

# Hermes VIII per 8 June 2004

## Securities

Class A Senior Notes	
Original Amount (in Euro)	1,156,500,000
Outstanding Amount (in Euro)	1,156,500,000
Pool Factor	1.00000000
Expected Average life*	7.2 yr
Expected Maturity*	10.0 yr
Coupon	3m-EUR + 17 bp
Rating (S&P/Moody's/Fitch)	AAA/Aaa/AAA

Class B Mezzanine Notes	
Original Amount (in Euro)	73,000,000
Outstanding Amount (in Euro)	73,000,000
Pool Factor	1.00000000
Expected Average life*	10.0 yr
Expected Maturity*	10.0 yr
Coupon	3m-EUR + 40 bp
Rating (S&P/Moody's/Fitch)	A/A1/A

Class C Junior Notes	
Original Amount (in Euro)	20,500,000
Outstanding Amount (in Euro)	20,500,000
Pool Factor	1.00000000
Expected Average life*	10.0 yr
Expected Maturity*	10.0 yr
Coupon	3m-EUR + 80 bp
Rating (S&P/Moody's/Fitch)	BBB/Baa2/BBB

Class D Subordinated Notes	
Original Amount (in Euro)	19,000,000
Outstanding Amount (in Euro)	19,000,000
Pool Factor	1.00000000
Expected Average life*	2.7 yr
Expected Maturity*	3.8 yr
Coupon	3m-EUR + 150 bp
Rating (S&P/Moody's)	BBB-/Baa3

## Credit Structure

Reserve Fund	
Payments	
Drawings	
Reserve Fund Required Amount	
Outstanding Balance	19,000,000

Excess Spread	
Percentage (guaranteed)	0.45%
Amount	

Liquidity Facility	
Payments	
Drawings	
Liquidity Facility Loan	
Liquidity Facility Maximum Amount	12,500,000

## Mortgage Pool performance

Arrears **	
No arrears	
0-30 days	
30-60 days	
60-90 days	
More than 90 days	

Losses ***	
Principal losses	
Foreclosures	

\* based on: CPR = 10%

\*\* arrears = sum of principal balance of loans in arrears / sum of total principal balance of the pool

\*\*\* losses = realised losses on principal amounts

## Mortgage pool

### Key characteristics of the pool of mortgage loans

Outstanding principal balance	1,257,431,987.51
Outstanding savings balance	7,431,987.51
	<u>1,250,000,000.00</u>
Number of mortgages	7,199
Number of mortgage parts	12,795
Average outstanding principal balance	173,635.23
Minimum outstanding principal balance	10,000.00
Maximum outstanding principal balance	400,000.00
Maximum current interest rate	8.20
Minimum current interest rate	3.00
Weighted average current interest rate	5.27
Weighted average loan to original foreclosure value	107
Weighted average loan to original market value	93
Seasoning (months)	

**Table 1: Distribution by Mortgage size**

Size of outstanding loan balance (euro)	Principal balance (euro)	% of Total		% of Total
0-50000	4,805,387.75	0.38%	145	2.01%
50000-100000	52,188,194.01	4.18%	667	9.27%
100000-150000	245,555,247.76	19.64%	1,947	27.05%
150000-200000	374,814,216.99	29.99%	2,191	30.43%
200000-250000	278,586,552.13	22.29%	1,270	17.64%
250000-300000	147,908,176.71	11.83%	550	7.64%
300000-350000	78,851,888.84	6.31%	248	3.44%
350000-400000	67,290,335.81	5.38%	181	2.51%
<b>Total</b>	<b>1,250,000,000.00</b>	<b>100.00%</b>	<b>7,199</b>	<b>100.00%</b>

**Table 2: Interest rates Distribution**

Interest Rate (%)	Principal balance (euro)	% of Total		% of Total
3-3.5	222,671,384.99	17.81%	2,092	16.35%
3.5-4	290,197,440.06	23.22%	2,696	21.07%
4-4.5	200,093,310.36	16.01%	1,930	15.08%
4.5-5	206,194,135.74	16.50%	2,132	16.66%
5-5.5	177,771,855.09	14.22%	1,995	15.59%
5.5-6	96,778,960.02	7.74%	1,177	9.20%
6-6.5	39,505,759.47	3.16%	512	4.00%
6.5-7	14,320,270.41	1.15%	212	1.66%
7-7.5	1,754,586.84	0.14%	35	0.27%
7.5-8	555,385.08	0.04%	10	0.08%
8-8.5	156,911.94	0.01%	4	0.03%
<b>Total</b>	<b>1,250,000,000.00</b>	<b>100.00%</b>	<b>12,795</b>	<b>100.00%</b>

**Table 3: Mortgage type**

Repayment Type	Principal balance (euro)	% of Total		% of Total
Annuity	14,264,300.78	1.14%	315	2.46%
Interest only	753,955,861.28	60.32%	7858	61.41%
Investment-based	319,353,056.21	25.55%	2528	19.76%
Linear	4,904,700.30	0.39%	75	0.59%
Savings	157,522,081.43	12.60%	2019	15.78%
<b>Total</b>	<b>1,250,000,000.00</b>	<b>100.00%</b>	<b>12795</b>	<b>100.00%</b>

