



**NAMA QUARTERLY REPORT
and ACCOUNTS
(Section 55 NAMA Act 2009)
31 December 2021**

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Gníomhaireacht Náisiúnta um Bhainistíocht Sócmhainní National Asset Management Agency

31 March 2022

Mr. Paschal Donohoe T.D.,
Minister for Finance,
Department of Finance,
Upper Merrion Street,
Dublin 2.

Section 55 Quarterly Report and Accounts - NAMA Act 2009

Dear Minister,

Please find attached the Quarterly Report and Accounts for the fourth quarter of 2021 ('Q4 2021 Section 55 Accounts') which are submitted to you pursuant to Section 55 of the NAMA Act 2009 ('the Act'). In accordance with the Act, the Quarterly Report deals with the National Asset Management Agency (NAMA) and the entities within the NAMA Group.

The war in Ukraine which commenced in February 2022 has amplified global economic uncertainty and increased market volatility in international and domestic capital markets. While, as at the date of this letter there has been no known material effect on Irish property values, there is a risk that this uncertainty could spread to property markets at a future date and could have an impact on the carrying values of the property held by NAMA as security for loans. The Board will monitor developments as they evolve in the economic and financial environment and keep the impact on NAMA's financial position under review.

To assist in your review of the Q4 2021 Section 55 Accounts, we also present for your information Financial Highlights and Key Performance Indicators for FY2021 with FY2020 information as comparatives.

Financial Highlights	Full year 2021 €m	Full year 2020 €m	Inception to 31 Dec 2021 €m
Total cash generated	671	920	46,903
Cash proceeds from property collateral and loan sales	619	848	40,434
Non-disposal cash receipts from borrowers	52	72	6,469
Transfer of Surplus to the Exchequer	1,000	2,000	3,000
Cash and cash equivalents and liquid assets balance at year end	748	1,296	
Debtor loans measured at fair value through profit or loss at year end	715	850	
Senior bond redemptions	-	-	30,190
Subordinated Bonds redeemed (nominal)	-	1,064	1,593
Purchase of Private Investors shareholding	-	56	56
Operating profit before tax	211	211	
Tax (including impact of deferred tax credits)	(16)	(19)	
Profit for the year after tax	195	192	



Key Performance Indicators

Cash generation

Cash generation is a critical measure of the progress being made by NAMA in meeting its stated objectives. NAMA continues to generate significant cash through disposals of assets and loans and the receipt of non-disposal income.

NAMA generated €0.1bn in cash in the quarter ended 31 December 2021, bringing total cash generation from inception to 31 December 2021 to €46.9bn. NAMA generated a further €0.1bn in cash in the period from 31 December 2021 to 25 March 2022, bringing cumulative cash generated since inception to €47bn. Cash, cash equivalent and liquid asset balances held at 31 December 2021 were €748m.

Trading position

NAMA recorded a profit after tax of €195m (subject to final accounting close processes) for the year ended 31 December 2021 (2020: €192m).

NAMA Strategic Objectives 2021

1. Transfer of Surplus to the Exchequer

NAMA completed a payment of €250m to the Exchequer on 17 December 2021, representing the fifth transfer from NAMA's projected lifetime surplus. This brings NAMA's total transfers in 2021 to €1bn. Along with the €2bn payment in 2020 and the c.€0.4bn paid in Corporation tax to date, NAMA's total cash contribution to the Exchequer to date is €3.4bn.

2. Residential Delivery

In October 2015, the NAMA Board agreed the objective of facilitating the delivery of 20,000 new homes. During 2021, NAMA exceeded its target of delivering 20,000 residential units in Ireland and by end-2021 the delivery of 23,155 new homes had been funded and facilitated by NAMA. This has since increased to over 23,705 homes. Of these, 13,271 were directly funded by NAMA either through the provision of funding directly to debtors and receivers or facilitating development via licence agreement or joint venture. A further 10,434 were delivered indirectly on sites which benefitted from NAMA funding but which were subsequently sold by NAMA's debtors and receivers. NAMA facilitated the future delivery of homes on these sites by funding planning permissions, legal costs, holding costs or site enabling works. Construction cost inflationary pressures pose a significant challenge to the viability and delivery of new homes across Ireland. In an environment of heightened uncertainty, the potential for continued price pressures and the impact this may have on the planned delivery of new homes from NAMA secured sites is an increasing source of concern.

