



**Unaudited Quarterly Accounts of the National Asset Management Agency  
and its Group Entities**

**For the quarter ended 30 September 2012**

# National Asset Management Agency

## Contents

Board and other information	2
General information	3-5
<b>National Asset Management Agency</b>	<b>6</b>
Income statement	7
Balance sheet	7
Notes to the accounts	8-9
<b>National Asset Management Agency Investment Limited</b>	<b>10</b>
Income statement	11
Balance sheet	12
Notes to the accounts	13-15
<b>National Asset Management Limited</b>	<b>16</b>
Consolidated income statement	17
Consolidated balance sheet	18
Consolidated statement of cash flows	19
Notes to the accounts	20-33
Income statement by NAMA group entity	34-35
Balance sheet by NAMA group entity	36-37

# **National Asset Management Agency**

## **Board and other information**

### **Board**

Frank Daly (Chairman)

Brendan McDonagh, Chief Executive Officer NAMA

John Corrigan, Chief Executive Officer NTMA

Eilish Finan (non-executive)

Brian McEnery (non-executive)

John Mulcahy (appointed 7 March 2012) (Head of Asset Management NAMA)

Steven Seelig (non-executive)

Willie Soffe (non-executive)

### **Registered Office**

Treasury Building

Grand Canal Street

Dublin 2

### **Bankers**

Central Bank of Ireland

Dame Street

Dublin 2

Citibank

IFSC

Dublin 1

# National Asset Management Agency

## General information

The National Asset Management Agency (NAMA) was established by the Minister for Finance in November 2009. NAMA is a separate statutory body, with its own Board and Chief Executive, and operates in accordance with the National Asset Management Agency Act 2009 (the Act).

Under Section 10 of the Act, NAMA's purposes are to contribute to the achievement of the purposes of the Act by:

- (a) acquiring bank assets from the Participating Institutions;
- (b) dealing expeditiously with the acquired assets;
- (c) protecting and enhancing the value of assets acquired by it in the interests of the State.

The original Participating Institutions were: Allied Irish Banks, p.l.c. ('AIB'), Anglo Irish Bank Corporation Limited ('Anglo'), Bank of Ireland ('BOI'), Irish Nationwide Building Society ('INBS') and EBS Building Society ('EBS').

On 1 July 2011 AIB merged with EBS. On 1 July 2011 the business of INBS transferred to Anglo and on 14 October 2011 the latter's name was changed to Irish Bank Resolution Corporation ('IBRC').

## Group structure

In accordance with the Act and to achieve its objectives, the Agency has set up certain special purpose vehicles (SPV). These are known as NAMA Group Entities. The relationship between the NAMA Group entities is summarised in Chart 1. The SPVs established are as follows:

### *National Asset Management Agency Investment Limited (NAMAIL)*

NAMAIL is the company through which private investors have invested in the Group. NAMA holds 49% of the shares of the company. The remaining 51% of the shares of the company are held by private investors.

NAMA has invested €49m in NAMAIL, receiving 49m A ordinary shares. The remaining €51m was invested in NAMAIL by private investors, each receiving an equal share of 51m B ordinary shares. Under the terms of a shareholders' agreement between NAMA, the private investors and NAMAIL, NAMA can exercise a veto over decisions taken by NAMAIL. As a result of this veto, the private investors' ability to control the financial and operating policies of the entity is restricted and NAMA has effective control of the company.

### *National Asset Management Limited (NAML)*

NAML is responsible for issuing the Government guaranteed debt instruments, and the subordinated debt, which are used as consideration in acquiring loan assets from the Participating Institutions. The Government guaranteed debt securities issued by NAML are listed on the Irish Stock Exchange. Both the Government guaranteed debt instruments and the subordinated debt instruments are transferred to National Asset Management Group Services Limited (NAMGSL) and by it to National Asset Loan Management Limited (NALML). The latter uses these debt instruments as consideration for the loan assets acquired from the Participating Institutions.

NAML has five subsidiaries. These are referred to as the NAML Group or the Group:

### *National Asset Management Group Services Limited (NAMGSL)*

NAMGSL acts as the holding company for its three subsidiaries, National Asset Loan Management Limited, National Asset Property Management Limited and National Asset Management Services Limited.

NAMGSL acquires the debt instruments issued by NAML under a profit participating loan (PPL) agreement, and in turn, makes these debt instruments available to NALML on similar terms.

NAMGSL is wholly owned by NAML.

### *National Asset Loan Management Limited (NALML)*

The purpose of NALML is to acquire, hold, and manage the loan assets acquired from the Participating Institutions.

## National Asset Management Agency

### *National Asset Property Management Limited (NAPML)*

The purpose of NAPML is to take direct ownership of real property assets if and when required. During the year, certain land and development sites were acquired as consideration for guarantees held by NALML. At the reporting date these properties are held in NALML.

### *National Asset Residential Property Services Limited (NARPSL)*

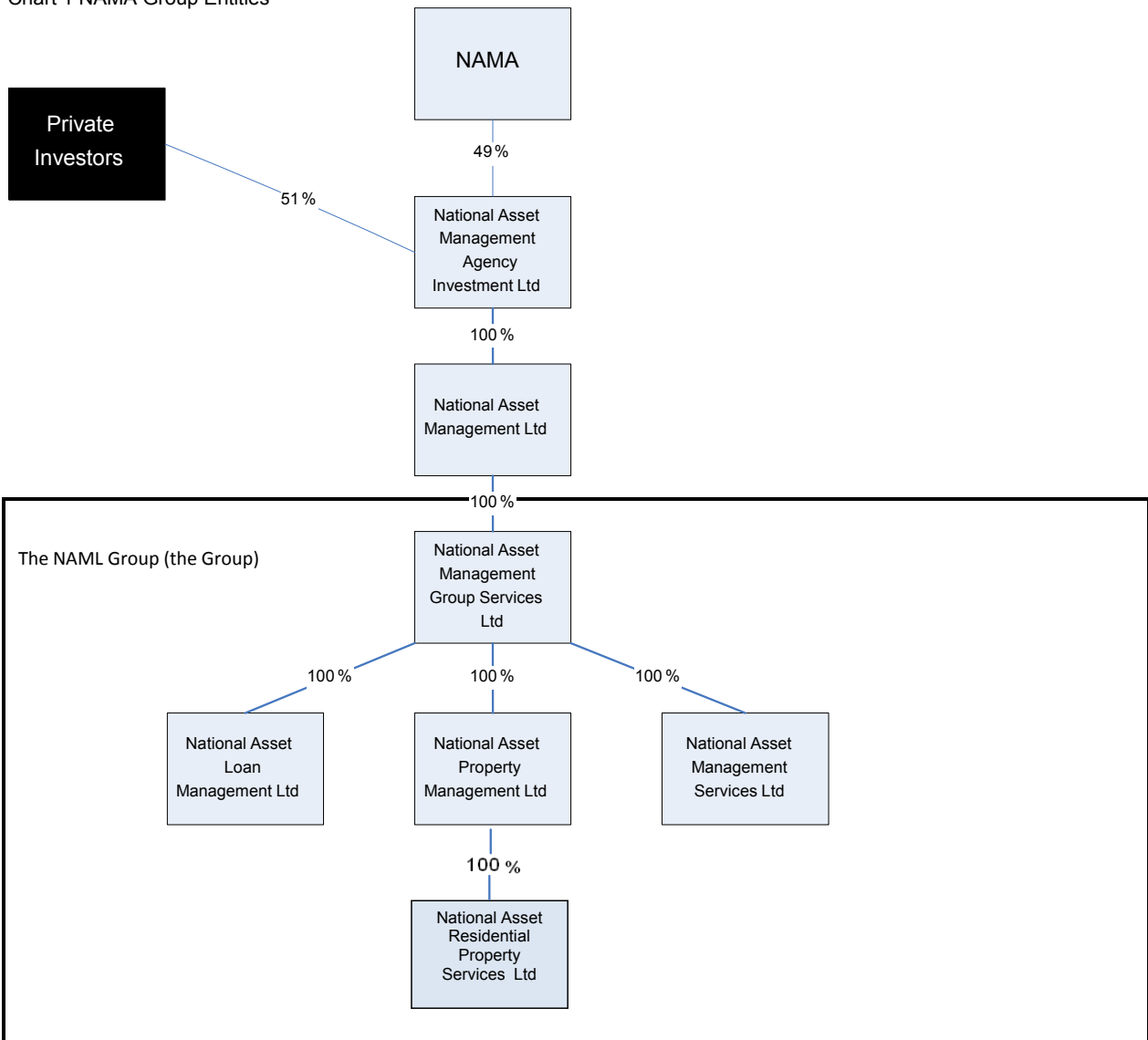
On 16 July 2012 NAMA established a new subsidiary National Asset Residential Property Services Limited (NARPSL). The Company is a wholly owned subsidiary of NAPML, and is established to acquire residential properties and to lease these properties to approved housing bodies for social housing purposes.

### *National Asset Management Services Limited (NAMSL)*

NAMSL is a non-trading entity and has no activity at present.

The address of the registered office of each company is Treasury Building, Grand Canal Street, Dublin 2. Each company is incorporated and domiciled in the Republic of Ireland.

Chart 1 NAMA Group Entities



## National Asset Management Agency

### National Treasury Management Agency (NTMA)

The NTMA provides NAMA with business and support services, and will assign staff to NAMA as deemed necessary. NAMA reimburses the NTMA for the costs of staff and services provided.

### Quarterly financial information

In accordance with Section 55 of the Act, NAMA is required every three months to report to the Minister on its activities and the activities of each NAMA Group Entity, referred to in the Act as the 'quarterly report' or 'the accounts'. Section 55 of the Act sets out certain financial and other information to be provided in each quarterly report.

The financial information for all entities is presented showing items of income and expenditure for the quarter from 1 July 2012 to 30 September 2012 and also the cumulative results to date from 1 January 2012 to 30 September 2012.

The balance sheets are presented as at 30 September 2012 and 30 June 2012. The cash flow statements for the NAML Group only are presented for all cash movements for the quarter from 1 July 2012 to 30 September 2012 and also the cumulative results to date from 1 January 2012 to 30 September 2012.

