

European Mortgage Securities VIII B.V.

ISIN XS0263192774

ISIN XS0263193582

European Mortgage Securities VIII B.V. will not exercise its right to redeem the Notes at the first following Optional Redemption Date on 20 March 2012 in line with the intentions, at the time of issuance, of the sole Noteholder to continue the transaction until the Clean-up Call Option Date.

ATC

Amsterdam, 21 February 2012

ATC Management B.V.
Director