There are a further c.21,500 units within NAMA's residential delivery pipeline, including: 2,500 units under construction (500 units) or with funding approved (2,000 units) for construction; 1,300 units that have been granted planning permission and will be sold or refinanced by debtors; 5,700 units in the planning system either with planning applications lodged (1,300 units) or being prepared (4,400 units); 10,000 units on long-term residential zoned land on which NAMA is funding pre-planning and feasibility work and 2,000 units on unzoned land with long term residential potential. It should be noted that the development of some of the sites secured to NAMA may be currently inhibited by one or more constraints relating to commercial viability, infrastructure and / or suitable planning permission. Accordingly, much of the delivery potential of the remaining portfolio can only occur over the medium to long term. Recognising this, NAMA aims to advance sites through the planning system to maximise the number of sites that are ready for future development.



3. Poolbeg West SDZ

The Planning Scheme for the Poolbeg West SDZ was formally adopted by An Bord Pleanála which facilitates a mechanism for the fast-tracking of planning applications for development in 2019. Pembroke Ventures DAC (“PV”) and its subsidiaries own a development site located within the SDZ which has the potential to provide up to 3,800 homes (including 10% Part V and 15% social and affordable homes) and approximately 1 million sq. ft. of commercial space, as well as educational facilities, public open spaces, civic spaces and other community amenities.

In June 2021, a consortium consisting of Ronan Group Real Estate, Oaktree Capital Management, L.P. and Lioncor Developments Limited acquired an 80% shareholding in PV for €200 million. NAMA retains a minority 20% shareholding in PV. The consortium has recently received planning permission from Dublin City Council for the first 570 residential units with construction on site currently expected to commence in 2022. A planning application has also been lodged with Dublin City Council for a further 356 residential units.

4. Dublin Docklands SDZ

One of the objectives set by the NAMA Board is to facilitate the delivery of grade A office accommodation in the Dublin Docklands SDZ. NAMA has continued to make significant progress in this regard. On completion, the projects in which NAMA had an interest will deliver 4.2 million square feet of commercial space and 2,183 residential units across 15 sites. By December 2021, just 12% of NAMA’s original interests in the Dublin Docklands remained under construction, all of which are due for completion in 2022. The remaining 88% of sites in which NAMA had an interest are construction completed and / or sold, or have been sold with the benefit of planning permission. While the timing and cost of the delivery of some of these projects has been impacted by the Covid-19 pandemic, every effort continues to be made to mitigate the impact using measures within NAMA’s control.

5. Social housing

Up to December 2021, NAMA had identified 7,094 residential units as potentially suitable for social housing from its secured portfolio and offered these to local authorities. Many of these units were not required at the time, deemed unsuitable or subsequently became unavailable. 2,687 social housing homes had been delivered or committed by NAMA, excluding those delivered under Part V arrangements on NAMA-funded residential developments.

We trust the Q4 2021 Section 55 Accounts meet the requirements of Section 55 of the Act and any specific direction or guidelines issued by you as Minister for Finance. If you have any queries in this regard, please do not hesitate to contact us.

Yours sincerely,

Aidan Williams
Chairman

Brendan
McDonagh

Brendan McDonagh
Chief Executive Officer

Digitally signed by
Brendan McDonagh
Date: 2022.03.31
10:00:27 +01'00'

Unaudited Consolidated Accounts of the National Asset Management Agency

For the quarter ended 31 December 2021

National Asset Management Agency Group

Quarter to 31 December 2021

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Board and other information

Board

Aidan Williams (Chairman)
Brendan McDonagh, Chief Executive Officer NAMA¹
Conor O'Kelly, Chief Executive Officer NTMA¹
Oliver Ellingham (non-executive)
Mari Hurley (non-executive)
Eileen Maher (non-executive)
Davina Saint (non-executive)
Charlotte Sheridan (non-executive)
Michael Wall (non-executive)

Office

Treasury Dock
North Wall Quay
Dublin 1
D01 A9T8

Principal Bankers

Central Bank of Ireland
North Wall Quay
Dublin 1
D01 F7X3

Citibank
North Wall Quay
Dublin 1
D01 T8Y1

Allied Irish Banks, p.l.c.
Baggot Street Lower
Dublin 2
D02 X342

¹ The Chief Executives of the NTMA and NAMA are ex-officio Board members of NAMA.

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 Officer, 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.

Group structure

In accordance with the Act and to achieve its objectives, the Agency has set up certain special purpose vehicles (SPVs). These are designated as NAMA Group entities within the meaning of Section 4 of the Act. The relationship between the NAMA Group entities is summarised in Chart 1.