The financial information provided in this report includes details of all NAMA Group Entities and includes accounts for:

1. The National Asset Management Agency (non-consolidated)
2. National Asset Management Agency Investment Limited (non-consolidated)
3. Consolidated accounts of National Asset Management Limited Group

### The National Asset Management Agency (the Agency)

The Agency (non-consolidated) reported a loss for the quarter of €0.3m (quarter 2: €0.1m).

The Agency incurs all administrative costs on behalf of the NAML Group for personnel and services such as Finance, ICT, HR and Risk, which are charged to it by the NTMA. These costs are reimbursed to the Agency by the NAML Group. The total charge to the Agency by the NTMA in the quarter was €11.6m (quarter 2: €7.6m), of which €6.7m (quarter 2: €6.4m) related to salary costs. Board and Advisory Committee fees and expenses of the Group are incurred directly by the Agency and are not reimbursed by the NAML Group. Board fees and expenses for the quarter were €0.15m (quarter 2: €0.13m).

NAMA has a €49m investment in NAMAIL, representing a 49% ownership in NAMAIL and the NAML Group. The Agency initially funded this investment with a loan of €49m from the Exchequer. The loan together with accrued interest was repaid to the Exchequer on 25 February 2011. On the same day, NALML provided a loan of €52m to the Agency at an interest rate set at six month Euribor.

### National Asset Management Agency Investment Limited (NAMAIL)

NAMAIL made a profit after tax and before dividend payment of €0.056m in the quarter (quarter 2: €1.5m). The Company provided an inter company loan of €99.9m to the NAML Group on 1 April 2010. The interest rate on the loan was reset to 0.25% on 1 July 2012 (1 Jan 2012: 7%, 2011: 12.5%).

The Company paid a dividend of €0.06778 per B ordinary share amounting to €3.457m on 30 March 2012, from its retained earnings. No dividend was paid to NAMA, the holder of A ordinary shares.

### Consolidated accounts of National Asset Management Limited (NAML Group)

The NAML Group is the main commercial entity of the Group. It made an operating profit before impairment of €141m in the quarter (quarter 2: €292m). The operating profit is primarily generated by NALML from its loans and receivables portfolio which was acquired from the Participating Institutions.

Further details of the income statements and balance sheets by NAMA Group Entity are provided on pages 34-37.

**National Asset Management Agency**

**Unaudited Quarterly Accounts of the National Asset Management Agency**

**For the quarter ended 30 September 2012**

## National Asset Management Agency

### Income statement

	Note	For the period from 1 Jul 2012 to 30 Sep 2012 €'000	For the period from 1 Jan 2012 to 30 Sep 2012 €'000
<b>Income</b>			
Interest income	3	1	2
Other income	4	11,782	27,624
<b>Total income</b>		<b>11,783</b>	<b>27,626</b>
<b>Expenses</b>			
Agency costs	5	(11,934)	(28,012)
Interest expense	6	(121)	(515)
<b>Net expense for period</b>		<b>(272)</b>	<b>(901)</b>

### Balance Sheet

	Note	30 Sep 2012 €'000	30 Jun 2012 €'000
<b>Assets</b>			
Cash		1,631	265
Other receivables	8	12,038	6,465
Property, plant and equipment	9	814	814
Investments	7	49,000	49,000
<b>Total assets</b>		<b>63,483</b>	<b>56,544</b>
<b>Liabilities</b>			
Interest bearing loans	10	53,235	53,114
Other liabilities	11	12,999	5,909
<b>Total liabilities</b>		<b>66,234</b>	<b>59,023</b>
<b>Equity</b>			
Retained losses		(2,751)	(2,479)
<b>Total equity and liabilities</b>		<b>63,483</b>	<b>56,544</b>

The accompanying notes 1 to 11 form an integral part of these accounts.



# National Asset Management Agency

## Notes to the accounts

### 1. General information

The National Asset Management Agency owns 49% of the NAMA group entity National Asset Management Agency Investment Limited. The remaining 51% of the shares are held by private investors.

### 2. Summary of significant accounting policies

#### Basis of preparation

The Agency's accounts for the period to 30 September 2012 have been prepared in accordance with its accounting policies, for the purposes of complying with the requirements of S55 of the Act.

The accounts are for the Agency only, and they have been prepared on a non-consolidated basis.

#### 2.2 Basis of measurement

The accounts have been prepared under the historical cost convention.

The financial statements are presented in euro (€), which is the Agency's functional and presentational currency. The figures shown in the accounts are stated in € thousands.

#### 2.3 Investment in subsidiary

Investments in subsidiary is accounted for at cost less impairment.

#### 2.4 Cash and cash equivalents

Cash comprises cash on hand.

#### 2.5 Property, plant and equipment

The Agency incurred costs for the fit-out of leased office space. Costs incurred are capitalised in the balance sheet as property, plant and equipment. The recognised asset is depreciated on a straight line basis over 10 years. A full year's depreciation is recognised in the year the asset is capitalised.

#### 2.6 Financial liabilities

The Agency carries all financial liabilities at amortised cost.

### 3 Interest income

Interest income is earned on the Agency's cash balances held with the Central Bank of Ireland.

### 4 Other income

	For the period from 1 Jul 2012 to 30 Sep 2012 €'000	For the period from 1 Jan 2012 to 30 Sep 2012 €'000
Costs reimbursed from NAML Group	11,588	27,046
Other income	194	578
<b>Total other income</b>	<b>11,782</b>	<b>27,624</b>

These relate to salary costs, overheads and rent expense which are incurred by NAMA (see note 5), and reimbursed to NAMA by its Group entities. Board and Advisory Committee fees and board expenses paid by NAMA are not reimbursed.

### 5 Agency costs

	For the period from 1 Jul 2012 to 30 Sep 2012 €'000	For the period from 1 Jan 2012 to 30 Sep 2012 €'000
Costs reimbursable to the NTMA	11,588	27,046
NAMA Board and Committee Fees	150	386
Rent expense	196	580
<b>Total Agency costs</b>	<b>11,934</b>	<b>28,012</b>

Under Section 42 (4) of the Act, the Agency shall reimburse the NTMA for the costs incurred by the NTMA as a consequence of its assignment of staff to the NAMA Group Entities. See 5.1 below for further breakdown of such costs.

NAMA Board and Advisory Committee fees are paid to Board members and external members of Committees. Brendan McDonagh (CEO, NAMA), John Corrigan (CEO, NTMA) and John Mulcahy (Head of Asset Management, NAMA) receive no payment as members of the Board.

# National Asset Management Agency

## Notes to the accounts

5.1 Costs reimbursable to NTMA	For the period from 1 Jul 2012 to 30 Sep 2012 €'000	For the period from 1 Jan 2012 to 30 Sep 2012 €'000
Staff costs	6,668	19,467
Overheads	4,920	7,579
<b>Total</b>	<b>11,588</b>	<b>27,046</b>

6 Interest expense	For the period from 1 Jul 2012 to 30 Sep 2012 €'000	For the period from 1 Jan 2012 to 30 Sep 2012 €'000
Interest expense on inter-group loan	121	515

Interest on the inter-group loan is charged at the six month Euribor rate.

7 Investments	30 Sep 2012 €'000	30 Jun 2012 €'000
49,000,000 ordinary A shares in NAMAIL	49,000	49,000

8 Other receivables	30 Sep 2012 €'000	30 Jun 2012 €'000
Costs reimbursable from NAML	11,919	6,098
Other receivables	119	367
<b>Total</b>	<b>12,038</b>	<b>6,465</b>

9 Property, plant and equipment	30 Sep 2012 €'000	30 Jun 2012 €'000
Lease fit out costs	814	814

The fixed assets relates to lease fit out costs incurred to date. The asset is depreciated on a straight line basis at rate of 10% per annum.

10 Interest bearing loans and borrowings	30 Sep 2012 €'000	30 Jun 2012 €'000
Inter-group loan	52,000	52,000
Interest payable on inter-group loan	1,235	1,114
	<b>53,235</b>	<b>53,114</b>

On 25 February 2011 NAML issued a loan of €52m to the Agency. The interest rate on this loan is set at the six month Euribor. This loan was advanced to the Agency in order for it to repay its initial funding from the Exchequer.

11 Other liabilities	30 Sep 2012 €'000	30 Jun 2012 €'000
Costs payable to the NTMA and other NAMA group entities	12,719	5,578
Other liabilities	280	331
	<b>12,999</b>	<b>5,909</b>

**National Asset Management Agency Investment Limited**

**Unaudited Quarterly Accounts for National Asset Management Agency Investment Limited**

**For the quarter ended 30 September 2012**

# National Asset Management Agency Investment Limited

## Income Statement

		For the period from 1 Jul 2012 to 30 Sep 2012 €'000	For the period from 1 Jan 2012 to 30 Sep 2012 €'000
	<b>Note</b>		
Interest income	3	64	3,599
Interest expense		-	-
<b>Net interest income</b>		<u>64</u>	<u>3,599</u>
Administration expenses		-	-
<b>Operating profit before tax and dividend payment</b>		<u>64</u>	<u>3,599</u>
Tax expense	4	(8)	(450)
<b>Profit before dividend payment</b>		<u>56</u>	<u>3,149</u>
Reserves brought forward	10	<u>8,096</u>	<u>8,460</u>
<b>Retained earnings before dividend payments</b>		<u>8,152</u>	<u>11,609</u>
Dividend paid	5	-	(3,457)
<b>Retained earnings at 30 September 2012</b>		<u>8,152</u>	<u>8,152</u>

The accompanying notes 1 to 10 form an integral part of these accounts.

## National Asset Management Agency Investment Limited

### Balance Sheet

	Note	30 Sep 2012 €'000	30 Jun 2012 €'000
<b>Assets</b>			
Investment in subsidiary	6	-	-
Loans receivable from group entity	7	118,989	118,925
<b>Total assets</b>		<b>118,989</b>	<b>118,925</b>
<b>Liabilities</b>			
Amounts due to group entity	8	10,787	10,632
Current tax liability		50	197
<b>Total liabilities</b>		<b>10,837</b>	<b>10,829</b>
<b>Equity</b>			
Share capital	9	10,000	10,000
Share premium	9	90,000	90,000
Retained earnings	10	8,152	8,096
<b>Total equity</b>		<b>108,152</b>	<b>108,096</b>
<b>Total equity and liabilities</b>		<b>118,989</b>	<b>118,925</b>

The accompanying notes 1 to 10 form an integral part of these accounts.

