable to SWAP Counterparty</b>	
	<b>€ 18,612,743.22</b>
<b>Amounts Receivable</b>	
Notes interest due	€ 1,099,721.49
Realized losses incurred during the Quarterly Calculation period	€ 0.00
<b>Amount Receivable from SWAP Counterparty</b>	
	<b>€ 1,099,721.49</b>
<b>Net payable to SWAP Counterparty</b>	
	<b>(€ 17,513,021.73)</b>

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