

European Mortgage Securities VIII B.V.

Fred. Roeskestraat 123, 1076 EE Amsterdam
Telefoon: +31.20.5771177 ; Fax: +31.20.5771188
Kamer van Koophandel: 34.252.850

Amsterdam, June 9, 2010

Subject: **First Optional Redemption Date EMS VIII, June 21, 2010**

Dear all,

European Mortgage Securities VIII B.V. hereby notifies that it will not exercise its right to redeem the Notes at the First Optional Redemption Date on June 21, 2010 in line with the intentions, at the time of issuance, of the sole Noteholder to continue the transaction until the Clean-up Call date.

European Mortgage Securities VIII B.V.

ATC Management B.V.
Managing Director