## **1 General Information**

National Asset Management Agency Investment Limited was established on 27 January 2010 to facilitate the participation of private investors in NAMA. It is the ultimate parent company for the NAMA group entities. On 29 March 2010, NAMA and private investors subscribed a total of €100 million for A and B shares in the Company.

The Agency owns 49% of the Company and the remaining 51% of the shares in the Company are held by private investors.

The Agency may exercise a veto power in respect of decisions of the Company relating to the interests or objectives of NAMA or the State or any action which may adversely affect the financial interests of NAMA or the State.

The address of the registered office of the Company is Treasury Building, Grand Canal Street, Dublin 2. The Company is incorporated and domiciled in the Republic of Ireland.

## **2 Summary of significant accounting policies**

### **2.1 Basis of preparation**

The Company's accounts for the period to 30 September 2012 have been prepared in accordance with its accounting policies, for the purposes of complying with the requirements of S55 of the Act.

The accounts are for the Company only, and they have been prepared on a non-consolidated basis.

### **2.2 Basis of measurement**

The financial statements have been prepared under the historical cost convention.

The accounts are presented in euro (or €), which is the Company's functional and presentational currency. The figures shown in the accounts are stated in € thousands.

### **2.3 Intergroup receivables**

Loans and receivables are initially recognised at fair value. Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market.

Loans and receivables are subsequently held at amortised cost.

### **2.4 Inter-group payables**

The Company carries all inter-group payables at amortised cost.

### **2.5 De-recognition of financial assets and financial liabilities**

Financial assets are derecognised when the contractual rights to receive the cash flows from these assets have ceased to exist or the assets have been transferred and substantially all the risks and rewards of ownership of the assets have also been transferred. Financial liabilities are derecognised when they have been redeemed or otherwise extinguished.

### **2.6 Taxation**

#### *Current income tax*

Current income tax is the expected tax payable on the taxable income for the year using tax rates enacted or substantively enacted at the reporting date and any adjustment to tax payable in respect of previous years.

Income tax payable on profits, based on the applicable tax law in the relevant jurisdiction, is recognised as an expense in the period in which the profits arise.

The tax effects of current income tax losses available for carry forward are recognised as an asset when it is probable that future taxable profits will be available against which these losses are utilised.

The Company does not offset current income tax liabilities and current income tax assets.

### **2.7 Share capital**

#### *(a) Dividends on ordinary shares*

Dividends on ordinary shares are recognised in equity in the period in which they are approved and paid by the Company's Board.

<b>3 Interest income</b>	<b>For the period from 1 Jul 2012 to 30 Sep 2012 €'000</b>	<b>For the period from 1 Jan 2012 to 30 Sep 2012 €'000</b>
Interest income earned on inter-group loan	<u>64</u>	<u>3,599</u>

On 1 April 2010, the Company provided a loan of €99.9m to National Asset Management Limited. The interest rate on the loan was reset to 0.25% on 1 July 2012 (1 Jan 2012: 7%).

<b>4 Tax expense</b>	<b>For the period from 1 Jul 2012 to 30 Sep 2012 €'000</b>	<b>For the period from 1 Jan 2012 to 30 Sep 2012 €'000</b>
Profit before tax	64	3,599
<b>Tax expense for the period (12.5% of profit before tax)</b>	<u>(8)</u>	<u>(450)</u>

<b>5 Dividend declared and paid</b>	<b>For the period from 1 Jul 2012 to 30 Sep 2012 €'000</b>	<b>For the period from 1 Jan 2012 to 30 Sep 2012 €'000</b>
Dividend paid	<u>-</u>	<u>(3,457)</u>

On 30 March 2012 the Board declared and approved a dividend payment of €0.06778 per share, amounting to €3.457m. The amount of dividend per share was based on the ten year Irish government bond yield as at 30 March 2012. The dividend was paid on 30 March 2012 to the holders of B ordinary shares only, the private investors, who have an ownership of 51% in the Company. No dividend was paid to the A ordinary shareholders (NAMA the Agency, who has a 49% ownership in the Company).

**6 Investment in subsidiary**

NAMAIL holds 100 €1.00 ordinary shares in NAML representing 100% of the issued share capital of NAML.

<b>7 Loans receivable from group entity</b>	<b>30 Sep 2012 €'000</b>	<b>30 Jun 2012 €'000</b>
Loan receivable from NAML	99,900	99,900
Accrued interest on inter-group loan	<u>19,089</u>	<u>19,025</u>
<b>Loan receivable from group entity</b>	<u><b>118,989</b></u>	<u><b>118,925</b></u>

NAMAIL issued a loan of €99.9m to NAML at an interest rate to be reviewed quarterly. This rate was set at 0.25% from 1 July 2012 (1 Jan 2012: 7%).

**National Asset Management Agency Investment Limited**

**Notes to the Accounts**

<b>8 Amounts due to group entity</b>	<b>30 Sep 2012</b>	<b>30 Jun 2012</b>
	<b>€'000</b>	<b>€'000</b>
Amounts due from NALML	(100)	(100)
Loan due to NALML	10,887	10,732
<b>Amounts due to group entity</b>	<b>10,787</b>	<b>10,632</b>

The loan due to NALML primarily relates to dividend payments for 2010 and 2011 totalling €8.551m made by NALML on behalf of NAMAIL. The balance relates to taxes paid by NALML on behalf of NAMAIL.

<b>9 Share capital and share premium</b>	<b>Number</b>	<b>€'000</b>
At 30 September 2012		
<u>Authorised:</u>		
A Ordinary shares of € 0.10 each	49,000,000	4,900
B Ordinary shares of € 0.10 each	51,000,000	5,100
<u>Issued and fully paid during the period:</u>		
A Ordinary shares of € 0.10 each	49,000,000	4,900
B Ordinary shares of € 0.10 each	51,000,000	5,100
Share premium A Ordinary Shares		44,100
Share premium B Ordinary Shares		45,900
	<b>100,000,000</b>	<b>100,000</b>

A Ordinary shares are held by NAMA. B Ordinary shares are held by private investors.

<b>10 Reconciliation of reserves</b>	<b>30 Sep 2012</b>	<b>30 Jun 2012</b>
	<b>€'000</b>	<b>€'000</b>
Retained earnings at beginning of period	8,096	6,550
Profit before dividend payment for the period	56	1,546
Total retained earnings at end of period	<b>8,152</b>	<b>8,096</b>
Dividend paid	-	-
<b>Retained earnings at end of period</b>	<b>8,152</b>	<b>8,096</b>



**National Asset Management Limited**

**Unaudited Quarterly Consolidated Accounts for National Asset Management Limited**

**For the quarter ended 30 September 2012**

## National Asset Management Limited

### Consolidated Income Statement

		For the period from 1 Jul 2012 to 30 Sep 2012 €'000	For the period from 1 Jan 2012 to 30 Sep 2012 €'000
	<b>Note</b>		
Interest and fee income	3	372,101	1,056,983
Interest expense	4	(110,373)	(367,626)
<b>Net interest income</b>		<b>261,728</b>	<b>689,357</b>
Net profit on disposal of loans and surplus income	5	16,375	131,790
Losses on derivative financial instruments	6	(33,822)	(56,127)
<b>Total operating income</b>		<b>244,281</b>	<b>765,020</b>
Administration expenses	7	(30,899)	(84,035)
Foreign exchange gains / (losses)	8	(24,704)	(67,211)
<b>Operating profit before impairment</b>		<b>188,678</b>	<b>613,774</b>
Impairment charges on loans and receivables	9	-	(128,615)
<b>Profit for the period before tax</b>		<b>188,678</b>	<b>485,159</b>
Tax charge	17	(48,086)	(122,185)
<b>Profit for the period after tax</b>		<b>140,592</b>	<b>362,974</b>

The accompanying notes 1 to 22 form an integral part of these accounts.

## National Asset Management Limited

### Consolidated Balance Sheet

	Note	30 Sep 2012 €'000	30 Jun 2012 €'000
<b>Assets</b>			
Cash and cash equivalents	10	2,722,449	2,220,378
Cash placed as collateral with the NTMA	10	1,150,000	850,000
Financial assets available for sale	11	259,972	255,765
Receivable from Participating Institutions	12	136,760	137,587
Derivative financial instruments	13	359,885	378,548
Loans and receivables	14	24,009,593	24,809,407
Other assets	15	105,842	92,957
Trading properties	16	7,232	7,228
Deferred tax asset	17	287,937	292,122
<b>Total assets</b>		<b>29,039,670</b>	<b>29,043,992</b>
<b>Liabilities</b>			
Payable to Participating Institutions	12	38,042	38,265
Derivative financial instruments	13	1,333,305	1,088,284
Debt securities in issue	18	26,957,000	26,981,000
Other liabilities	19	194,833	426,784
<b>Total liabilities</b>		<b>28,523,180</b>	<b>28,534,333</b>
<b>Equity</b>			
Share capital	20	-	-
Other equity instruments	21	1,594,000	1,595,000
Retained earnings		(578,298)	(718,890)
Other reserves	22	(499,212)	(366,451)
<b>Total equity</b>		<b>516,490</b>	<b>509,659</b>
<b>Total equity and liabilities</b>		<b>29,039,670</b>	<b>29,043,992</b>

The accompanying notes 1 to 22 form an integral part of these accounts.

