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Ratings Upgraded On Junior Notes In Two Dutch RMBS Hermes Transactions

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LONDON (Standard & Poor's) Nov. 27, 2006--Standard & Poor's Ratings Services said today that it has removed from CreditWatch with positive implications and raised its credit ratings on the class B and C notes issued by Holland Euro-Denominated Mortgage-Backed Series (Hermes) VII B.V. and the class B and C notes issued by Holland Mortgage Backed Series (Hermes) VIII B.V. At the same time, the class A notes in both transactions and the class D notes in Hermes VIII were affirmed (see list below).

The rating actions follow a loan-level and cash flow analysis of the transactions that showed a decrease in the credit enhancement required for the subordinate notes. At the same time, credit enhancement has increased as a result of the amortization of the class A notes and an increase in the reserve funds.

The reserve funds for Hermes VII and Hermes VIII were 1.00% and 1.52% at closing and built up to the required reserve fund amounts of 1.80% and 1.90%, respectively, by trapping excess spread. The Hermes VII reserve fund is now at its required amount of €22.5 million. The Hermes VIII reserve fund is also at its required amount of €21,102,449; it started amortizing in July 2006 and is now at 1.7% of the initial amount.

The underlying collateral continues to perform well with minimal realized losses for both transactions.

The notes were issued in October 2003 and June 2004. They are backed by portfolios of first-ranking residential mortgages secured over properties in The Netherlands. SNS Bank N.V. originated the mortgages in these RMBS transactions, and it has administered them since origination.

Further information on these transactions is available to subscribers of RatingsDirect, the real-time Web-based source for Standard & Poor's credit ratings, research, and risk analysis, at www.ratingsdirect.com. Alternatively, call Client Support Europe on (44) 20-7176-7176. Members of the media may contact the Press Office Hotline on (44) 20-7176-3605 or via media_europe@standardandpoors.com. Local media contact numbers are: Paris (33) 1-4420-6657; Frankfurt (49) 69-33-999-225; Stockholm (46) 8-440-5914; or Moscow (7) 495-783-4017.

RATINGS LIST

Class	To	Rating	From
Ratings Removed From CreditWatch With Positive Implications And Raised			
Holland Euro-Denominated Mortgage-Backed Series (Hermes) VII B.V. €864.5 Million And \$450 Million Mortgage-Backed Floating-Rate Notes			
B	AA		A/Watch Pos
C	A		BBB/Watch Pos
Holland Mortgage Backed Series (Hermes) VIII B.V. €1.25 Billion Mortgage-Backed Floating-Rate Notes			
B	A+		A/Watch Pos
C	BBB+		BBB/Watch Pos
Rating Removed From CreditWatch With Positive Implications And Affirmed			
Holland Mortgage Backed Series (Hermes) VIII B.V. €1.25 Billion Mortgage-Backed Floating-Rate Notes			
D	BBB-		BBB-/Watch Pos
Ratings Affirmed			
Holland Euro-Denominated Mortgage-Backed Series (Hermes) VII B.V. €864.5 Million And \$450 Million Mortgage-Backed Floating-Rate Notes			
A1	AAA		
A2	AAA		
Holland Mortgage Backed Series (Hermes) VIII B.V. €1.25 Billion Mortgage-Backed Floating-Rate Notes			
A	AAA		