**Table 4: Interest type**

Interest Type	Principal balance (euro)	% of Total		% of Total
1 yr fixed	150,186,768.73	12.01%	1,422	11.11%
3 yr fixed	84,154,789.91	6.73%	800	6.25%
5 yr fixed	273,278,859.06	21.86%	2,882	22.52%
5 yr fixed + 2 yr refixing period	93,122,208.63	7.45%	988	7.72%
10 yr fixed	132,525,412.12	10.60%	1,559	12.18%
10 yr fixed + 2 yr refixing period	2,193,954.94	0.18%	39	0.30%
12 yr fixed	5,655,718.37	0.45%	102	0.80%
15 yr fixed	4,309,893.54	0.34%	57	0.45%
20 yr fixed	10,258,868.72	0.82%	119	0.93%
"Stabielrente" 1% band	23,771,267.95	1.90%	290	2.27%
"Stabielrente" 1,5% band	1,774,201.43	0.14%	27	0.21%
"Stabielrente" 2% band	5,413,143.07	0.43%	94	0.73%
"Stabielrente" 2,5% band	627,829.33	0.05%	13	0.10%
"Stabielrente" 3% band	660,159.80	0.05%	7	0.05%
"Stabielrente" 3,5% band	128,028.71	0.01%	1	0.01%
12 months "instaprente"	9,570,890.46	0.77%	76	0.59%
5 yr "plafondrente"	250,318,631.80	20.03%	2,325	18.17%
10 yr "plafondrente"	107,980,910.74	8.64%	1,021	7.98%
Ideaal	14,422,679.01	1.15%	163	1.27%
Variable	79,645,783.68	6.37%	810	6.33%
<b>Total</b>	<b>1,250,000,000.00</b>	<b>100.00%</b>	<b>12,795</b>	<b>100.00%</b>

**Table 5: Original Loan-to-Foreclosure Value Ratio distribution**

Loan-to-Foreclosure Value ratio (%)	Principal balance (euro)	% of Total		% of Total
0-0.1	124,816.01	0.01%	6	0.08%
0.1-0.2	369,371.81	0.03%	12	0.17%
0.2-0.3	1,422,007.60	0.11%	24	0.33%
0.3-0.4	2,509,758.77	0.20%	45	0.63%
0.4-0.5	3,367,393.89	0.27%	42	0.58%
0.5-0.6	9,190,233.89	0.74%	106	1.47%
0.6-0.7	17,204,073.90	1.38%	152	2.11%
0.7-0.8	83,455,795.53	6.68%	549	7.63%
0.8-0.9	131,940,703.80	10.56%	817	11.35%
0.9-1	161,232,705.10	12.90%	944	13.11%
1-1.1	173,100,748.06	13.85%	963	13.38%
1.1-1.2	189,776,188.40	15.18%	1,022	14.20%
1.2-1.3	476,306,203.24	38.10%	2,517	34.96%
<b>Total</b>	<b>1,250,000,000.00</b>	<b>100.00%</b>	<b>7,199</b>	<b>100.00%</b>

**Table 6: Types of property**

Type of Property	Principal balance (euro)	% of Total		% of Total
Apartment	134,573,001.27	10.77%	877	12.18%
House	1,115,426,998.73	89.23%	6,322	87.82%
<b>Total</b>	<b>1,250,000,000.00</b>	<b>100.00%</b>	<b>7,199</b>	<b>100.00%</b>

**Table 7: Geographic distribution**

Region	Principal balance (euro)	% of Total		% of Total
Drenthe	37,604,400.59	3.01%	258	3.58%
Flevoland	109,355,343.17	8.75%	640	8.89%
Friesland	33,201,693.34	2.66%	225	3.13%
Gelderland	215,502,184.60	17.24%	1,217	16.91%
Groningen	46,017,812.02	3.68%	356	4.95%
Limburg	144,541,276.95	11.56%	938	13.03%
Noord-Brabant	115,244,534.76	9.22%	607	8.43%
Noord-Holland	148,793,311.37	11.90%	753	10.46%
Overijssel	107,112,382.83	8.57%	656	9.11%
Utrecht	96,610,080.75	7.73%	500	6.95%
Zeeland	13,693,311.57	1.10%	85	1.18%
Zuid-Holland	182,323,668.05	14.59%	964	13.39%
<b>Total</b>	<b>1,250,000,000.00</b>	<b>100.00%</b>	<b>7,199</b>	<b>100.00%</b>

**Table 8: Seasoning of Mortgages**

Year of origination	Principal balance (euro)	% of Total		% of Total
1995	4,238,967.63	0.34%	86	0.67%
1996	5,867,594.73	0.47%	129	1.01%
1997	12,448,134.81	1.00%	233	1.82%
1998	17,421,051.64	1.39%	295	2.31%
1999	29,166,956.18	2.33%	415	3.24%
2000	59,606,173.15	4.77%	739	5.78%
2001	55,685,532.34	4.45%	642	5.02%
2002	230,627,556.69	18.45%	2,325	18.17%
2003	787,506,565.44	63.00%	7,464	58.34%
2004	47,431,467.39	3.79%	467	3.65%
<b>Total</b>	<b>1,250,000,000.00</b>	<b>100.00%</b>	<b>12,795</b>	<b>100.00%</b>