## National Asset Management Limited

### Consolidated Statement of Cash Flows for the period ended 30 September 2012

	For the period from 1 Jul 2012 to 30 Sep 2012	For the period from 1 Jan 2012 to 30 Sep 2012
Note	€'000	€'000
<b>Cash flow from operating activities</b>		
<b>Loans and receivables</b>		
Receipts from borrowers	1,285,630	3,285,587
Advances to borrowers	(63,435)	(207,009)
AIB Tranche 9 partial settlement received	-	511
Fee income received on loans with borrowers	19,445	24,364
Fee income earned on IBRC repurchase agreement	-	14,628
<b>Net cash provided by loans and receivables</b>	<b><u>1,241,640</u></b>	<b><u>3,118,081</u></b>
<b>Derivatives</b>		
Net cash outflow on foreign currency derivatives	(66,208)	(228,669)
Net cash inflow on derivatives where hedge accounting is applied	(147,699)	(51,741)
Net cash outflow on other derivatives	(19,267)	(26,859)
<b>Net cash used in derivatives</b>	<b><u>(233,174)</u></b>	<b><u>(307,269)</u></b>
<b>Other operating cashflows</b>		
Interest expense on debt securities in issue	(179,888)	(441,155)
Payments to suppliers of services	(30,166)	(116,864)
Amounts pledged as collateral with NTMA	(300,000)	(1,150,000)
Interest expense on redemption of debt securities	-	-
Interest received on cash and cash equivalents	2,273	109,704
Dividend paid on behalf of NAMA IL	-	(3,457)
<b>Net cash used in other operating activities</b>	<b><u>(507,781)</u></b>	<b><u>(1,601,772)</u></b>
<b>Net cash provided by operating activities</b>	<b><u>500,685</u></b>	<b><u>1,209,040</u></b>
<b>Cash flow from investing activities</b>		
Purchase of available for sale assets	-	(663,414)
Sale / settlement of available for sale assets	-	827,001
<b>Net cash provided by investing activities</b>	<b><u>-</u></b>	<b><u>163,587</u></b>
<b>Cash flow from financing activities</b>		
Redemption of senior debt securities	-	(2,000,000)
<b>Net cash used in financing activities</b>	<b><u>-</u></b>	<b><u>(2,000,000)</u></b>
<b>Cash and cash equivalents at the beginning of the period</b>	<b>2,220,378</b>	<b>3,345,363</b>
Net cash provided by operating activities	500,685	1,209,040
Net cash provided by investing activities	-	163,587
Net cash used in financing activities	-	(2,000,000)
Effects of exchange-rate changes on cash and cash equivalents	1,386	4,459
<b>Cash and cash equivalents at 30 September 2012</b>	<b><u>2,722,449</u></b>	<b><u>2,722,449</u></b>
<b>Cash placed as collateral with the NTMA at the beginning of the period</b>	<b>850,000</b>	<b>-</b>
Cash placed as collateral with the NTMA under CPA during the period	300,000	1,150,000
<b>Total cash, cash equivalents and collateral postings</b>	<b>10 <u>3,872,449</u></b>	<b><u>3,872,449</u></b>

## **1 General Information**

The Company's immediate parent company is NAMAIL. The Agency owns 49% of the Company and the remaining 51% of the shares in the Company are held by private investors.

The Agency may exercise a veto power in respect of decisions of the Company relating to the interests or objectives of NAMA or the State or any action which may adversely affect the financial interests of NAMA or the State.

The address of its registered office is Treasury Building, Grand Canal Street, Dublin 2.

## **2 Summary of significant accounting policies**

### **2.1 Basis of preparation**

The Group's consolidated accounts for the period to 30 September 2012 are presented in accordance with its accounting policies for the purposes of complying with the requirements of S55 of the Act.

The preparation of these accounts requires the use of certain critical accounting estimates. It also requires management to exercise judgement in the process of applying the Group's accounting policies. Changes in assumptions may have a significant impact on the accounts in the period the assumptions change. Management believes that the underlying assumptions are appropriate and that the Group's accounts therefore present the financial position and results fairly.

### **2.2 Basis of measurement**

The consolidated accounts have been prepared under the historical cost convention, except for loans and receivables which are carried at amortised cost, and all derivative contracts which have been measured at fair value.

The consolidated accounts are presented in euro (or €), which is the Group's functional and presentational currency. The figures shown in the consolidated accounts are stated in (€) thousands.

### **2.3 Consolidation**

Investments in subsidiaries are accounted for at cost less impairment. Accounting policies of the subsidiaries are consistent with the Group's accounting policies.

Inter-group transactions and balances and gains on transactions between Group companies are eliminated. Intergroup losses are also eliminated unless the transaction provides evidence of impairment of the asset transferred.

Unless otherwise stated, the Group has a 100% holding in all subsidiaries.

### **2.4 Foreign currency translation**

#### *(a) Functional and presentation currency*

Items included in the financial statements of each of the Group's entities are measured using the currency of the primary economic environment in which the entity operates ('the functional currency').

The consolidated financial statements are presented in euro, which is the Group's presentation and functional currency.

#### *(b) Transactions and balances*

Transactions denominated, or that require settlement, in a foreign currency are translated into the functional currency using the exchange rates prevailing at the dates of the transaction.

Monetary items denominated in foreign currency are translated using the closing rate as at the reporting date. Non-monetary items measured at historical cost denominated in a foreign currency are translated using the exchange rate as at the date of initial recognition. Foreign exchange gains and losses resulting from the settlement of foreign currency transactions and from the translation at quarter end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the consolidated income statement.

All foreign exchange gains and losses recognised in the income statement are presented in foreign exchange gains and losses as a separate line item in the consolidated income statement.

## **2.5 Financial assets – Loans and receivables**

The Group classifies its financial assets in to the following categories:

- (a) *Financial assets at fair value through profit or loss,*
- (b) *Loans and receivables,*
- (c) *Financial assets available for sale*

### *(a) Financial assets at fair value through profit or loss*

This category of assets comprises derivatives other than derivatives that are designated and are effective as hedging instruments. These assets are recognised initially at fair value and transaction costs are taken directly to the consolidated income statement. Interest income and expense arising on these assets are included in interest income and interest expense. Fair value gains and losses on these financial assets are included in gains and losses on derivative financial instruments in the consolidated income statement or as part of foreign exchange gains and losses where they relate to currency derivatives.

### *(b) Loans and receivables*

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. Loans acquired by the Group are treated as loans and receivables because the original contracts provided for payments that were fixed or determinable. The Group has classified the loan assets it acquired from Participating Institutions as loans and receivables.

Loans and receivables are initially recognised at fair value plus transaction costs. Loan assets acquired by the Group from Participating Institutions, as provided for in the Act, are treated as having a fair value at initial recognition equal to the acquisition price paid for the asset, taking into account any cash flow movements in the loan balance between the valuation date and transfer date.

Loans and receivables are subsequently measured at amortised cost using the effective interest rate method.

Loans and receivables are classified as follows;

- Land and development loans
- Investment property loans

Land and development loans include loans on land which have been purchased for the purpose of development, and loans secured on partly developed land.

Investment property loans are loans secured on any property purchased with the primary intention of retaining it and enjoying the total return, i.e. income and/or capital appreciation, over the life of the interest acquired. This would include loans secured on completed residential property developments that are classified as investment property loans.

### *(c) Available for sale*

Available for sale financial assets are non-derivatives that are either designated as available for sale or are not classified as (a) loans and receivables, (b) held-to-maturity investments or (c) financial assets at fair value through profit or loss. Available for sale financial assets are those intended to be held for an indefinite period of time, which may be sold in response to needs for liquidity or changes in interest rates or exchange rates.

Available for sale financial assets are initially recognised at fair value plus transaction costs. They are subsequently held at fair value. Interest income calculated using the effective interest method is recognised in profit or loss. Other changes in the carrying amount of available for sale financial assets are recognised in other comprehensive income in the available for sale reserve. When the investment is disposed of or is determined to be impaired, the cumulative gain or loss previously accumulated in the available for sale reserve is reclassified to profit or loss.

## **2.6 Financial liabilities**

The Group carries all financial liabilities at amortised cost, with the exception of derivative financial instruments, which are measured at fair value. Further information on derivative liabilities is included in accounting policy 2.13.

### **2.7 De-recognition of financial assets and financial liabilities**

Financial assets are derecognised when the contractual rights to receive the cash flows from these assets have ceased to exist or the assets have been transferred and substantially all the risks and rewards of ownership of the assets have also been transferred. Financial liabilities are derecognised when they have been redeemed or otherwise extinguished.

### **2.8 Interest income and expense**

Interest income and expense for all interest-bearing financial instruments is recognised in interest income and interest expense in the income statement using the effective interest rate ('EIR') method.

The EIR method is a method of calculating the amortised cost of a financial asset or a financial liability and of allocating the interest income or interest expense over the relevant period. The EIR is the rate that exactly discounts estimated future cash payments or receipts over the expected life of the financial instrument to the net carrying amount of the financial asset or financial liability. When calculating the EIR, the Group estimated cash flows using the mandated LTEV methodology but did not consider future credit losses beyond any already recognised in the acquisition price of loans. The calculation includes transaction costs and all fees paid or received between parties to the contract that are an integral part of the EIR.

Where loan cash flows cannot be reliably estimated on initial recognition (generally when the due diligence process has not yet completed), interest income is recognised on a contractual interest receipts basis until the cash flows can be estimated, at which time interest income will be recognised using the EIR method.

When a loan and receivable is impaired, the Group reduces the carrying amount to its estimated recoverable amount (being the estimated future cash flows discounted at the original EIR) and continues unwinding the remaining discount as interest income.

Once a financial asset (or a group of similar financial assets) has been written down as a result of an impairment loss, interest income is recognised using the original rate of interest used to discount the future cash flows for the purpose of measuring the impairment loss. Interest income on impaired loans is only recognised on the unimpaired amount of the loan balance using the original EIR rate.

Fees and commissions which are not an integral part of the EIR are recognised on an accrual basis when the service has been provided.

### **2.9 Fee income**

Fee income that is an integral part of calculating the EIR or originating a loan is recognised as part of EIR as described in accounting policy 2.8. Fees earned by the Group that are not part of EIR are recognised immediately in profit or loss as fee income.

### **2.10 Profit and losses on the disposal of loans and surplus income**

#### **Profit and loss on the disposal of loans**

NAMA has disposed of certain loan assets to third parties during the period. Profits and losses on the disposal of loans is calculated as the difference between the carrying value of the loans and the contractual sales price at the date of sale. The contractual sales price includes any deferred consideration where NAMA has contractual right to receive any deferred cash flow. Profits and losses on the disposal of loans are recognised in the income statement when the transaction occurs.

#### **Surplus income**

Surplus income is calculated as the excess cash recovered on a total debtor connection over the loan carrying value and is recognised:

- a) to the extent that actual cashflows for a total debtor connection are in excess of the total debtor connection loan carrying values; or
- b) when the revised estimated cashflows for a debtor are greater than the total debtor connection loan carrying value. Such surplus income, to the extent that cash is realised, is taken to the income statement at each annual reporting date only.

