

# European Mortgage Securities VIII B.V.

## Quarterly Information Report

Collateral Period Start Date	1-sep-2013
Collateral Period End Date	30-nov-2013
Quarterly Payment Date	20-dec-2013

Pro-Forma Balance Sheet (Prior to Settlement at Payment Date)	
Assets	Liabilities
Mortgage Portfolio	Senior Class A notes
Principal Deficiency Ledger	Mezzanine Class B notes
Receivable from Swap Counterparty	Notes Principal Outstanding Amount
Transaction Account	Share Capital
Other receivables	Construction Amount
Poolservicer receivable	Notes Redemption payable
	Swap payable
	Notes Interest payable
	Mezzanine Class B notes Interest Deficiency Ledger
	Expenses payable
	Other Payables
<b>Total Assets</b>	<b>Total Liabilities</b>

Priority of Payments in respect of Interest	
Notes Interest Available Amount	
(i) Interest, including any Prepayment Penalties and Penalty Interest on Mortgage Receivables	€ 19,220,795.50
(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	€ 1,118,734.12
(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>€ 20,339,529.62</b>

Interest Priority of Payments		Due	Paid	Balance	Status
(a), (b), (c) Expenses, Taxes etc.		€ 33,741.87	€ 33,741.87	€ 20,305,787.75	OK
(d) Payable to Swap Counterparty		€ 19,187,053.63	€ 19,187,053.63	€ 1,118,734.12	OK
(e) Interest on the Class A Notes		€ 890,877.52	€ 890,877.52	€ 227,856.60	OK
(f) Class A Principal Deficiency Ledger		€ 0.00	€ 0.00	€ 227,856.60	OK
(g) Interest on the Mezzanine Class B Notes		€ 227,856.60	€ 227,856.60	€ 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>€ 20,339,529.62</b>	<b>€ 20,339,529.62</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	€ 24,621,757.12
(ii) Net Proceeds on any Mortgage Receivable related to Principal	€ 0.00
(iii), (iv) Repurchases, Sales etc. proceeds related to Principal	€ 3,591,666.80
(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.	€ 5,507.35
(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	€ (13,381.27)
<b>Total Notes Redemption Available Amount</b>	<b>€ 28,205,550.00</b>

Principal Priority of Payments	
Prior to the delivery of an Enforcement notice:	
(i) Firstly, the Senior Class A Notes until fully redeemed	€ 28,205,550.00
(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>€ 28,205,550.00</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	€ 1,441,596,107	€ 28,205,550	€ 1,413,390,557	0.6764900	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>€ 1,810,296,107</b>	<b>€ 28,205,550</b>	<b>€ 1,782,090,557</b>			

Swap Calculation	
<b>Amounts Payable</b>	
Scheduled interest inc. arrears penalty	€ 19,220,795.50
Interest received on Transaction accounts, etc	€ 0.00
Revenue on Eligible Investments	€ 0.00
Less: Operational expenses	€ 33,741.87
<b>Amount Payable to SWAP Counterparty</b>	<b>€ 19,187,053.63</b>
<b>Amounts Receivable</b>	
Notes interest due	€ 1,118,734.12
Realized losses incurred during the Quarterly Calculation period	€ 0.00
<b>Amount Receivable from SWAP Counterparty</b>	<b>€ 1,118,734.12</b>
<b>Net payable to SWAP Counterparty</b>	<b>€ (18,068,319.51)</b>

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