### **2.11 Impairment of financial assets**

The Group assesses, semi-annually and annually, whether there is objective evidence that a financial asset or group of financial assets, measured at amortised cost, is impaired.

### **2.12 Cash and cash equivalents**

Cash comprises cash on hand, demand deposits and exchequer notes.

Cash equivalents are short term, highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

### **2.13 Derivative financial instruments and hedge accounting**

Derivatives, such as interest rate swaps, cross-currency swaps and foreign exchange swaps are used for hedging purposes as part of the Group's risk management strategy. In addition, the Group acquired, at fair value, certain derivatives associated with the loans acquired from the Participating Institutions. The Group does not enter into derivatives for proprietary trading purposes.

The Group's policy is to hedge its foreign currency exposure through the use of currency derivatives. Interest rate risk on debt issued by the Group is hedged using interest rate swaps. Interest rate swaps acquired from the Participating Institutions are hedged by means of equal and opposite interest rate swaps.

Derivatives are accounted for either at fair value through profit or loss or, where they are designated as hedging instruments, as derivatives designated in hedging relationships.

#### *Derivatives at fair value through profit or loss*

Derivatives at fair value through profit or loss are initially recognised at fair value on the date on which a derivative contract is entered into or acquired and are subsequently re-measured at fair value.

The fair value of derivatives is determined using a mark to market valuation technique based on independent valuations obtained using observable market inputs such as Euribor and Libor yield curves, par interest and foreign exchange rates.

The assumptions involved in these valuation techniques include the likelihood and expected timing of future cash flows of the instrument. These cash flows are generally governed by the terms of the instrument, although management judgement is required when the ability of the counterparty to service the instrument in accordance with the contractual terms is in doubt.

All derivatives are carried as assets when fair value is positive and as liabilities when fair value is negative.

Fair value gains or losses on these derivatives are recognised in the income statement. However where they are designated as hedging instruments, the treatment of the fair value gains and losses depends on the nature of the hedging relationship.

Gains and losses on currency swaps are recognised in profit or loss as part of foreign exchange gains and losses.

#### *Derivatives designated in hedge relationships*

The Group designates certain derivatives as hedges of highly probable future cash flows, attributable to a recognised asset or liability, or a forecasted transaction (cash flow hedges). At the inception of the hedge relationship, the Group documents the relationship between hedged items and hedging instruments, as well as its risk management objective and strategy for undertaking various hedge transactions. The Group also documents its assessment, both at hedge inception and on an ongoing basis, of whether the derivatives that are used in hedging transactions are highly effective in offsetting changes in cash flows of hedged items.

#### *Cash flow hedge*

The effective portion of changes in the fair value of derivatives that are designated and qualify as cash flow hedges are recognised in and included in the cash flow hedge reserve, which is included in equity. The gain or loss relating to the ineffective portion is recognised immediately in the consolidated income statement.

Amounts accumulated in equity are reclassified to the income statement in the periods when the hedged item affects profit or loss. Amounts reclassified to profit or loss from equity are included in net interest income.

When a hedging instrument expires or is sold, or when a hedge no longer meets the criteria for hedge accounting, any cumulative gain or loss existing in equity at that time remains in equity and is recognised in the income statement when the forecast transaction occurs. When a forecast transaction is no longer expected to occur, the cumulative gain or loss that was reported in equity is immediately reclassified to the income statement.



### **2.14 Trading Properties**

Trading properties are held for resale and are stated at the lower of cost and net realisable value. Costs are determined on the basis of specific identification of individual costs relating to each asset. Net realisable value represents the estimated selling price for properties less all estimated costs of completion and costs necessary to make the sale.

### **2.15 Taxation**

#### *(b) Deferred income tax*

Deferred income tax is provided in full, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the consolidated financial statements. Deferred income tax is determined using tax rates (and tax laws) that have been enacted or substantially enacted by the date of the statement of financial position and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled.

Deferred income tax assets are recognised when it is probable that future taxable profit will be available against which these temporary differences can be utilised.

Deferred income tax related to cash flow hedges is recognised in equity and subsequently in the consolidated income statement together with the deferred gain or loss.

Deferred income tax related to available for sale reserves is recognised in other comprehensive income and subsequently in the consolidated income statement together with the deferred gain or loss.

Deferred income tax assets and liabilities are offset when there is a legally enforceable right to offset current tax liabilities and when the deferred income tax assets and liabilities relate to income taxes levied by the same taxation authority on either the same taxable entity or different taxable entities where there is an intention to settle the balances on a net basis.

### **2.16 Provisions for liabilities and charges and contingent assets and liabilities**

#### *Provisions*

Provisions for legal claims are recognised when the Group has a present legal or constructive obligation as a result of past events; it is more likely than not that an outflow of resources will be required to settle the obligation; and the amount can be reliably estimated. The Group recognises no provisions for future operating losses.

#### *Contingent liabilities*

Contingent liabilities are not recognised by the Group but are disclosed unless the probability of their occurrence is remote.

#### *Contingent assets*

Contingent assets are not recognised by the Group but are disclosed where an inflow of economic benefits is probable. If the realisation of income becomes virtually certain then the related asset is recognised.

Contingent assets and liabilities are assessed continually to ensure that they are appropriately reflected in the accounts.

## National Asset Management Limited

### Notes to the accounts

#### 2.17 Amounts due to and from Participating Institutions

Amounts due to and from Participating Institutions are classified as follows:

- Due diligence valuation adjustments
- Value to transfer adjustments
- Section 88, Section 93, Section 98 adjustments
- Unsettled overdraft positions

##### *Due diligence valuation adjustments*

Any adjustments arising on completion of due diligence on assets transferred, are initially recognised in the balance sheet as an adjustment to the carrying value of assets acquired and as amounts due to or from Participating Institutions. Settlement of due diligence adjustments is in the form of cash or through the issuance or redemption of government guaranteed debt securities.

##### *Value to transfer adjustments*

Value to transfer adjustments relate to net movements that occurred on borrower exposures between the loan assets valuation date and the date the loans were transferred to the Group. Any amount due to or from a Participating Institution is settled in cash or through the issuance or redemption of government guaranteed debt securities.

##### *Section 88, Section 93 and Section 98 adjustments*

Adjustments under Section 88 of the Act relate to obvious errors or omissions in an acquisition schedule.

Adjustments under Section 93 of the Act arise where the Group has overpaid for an asset. If a Participating Institution receives from the Group an amount in exchange for loan assets acquired that is more than is due to the Participating Institution under the Act, or receives any other amount from the Group to which it is not entitled, the Participating Institution is obliged to repay the Group any amount of overpayment plus accrued interest as determined by the Group.

Adjustments under Section 98 of the Act relate to obvious errors in relation to the valuation of assets acquired from Participating Institutions.

Any adjustments under Section 88, 93 or 98, that are unsettled at the reporting date, are recognised as amounts due to or from Participating Institutions until the amounts are settled.

##### *Unsettled overdraft positions*

Adjustments for unsettled overdraft positions relate to overdraft accounts which were legally acquired by NAMA in 2010 and 2011. The Participating Institutions fund overdraft accounts and collect cash repayments on overdraft accounts on NAMA's behalf. The amounts funded by Participating Institutions are recognised in the balance sheet as amounts payable to Participating Institutions and the amounts collected are recognised as amounts receivable from Participating Institutions. The net amount due to/from Participating Institutions is applied against the outstanding loans and receivables balance.

#### 2.18 Debt and equity instruments

Debt and equity instruments are classified as either liabilities or as equity in accordance with the substance of the contractual terms of the instruments. Instruments which do not carry a contractual obligation to deliver cash or another financial asset to another entity are classified as equity and are presented in equity. The coupon payments on these instruments are recognised directly in equity. The subordinated bonds issued by the Group contain a discretionary coupon and have no obligation to deliver cash and are therefore classified as equity instruments.

Senior debt securities, issued by the Group are classified as debt instruments as the securities carry a fixed coupon based on Euribor and the coupon payment is non-discretionary.

Debt securities in issue are initially measured at fair value and are subsequently measured at amortised cost using the effective interest rate method. The initial value of the senior bonds issued equates to 95% of the acquisition cost of the loans transferred from each Participating Institution. The initial value of subordinated bonds equates to 5% of the acquisition cost of loans transferred.

## National Asset Management Limited

### Notes to the accounts

#### 2.19 Share capital

##### (a) Dividends on ordinary shares

Dividends on ordinary shares are recognised in equity in the period in which they are approved by the Company's Board. Dividends for the period that are declared after the date of the consolidated statement of financial position are dealt with in the Events after the Reporting Date note.

##### (b) Other equity instrument

This comprises the subordinated bonds that meet the definition of an equity instrument. Coupon payments on these instruments are reflected directly in equity when they are declared.

#### 2.20 Cash placed as collateral with the NTMA

The Group is required to post cash collateral with the NTMA under a collateral posting agreement (CPA) agreed between the NTMA and NAMA. The NTMA is the counterparty to all NAMA derivatives (other than those acquired from borrowers). The NTMA require cash to be placed with it as collateral to reduce the exposure it has to NAMA with regard to its derivative positions.

The amount of collateral required depends on an assessment of the credit risk by the NTMA.

Cash placed as collateral is recorded in cash placed as collateral with the NTMA on the balance sheet. Any interest payable or receivable arising on the amount placed as collateral is recorded in interest expense or interest income respectively.

### 3 Interest and fee income

	For the period from 1 Jul 2012 to 30 Sep 2012 €'000	For the period from 1 Jan 2012 to 30 Sep 2012 €'000
Interest on loans and receivables	319,576	928,587
Interest on derivative financial instruments	20,343	62,715
Interest on cash and cash equivalents	9,054	16,208
Interest on financial assets held as available for sale	3,206	9,609
Interest on inter group loans	121	515
<b>Total interest income</b>	<b>352,300</b>	<b>1,017,634</b>
Fee income on IBRC repurchase agreement	-	14,628
Other fee income	19,801	24,721
<b>Total interest and fee income</b>	<b>372,101</b>	<b>1,056,983</b>

##### Interest on loans and receivables

Interest income on loans and receivables is recognised in accordance with accounting policy note 2.8.

Interest income is calculated using the EIR method of accounting. This method seeks to recognise interest income at a constant rate over the life of the loan and will differ from actual cash received. This implies that in any given reporting period the amount of interest recognised will differ from the cash received. However, over the life of the loan, the total cash received in excess of the acquisition value of the loan will, following adjustment for any impairment losses, equal the interest income recognised. No interest income is recognised on the element of any loan balance which is considered to be impaired.

Of the €929m interest income on loans and receivables recognised in the period 1 January 2012 to 30 September 2012, €865m was realised in cash.

##### Interest on derivative financial instruments

Interest income on derivative financial instruments relates to interest received on derivatives acquired from the Participating Institutions.

##### Other fee income

Other fee income is earned by NAMA on disposal of assets, refinancing of debt and restructuring of loans. Fee income is recognised in accordance with accounting policy 2.9.

## National Asset Management Limited

### Notes to the accounts

4 Interest expense	For the period from	For the period from
	1 Jul 2012 to 30 Sep 2012 €'000	1 Jan 2012 to 30 Sep 2012 €'000
Interest on debt securities in issue	73,438	282,856
Interest on other derivative financial instruments	7,366	21,089
Interest on interest bearing loans and borrowings	64	3,599
Interest on derivatives where hedge accounting is applied	29,505	60,054
Interest expense on borrower overdraft accounts	-	28
<b>Total interest expense</b>	<b>110,373</b>	<b>367,626</b>

5 Net profit on disposal of loans and surplus income	For the period from	For the period from
	1 Jul 2012 to 30 Sep 2012 €'000	1 Jan 2012 to 30 Sep 2012 €'000
Surplus income	-	86,664
Net profit on disposal of loans	16,375	45,126
<b>Total net profit on disposal of loans and surplus income</b>	<b>16,375</b>	<b>131,790</b>

During the quarter, the Group sold certain loans and receivables acquired to third parties. Profit on disposal is measured as the difference between proceeds received and the carrying value of those loans and receivables. The Group realised profits of €16.4m on the disposal of loans in the quarter (quarter 2: €16.5m).

For certain assets acquired, the proceeds from the disposal of the underlying collateral in a debtor connection has exceeded the carrying value of those loans and receivables. This surplus is recognised in the income statement as realised profits on loans (surplus income). Surplus income is recognised on a bi annual and annual basis (see accounting policy 2.10).

6 Gains / (losses) on derivative financial instruments	For the period from	For the period from
	1 Jul 2012 to 30 Sep 2012 €'000	1 Jan 2012 to 30 Sep 2012 €'000
Fair value gains / (losses) on acquired derivatives	(22,093)	(37,554)
Due Diligence valuation adjustment	(1,671)	(1,671)
Fair value loss on other derivatives	(11,877)	(22,182)
Hedge ineffectiveness adjustment	1,819	5,280
<b>Total losses on derivative financial instruments</b>	<b>(33,822)</b>	<b>(56,127)</b>

Fair value gains/losses on acquired derivatives comprises fair value gains/losses on derivatives acquired from Participating Institutions that were associated with the loans acquired. Fair value losses on other derivatives comprise fair value losses on interest rate swaps entered into by the Group during the quarter. A due diligence valuation adjustment is an adjustment to the original acquisition valuation of the derivatives, following completion of due diligence.

7 Administration expenses	For the period from	For the period from
	1 Jul 2012 to 30 Sep 2012 €'000	1 Jan 2012 to 30 Sep 2012 €'000
Costs reimbursable to NAMA	11,588	27,046
Primary servicer fees to Participating Institutions	14,007	44,163
Master servicer fees	804	2,350
Legal fees	695	1,605
Portfolio management fees	972	2,664
Accounting, audit and tax	601	1,724
Rent & occupancy costs	214	717
Derivative valuation and rating agency fees	26	177
IT costs	504	1,074
Other administrative expenses	1,488	2,515
<b>Total administration expenses</b>	<b>30,899</b>	<b>84,035</b>

## National Asset Management Limited

### Notes to the accounts

<b>8 Foreign exchange gains/ (losses)</b>	<b>For the period from 1 Jul 2012 to 30 Sep 2012</b>	<b>For the period from 1 Jan 2012 to 30 Sep 2012</b>
	<b>€'000</b>	<b>€'000</b>
Foreign exchange gain on loans and receivables	90,222	384,121
Unrealised foreign exchange losses on derivative financial instruments	(50,232)	(227,235)
Realised foreign exchange losses on derivative financial instruments	(66,208)	(228,669)
Foreign exchange gain on cash	1,386	4,459
Other foreign exchange gains	128	113
<b>Total foreign exchange gains / (losses)</b>	<b><u>(24,704)</u></b>	<b><u>(67,211)</u></b>

Foreign exchange gains and losses on loans and receivables arise on the revaluation of foreign currency denominated loans and receivables. Foreign currency translation amounts are recognised in accordance with accounting policy 2.4.

Following the transfer of assets from the Participating Institutions, the Group entered into currency derivative contracts to reduce its exposure to foreign exchange rate fluctuations arising on foreign currency denominated loans and receivables acquired, as it paid the consideration in euro. Gains and losses on foreign exchange derivatives arise on the fair value movement of currency derivatives during the reporting period. Currency derivatives are explained in more detail in note 13.

Other foreign exchange gains relate to the translation of foreign denominated cash and cash equivalent balances at the reporting date.

The net foreign exchange loss to the end of September 2012 relates to the movement in the basis spread between the euro and sterling currencies which arises on cross currency interest rate swaps entered into by the Group. Gains and losses arising from the basis spread are unrealised.

<b>9. Impairment charges on loans and receivables</b>	<b>For the period from 1 Jul 2012 to 30 Sep 2012</b>	<b>For the period from 1 Jan 2012 to 30 Sep 2012</b>
	<b>€'000</b>	<b>€'000</b>
Balance at the beginning of the period	2,879,881	2,751,266
Increase in impairment during the period	-	128,615
<b>Balance at the end of the period</b>	<b><u>2,879,881</u></b>	<b><u>2,879,881</u></b>

The Group carried out an impairment assessment at 30 June 2012 of its individually significant debtors, which are those managed directly by NAMA. Based on the assessment an additional impairment charge of €129m was then recorded, primarily relating to specific debtors with a material adverse change in timing and amount of expected cashflows. This brings the total impairment coverage to 10.4% at 30 June 2012 (31 December 2011: 9.7%). The impairment review is subject to estimation and judgement in relation to the amount and timing of cash flows and the value of underlying collateral. Actual results may differ from expected results.

No impairment assessment has been carried out at 30th September 2012. The Group's policy is currently to assess its loans for impairment semi-annually and annually in accordance with accounting policy 2.11.

## National Asset Management Limited

### Notes to the accounts

#### 10 Cash and cash equivalents

	30 Sep 2012 €'000	30 Jun 2012 €'000
Balances with Central Bank	345,091	991,172
Balances with other banks	43,698	29,206
Treasury Bills	39,803	-
Exchequer notes	2,250,000	1,200,000
Term deposits	43,857	-
<b>Total cash and cash equivalents</b>	<b>2,722,449</b>	<b>2,220,378</b>
Cash placed as collateral with the NTMA	1,150,000	850,000
<b>Total cash, cash equivalents and collateral postings</b>	<b>3,872,449</b>	<b>3,070,378</b>

NAMA is required to post cash collateral with the NTMA under a collateral posting agreement (CPA) agreed between the NTMA and NAMA. The NTMA is the counterparty to all NAMA derivatives (other than those acquired from borrowers). The NTMA require cash to be placed with it as collateral to reduce the exposure it has to NAMA with regard to its derivative positions.

#### 11 Financial assets available for sale

	30 Sep 2012 €'000	30 Jun 2012 €'000
Short term treasury bonds	<b>259,972</b>	<b>255,765</b>

Financial assets available for sale comprise Irish government treasury bonds acquired for liquidity management.

#### 12 Receivables and payables from/to Participating Institutions

	30 Sep 2012 €'000	30 Jun 2012 €'000
Receivables from Participating Institutions	<b>136,760</b>	<b>137,587</b>
Payable to Participating Institutions	<b>(38,042)</b>	<b>(38,265)</b>

Receivables from and payables to Participating Institutions comprise due diligence valuation adjustments, value to transfer settlements due, unsettled overdraft positions and adjustments under Sections 88, 93 and 98 of the Act. Amounts are settled on completion of due diligence and when a terminating event occurs for overdrafts.

#### 13 Financial assets and liabilities at fair value

	30 Sep 2012 €'000	30 Jun 2012 €'000
<i>Derivative assets at fair value through profit or loss</i>		
Derivative financial instruments acquired	336,813	358,906
Other derivative financial instruments	15,697	13,082
Foreign currency derivatives	7,375	6,560
<b>Total derivative assets</b>	<b>359,885</b>	<b>378,548</b>
<i>Derivative liabilities at fair value through profit or loss</i>		
<i>Derivative financial instruments acquired</i>		
Other derivative financial instruments	(184,288)	(169,796)
Foreign currency derivatives	(467,108)	(416,061)
<b>Total</b>	<b>(651,396)</b>	<b>(585,857)</b>
Hedging derivative liabilities	(681,909)	(502,427)
<b>Total derivative liabilities</b>	<b>(1,333,305)</b>	<b>(1,088,284)</b>

#### *Derivative financial instruments at fair value through profit or loss*

Derivative financial instruments acquired from borrowers relates to the fair value of derivatives acquired from borrowers that were associated with loans acquired. The fair value of these derivatives at 30 September 2012 was €337m (30 June 2012: €359m) and the fair value movement on these derivatives in the quarter was a loss of €22m (Q2: €19m gain).

## National Asset Management Limited

### Notes to the accounts

Other derivative financial instruments relates to the fair value of derivatives entered into by the Group to hedge derivative financial instruments acquired from borrowers. These derivatives have not been designated into hedge relationships. The fair value movement on these derivatives in the quarter was a loss of €12m (Q2: €26m loss).

Following the transfer of assets from Participating Institutions and given that NAMA pays for these loans with Euro denominated bonds, NAMA entered into foreign currency derivatives to reduce its exposure to exchange rate fluctuation arising on foreign denominated loans and receivables acquired.

#### *Derivative financial instruments designated in hedge relationships*

The Group entered into interest rate swap contracts to hedge its exposure to cash flow variability arising from interest rate risk in its portfolio of debt securities. These swaps were formally designated into hedge relationships during 2010, when the fair value of these derivatives was (negative) €30.4m. This amount was recognised as a fair value loss on other derivative financial instruments in the income statement in 2010. This fair value gain is amortised as hedge ineffectiveness over the remaining life of the derivatives. An amount of €1.8m has been recognised in the income statement and cash flow hedge reserve for the quarter (Q2: €1.7m). The total loss for the quarter on cash flow hedges of €179m (Q2: €136m) is recognised in the cash flow hedge reserve in other comprehensive income (Note 22).

#### 14 Loans and receivables

	30 Sep 2012 €'000	30 Jun 2012 €'000
Loans and receivables	26,889,474	27,689,288
Less provision for impairment charges on loans and receivables (Note 9)	(2,879,881)	(2,879,881)
	<u>24,009,593</u>	<u>24,809,407</u>

The impairment provision is reassessed on a semi annual basis (Note 9).

#### 15 Other assets

	30 Sep 2012 €'000	30 Jun 2012 €'000
Receivables from NAMA the Agency	54,098	53,940
Accrued swap interest receivable	12,719	13,459
Receivable from NAMA IL	10,886	10,732
Deferred consideration	9,851	5,855
VAT receivable	2,463	4,023
Interest receivable on financial assets available for sale	5,799	2,157
Interest receivable on cash and cash equivalents	9,614	2,479
Prepayments	412	312
<b>Total other assets</b>	<u>105,842</u>	<u>92,957</u>

Included within receivables from the Agency is a loan for €52m receivable from the Agency. NALM provided this loan to the Agency on 25 February 2011 at an interest rate set at the six month Euribor rate.

#### 16 Trading properties

	30 Sep 2012 €'000	30 Jun 2012 €'000
Trading properties	<u>7,232</u>	<u>7,228</u>

During 2011 NAMA received certain property assets as settlement for an outstanding guarantee. NAMA also acquired other non real estate assets in settlement of debt during the year. Properties are carried at the lower of cost and net realisable value. Non euro denominated assets are translated to euro in accordance with accounting policy 2.4.

## National Asset Management Limited

### Notes to the accounts

#### 17 Deferred tax

	Deferred tax on derivatives		Deferred tax on	Total
	Assets	(Liabilities)	tax losses	
	€'000	€'000	€'000	€'000
Balance at 1 Jan 2012	182,182	(112,162)	239,505	309,525
Movement in the period	89,891	17,498	(124,791)	(17,402)
Balance at 30 June 2012	<b>272,073</b>	<b>(94,664)</b>	<b>114,714</b>	<b>292,123</b>
Movement in the period	61,253	3,694	(69,133)	(4,186)
Balance at 30 Sept 2012	<b>333,326</b>	<b>(90,970)</b>	<b>45,581</b>	<b>287,937</b>
		<b>For the period from 1 Jul 2012 to 30 Sep 2012 €'000</b>	<b>For the period from 1 Apr 2012 to 30 Jun 2012 €'000</b>	<b>For the period from 1 Jan 2012 to 30 Sep 2012 €'000</b>
Movement recognised in the income statement		(48,086)	(74,099)	(122,185)
Movement recognised in reserves (Note 22 (a))		43,900	56,697	100,597
<b>Net movement in deferred tax</b>		<b>(4,186)</b>	<b>(17,402)</b>	<b>(21,588)</b>

Deferred income tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred income taxes relate to the same fiscal authority.

Deferred income tax assets are recognised in respect of tax losses carried forward only to the extent that realisation of the related tax benefit is probable. A deferred income tax asset of €239m in respect of unutilised tax losses was recognised in the 31 December 2011 year end financial statements.

During the nine months to 30 September 2012, NAMA has generated taxable profits and utilised available tax losses forward. When tax losses available are utilised, through the generation of taxable profits, the deferred tax asset is reduced by the amount of the losses utilised. The total movement recognised in the income statement in the period (Q3 €48m, Q2: €74m) includes €69m (Q2: €125m) of a tax charge in respect of tax losses utilised in the period, and a tax credit in respect of derivative movements of €21m (Q2: €51m).

#### 18 Debt securities in issue

	For the period from 1 Jul 2012 to 30 Sep 2012 €'000	For the period from 1 Apr 2012 to 30 Jun 2012 €'000
In issue at beginning of quarter	26,981,000	28,970,000
Issued in the quarter	-	11,000
Redeemed during the quarter	-	(2,000,000)
Cancelled in the quarter	(24,000)	-
<b>In issue at end of quarter</b>	<b>26,957,000</b>	<b>26,981,000</b>

€24m of debt securities were cancelled in the quarter, as a result of a section 98 claim. See accounting policy 2.18 for further details.

#### Terms of notes

The above debt securities are all Government Guaranteed Floating Rate Notes, which were issued and transferred to NALM Ltd under a profit participating loan arrangement. The latter company used these securities as consideration (95%) for the loan portfolio acquired from each of the Participating Institutions.

Interest accrues from the issue date of the Notes and is paid semi annually on 1 March and 1 September. The interest rate is 6 month Euribor reset on 1 March and 1 September in each year. To date only euro denominated notes have been issued.

Notes are issued on each acquisition date and all Notes issued prior to 1 March 2011 matured on 1 March 2011. The Notes issued in 2010 permitted the issuer to settle all, or some only, of the Notes at maturity by issuing a new Note on the same terms as the existing Note (other than as to maturity which may be up to 364 days from the date of issue notwithstanding that the existing Note may have had a shorter maturity).

All the Notes that matured on 1 March 2012 were settled by issuing new Notes with a maturity of 1 March 2013.

The Minister for Finance issued a direction to NAMA under Section 14 of the Act that the terms and conditions of the Notes issued on 1 March 2011, and of any Notes issued thereafter, should be amended to remove the issuer's option to settle maturing Notes by the issue of new Notes on similar terms unless prior consent is received from the note holder, and to remove the issuer's option to extend the maturity of the Notes. This direction was implemented on 22 June 2011.



## National Asset Management Limited

### Notes to the accounts

#### 19 Other liabilities

	30 Sep 2012 €'000	30 Jun 2012 €'000
Accrued swap interest payable	31,987	162,081
Accrued interest on debt securities in issue	10,999	117,448
Accrued expenses	32,034	26,452
Professional services withholding tax and other taxes	660	439
Other liabilities	119,153	120,364
<b>Total other liabilities</b>	<b>194,833</b>	<b>426,784</b>

Included within other liabilities is an inter-Group loan of €99.9m from NAMAIL and accrued interest on same. The balance relates to occupancy costs payable to NAMA the Agency.

#### 20 Share capital

	Number	30 Sep 2012 €
<u>Authorised:</u>		
Ordinary shares of € 1 each	1,000	1,000
Issued and fully paid during the period:		
Ordinary shares of € 1 each	100	100

#### 21 Other equity instruments

	For the period from 1 Jul 2012 to 30 Sep 2012 €'000	For the period from 1 Apr 2012 to 30 Jun 2012 €'000
At beginning of quarter	1,595,000	1,594,000
Issued in the quarter	-	1,000
Redeemed during the quarter	-	-
Cancelled in the quarter	(1,000)	-
<b>In issue at end of quarter</b>	<b>1,594,000</b>	<b>1,595,000</b>

€1m of subordinated notes was cancelled in the quarter, following the completion of a Section 98 claim, See accounting policy 2.18 for further details.

#### Terms of the instrument

The above are Callable Perpetual Subordinated Fixed Rate Bonds that were issued and transferred to NALM Ltd under a profit participating loan arrangement. The latter company used these securities as consideration (5%) for the loan portfolio acquired from each of the Participating Institutions.

The interest rate on the instruments is the 10 year Irish Government rate at the date of first issuance, plus 75 basis points. This rate has been set at a fixed return of 5.264%. Interest is paid annually, however the coupon is declared at the option of the issuer. Coupons not declared in any year will not accumulate. No coupon was declared at the reporting date.

Although the bonds are perpetual in nature, the issuer may "call" (i.e. redeem) the bonds on the first call date (which is 10 years from the date of issuance), and every Interest Payment date thereafter (regardless of whether interest is to be paid or not).

It is the substance of the contractual arrangement of a financial instrument, rather than its legal form, that governs its classification. As the subordinated notes contain no contractual obligation to make any payments (either interest or principal) should the Group not wish to make any payments, the subordinated debt has been classified as equity in the statement of financial position, with any coupon payments classified as dividend payments.

## National Asset Management Limited

### Notes to the accounts

22 Other reserves	For the period from 1 Jul 2012 to 30 Sep 2012	For the period from 1 Jan 2012 to 30 Sep 2012
	€'000	€'000
<b>Other reserves are analysed as follows:</b>		
<b>Cashflow hedge reserve</b>		
At the beginning of the period	(365,768)	(261,135)
Net changes in fair value	(179,482)	(406,263)
Hedge ineffectiveness	(1,819)	(5,280)
Deferred tax recognised in other reserves (note a)	44,870	170,479
<b>At 30 September 2012</b>	<b>(502,199)</b>	<b>(502,199)</b>
<b>Available for sale reserve</b>		
At the beginning of the period	(683)	110
Net changes in fair value	4,640	3,875
Deferred tax recognised in other reserves (note a)	(970)	(998)
<b>At 30 September 2012</b>	<b>2,987</b>	<b>2,987</b>
<b>Total other reserves</b>	<b>(499,212)</b>	<b>(499,212)</b>

The cash flow hedge reserve comprises the mark to market movement on interest rate swaps that have been designated into hedge relationships. Any fair value gains or losses arising on these derivatives in hedge relationships is accounted for in reserves. The available for sale reserve comprises the fair value movement on available for sale assets in the quarter (see note 11). Total deferred tax recognised in reserves in the period is €43.9m (Q2: €56.7m) (note 17).

#### (a) Movement in deferred tax is recognised as follows:

	€'000	€'000
Balance as at 1 January 2012		68,884
Deferred tax on movement in cash flow hedge reserve from 1 Jan 2012 to 30 Jun 2012	56,697	
Deferred tax on movement in available for sale reserve from 1 Jan 2012 to 30 Jun 2012	-	56,697
Deferred tax on movement in cash flow hedge reserve from 1 Jul 2012 to 30 Sep 2012	44,870	
Deferred tax on movement in available for sale reserve from 1 Jul 2012 to 30 Sep 2012	(970)	43,900
Total deferred tax movement on reserves from 1 Jan 2012 to 30 Sep 2012		100,597
<b>Cumulative deferred tax recognised in reserves as at 30 September 2012</b>		<b>169,481</b>
<b>Represented By</b>		
Total deferred tax on cash flow hedge reserve		170,479
Total deferred tax on available for sale reserve		(998)
<b>Total deferred tax recognised in reserves as at 30 September 2012</b>		<b>169,481</b>

<b>National Asset Management Limited</b>
<b>Income Statement by NAMA group entity</b>
<b>For the period from 1 July 2012 to 30 September 2012</b>

	National Asset Loan Management Limited	National Asset Property Management Limited	National Asset Residential Property Services Limited	National Asset Management Services Limited	National Asset Management Group Services Limited	National Asset Management Limited	Consolidation Adjustments	Consolidated Total
	€'000	€'000	€'000	€'000	€'000	€'000	€'000	€'000
Interest and fee income	372,101	-	-	-	350,043	350,043	(700,086)	372,101
Interest expense	(386,914)	-	-	-	(350,043)	(73,502)	700,086	(110,373)
<b>Net interest income / (expense)</b>	<b>(14,813)</b>	-	-	-	-	<b>276,541</b>	-	<b>261,728</b>
Profit on disposal of loans	16,375	-	-	-	-	-	-	16,375
(Losses) on derivative financial instruments	(33,822)	-	-	-	-	-	-	(33,822)
<b>Total operating income / (expense)</b>	<b>(32,260)</b>	-	-	-	-	<b>276,541</b>	-	<b>244,281</b>
Administration expenses	(30,719)	-	(180)	-	-	-	-	(30,899)
Foreign exchange (losses)	(24,704)	-	-	-	-	-	-	(24,704)
<b>Operating profit / (loss) before impairment</b>	<b>(87,683)</b>	-	<b>(180)</b>	-	-	<b>276,541</b>	-	<b>188,678</b>
Impairment charges on loans and receivables	-	-	-	-	-	-	-	-
<b>Profit / (loss) for the period before income tax</b>	<b>(87,683)</b>	-	<b>(180)</b>	-	-	<b>276,541</b>	-	<b>188,678</b>
Tax credit / (expense)	21,050	-	-	-	-	(69,136)	-	(48,086)
<b>Profit / (loss) for the period</b>	<b>(66,633)</b>	-	<b>(180)</b>	-	-	<b>207,405</b>	<b>0</b>	<b>140,592</b>

<b>National Asset Management Limited</b>
<b>Income Statement by NAMA group entity</b>
<b>For the period from 1 January 2012 to 30 September 2012</b>

	National Asset Loan Management Limited	National Asset Property Management Limited	National Asset Residential Property Services Limited	National Asset Management Services Limited	National Asset Management Group Services Limited	National Asset Management Limited	Consolidation Adjustments	Consolidated Total
	€'000	€'000	€'000	€'000	€'000	€'000	€'000	€'000
Interest and fee income	1,056,982	-	-	-	641,734	641,733	(1,283,466)	1,056,983
Interest expense	(722,904)	-	-	-	(641,733)	(286,455)	1,283,466	(367,626)
<b>Net interest income / (expense)</b>	<b>334,078</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1</b>	<b>355,278</b>	<b>-</b>	<b>689,357</b>
Net profit on disposal of loans and surplus income	131,790	-	-	-	-	-	-	131,790
(Losses) on derivative financial instruments	(56,127)	-	-	-	-	-	-	(56,127)
<b>Total operating income / (expense)</b>	<b>409,741</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1</b>	<b>355,278</b>	<b>-</b>	<b>765,020</b>
Administration expenses	(83,855)	-	(180)	-	-	-	-	(84,035)
Foreign exchange (losses)	(67,211)	-	-	-	-	-	-	(67,211)
<b>Operating profit / (loss) before impairment</b>	<b>258,675</b>	<b>-</b>	<b>(180)</b>	<b>-</b>	<b>1</b>	<b>355,278</b>	<b>-</b>	<b>613,774</b>
Impairment charges on loans and receivables	(128,615)	-	-	-	-	-	-	(128,615)
<b>Profit / (loss) for the period before income tax</b>	<b>130,060</b>	<b>-</b>	<b>(180)</b>	<b>-</b>	<b>1</b>	<b>355,278</b>	<b>-</b>	<b>485,159</b>
Tax credit/(expense)	(33,365)	-	-	-	-	(88,820)	-	(122,185)
<b>Profit / (loss) for the period</b>	<b>96,695</b>	<b>-</b>	<b>(180)</b>	<b>-</b>	<b>1</b>	<b>266,458</b>	<b>0</b>	<b>362,974</b>

**National Asset Management Limited**

**Balance Sheet by NAMA group entity as at 30 September 2012**

	National Asset Loan Management Limited	National Asset Property Management Limited	National Asset Residential Property Services Limited	National Asset Management Services Limited	National Asset Management Group Services Limited	National Asset Management Limited	Consolidation Adjustments	Consolidated Total
	€'000	€'000	€'000	€'000	€'000	€'000	€'000	€'000
<b>Assets</b>								
Cash	2,722,449	-	-	-	-	-	-	2,722,449
Cash placed as collateral with the NTMA	1,150,000	-	-	-	-	-	-	1,150,000
Financial assets available for sale	259,972	-	-	-	-	-	-	259,972
Receivables from Participating Institutions	136,760	-	-	-	-	-	-	136,760
Derivative financial instruments	359,885	-	-	-	-	-	-	359,885
Loans and receivables	24,009,593	-	-	-	-	-	-	24,009,593
Other assets	258,077	-	-	-	28,703,236	28,650,900	(57,506,371)	105,842
Trading properties	7,232	-	-	-	-	-	-	7,232
Deferred tax asset	242,356	-	-	-	-	45,581	-	287,937
<b>Total assets</b>	<b>29,146,324</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>28,703,236</b>	<b>28,696,481</b>	<b>(57,506,371)</b>	<b>29,039,670</b>
<b>Liabilities</b>								
Payable to Participating Institutions	38,042	-	-	-	-	-	-	38,042
Derivative financial instruments	1,333,305	-	-	-	-	-	-	1,333,305
Debt securities in issue	-	-	-	-	-	26,957,000	-	26,957,000
Other liabilities	28,715,565	-	180	-	28,703,235	282,224	(57,506,371)	194,833
<b>Total liabilities</b>	<b>30,086,912</b>	<b>-</b>	<b>180</b>	<b>-</b>	<b>28,703,235</b>	<b>27,239,224</b>	<b>(57,506,371)</b>	<b>28,523,180</b>
<b>Equity</b>								
Share capital	-	-	-	-	-	-	-	-
Other equity instruments	-	-	-	-	-	1,594,000	-	1,594,000
Retained earnings	(441,376)	-	(180)	-	1	(136,743)	-	(578,298)
Other reserves	(499,212)	-	-	-	-	-	-	(499,212)
<b>Total equity</b>	<b>(940,588)</b>	<b>-</b>	<b>(180)</b>	<b>-</b>	<b>1</b>	<b>1,457,257</b>	<b>-</b>	<b>516,490</b>
<b>Total equity &amp; liabilities</b>	<b>29,146,324</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>28,703,236</b>	<b>28,696,481</b>	<b>(57,506,371)</b>	<b>29,039,670</b>

**National Asset Management Limited**

**Balance Sheet by NAMA group entity as at 30 June 2012**

	<b>National Asset Loan Management Limited</b>	<b>National Asset Property Management Limited</b>	<b>National Asset Management Services Limited</b>	<b>National Asset Management Group Services Limited</b>	<b>National Asset Management Limited</b>	<b>Consolidation Adjustments</b>	<b>Consolidated Total</b>
	<b>€'000</b>	<b>€'000</b>	<b>€'000</b>	<b>€'000</b>	<b>€'000</b>	<b>€'000</b>	<b>€'000</b>
<b>Assets</b>							
Cash	2,220,378	-	-	-	-	-	2,220,378
Cash placed as collateral with the NTMA	850,000	-	-	-	-	-	850,000
Financial assets available for sale	255,765	-	-	-	-	-	255,765
Receivables from Participating Institutions	137,587	-	-	-	-	-	137,587
Derivative financial instruments	378,548	-	-	-	-	-	378,548
Loans and receivables	24,809,407	-	-	-	-	-	24,809,407
Other assets	707,036	-	-	28,867,691	28,967,590	(58,449,361)	92,956
Trading properties	7,228	-	-	-	-	-	7,228
Deferred tax asset	177,407	-	-	-	114,716	-	292,123
<b>Total assets</b>	<b>29,543,356</b>	<b>-</b>	<b>-</b>	<b>28,867,691</b>	<b>29,082,306</b>	<b>(58,449,361)</b>	<b>29,043,992</b>
<b>Liabilities</b>							
Payable to Participating	38,265	-	-	-	-	-	38,265
Derivative financial instruments	1,088,284	-	-	-	-	-	1,088,284
Debt securities in issue	-	-	-	-	26,981,000	-	26,981,000
Other liabilities	29,158,001	-	-	28,867,690	850,454	(58,449,361)	426,784
<b>Total liabilities</b>	<b>30,284,550</b>	<b>-</b>	<b>-</b>	<b>28,867,690</b>	<b>27,831,454</b>	<b>(58,449,361)</b>	<b>28,534,333</b>
<b>Equity</b>							
Share capital	-	-	-	-	-	-	-
Other equity instruments	-	-	-	-	1,595,000	-	1,595,000
Retained earnings	(374,743)	-	-	1	(344,148)	-	(718,890)
Other reserves	(366,451)	-	-	-	-	-	(366,451)
<b>Total equity</b>	<b>(741,194)</b>	<b>-</b>	<b>-</b>	<b>1</b>	<b>1,250,852</b>	<b>-</b>	<b>509,659</b>
<b>Total equity &amp; liabilities</b>	<b>29,543,356</b>	<b>-</b>	<b>-</b>	<b>28,867,691</b>	<b>29,082,306</b>	<b>(58,449,361)</b>	<b>29,043,992</b>