On 18 December 2014, National Asset Leisure Holdings Limited (in Voluntary Liquidation) (NALHL) was placed into liquidation by its members. As the liquidator has assumed the rights of the shareholder and now controls NALHL and its subsidiaries, NALHL (in Voluntary Liquidation) and its subsidiaries, RLHC and RLHC II, are not consolidated into the results of the NAMA Group.

The SPVs established are as follows:

National Asset Management Agency Investment D.A.C. (NAMAI)

NAMAI was incorporated on 27 January 2010. NAMAI is the company through which private investors had invested in the Group.

NAMA invested €49m in NAMAI, receiving 49m A ordinary shares. The remaining €51m was invested in NAMAI by private investors, each receiving an equal share of 51m B ordinary shares. Under the terms of a shareholders' agreement between NAMA and the private investors, NAMA could exercise a veto over decisions taken by NAMAI. As a result of this veto, the private investors' ability to control the financial and operating policies of the entity was restricted and NAMA had effective control of the company. By virtue of this control, NAMA consolidated NAMAI and its subsidiaries and the 51% external investment in NAMAI was reported as a non-controlling interest in the financial statements. On 26 May 2020, NAMA exercised an option to purchase the private investors' 51% shareholding in NAMAI. From this date, NAMA held a 100% shareholding in NAMAI.

During 2021, NAMAI advanced a loan to a project in which NAMA has an economic interest.

National Asset Management D.A.C. (NAM)

NAM was incorporated on 27 January 2010. NAM is responsible for issuing the government guaranteed debt instruments and the subordinated debt, which were used as consideration in acquiring loan assets. The government guaranteed debt securities issued by NAM were listed on the Irish Stock Exchange prior to their full redemption. In March 2020, the remaining subordinated debt was fully redeemed.

The government guaranteed debt instruments and the subordinated debt instruments, issued in respect of the original loan portfolio, were transferred to National Asset Management Group Services D.A.C. (NAMGS) and by NAMGS to National Asset Loan Management D.A.C. (NALM). The latter used these debt instruments as consideration for the loan assets acquired from the Participating Institutions.

NAM has ten subsidiaries as at 31 December 2021.

NAMGS

NAMGS acts as the holding company for its nine subsidiaries as at 31 December 2021: NALM, National Asset Management Services D.A.C. (NAMS), National Asset JVA D.A.C. (NAJVA), National Asset Property Management D.A.C. (NAPM), National Asset North Quays D.A.C. (NANQ), National Asset Residential Property Services D.A.C. (NARPS), NALHL (in Voluntary Liquidation), RLHC and RLHC II. Pembroke Ventures D.A.C (PV), Pembroke Beach D.A.C. (PB) and Pembroke West Homes D.A.C. (PWH) ceased to be NAMA Group entities on 4 June 2021. National Asset Sarasota LLC (NASLLC) was dissolved on 21 October 2021 and ceased to be a NAMA Group entity on this date.

NAMGS was incorporated on 27 January 2010. NAMGS acquired certain debt instruments issued by NAM under a profit participating loan (PPL) agreement, and in turn, made these debt instruments available to NALM on similar terms. NAMGS is wholly owned by NAM.

NAMGS recognised a 20% equity investment in PV from 4 June 2021.

NALM

NALM was incorporated on 27 January 2010. The purpose of NALM is to acquire, hold, and manage the loan assets acquired from the Participating Institutions.

NALM has one subsidiary, NANQ.

NANQ

On 8 April 2015, NANQ was established. NANQ is a 100% wholly owned subsidiary of NALM and was established to hold the freehold lands acquired by NAMA at 72-80 North Wall Quay, Dublin 1 in February 2015 and to receive proceeds from a secure income stream from such lands in the form of a licence fee, a fixed percentage of rent or a percentage of sales proceeds of any completed development to be built on the lands. This development is now complete.

NAMS

NAMS was incorporated on 27 January 2010. Previously a non-trading entity, NAMS acquired a 20% shareholding in a general partnership associated with the NAJVA investment during 2013.

NAJVA

On 4 July 2013, NAJVA was established. NAJVA is a wholly owned subsidiary of NAMGS. NAMA entered an arrangement with a consortium whereby a 20% interest in a limited partnership was acquired, and NAJVA was established to facilitate this transaction. Since its incorporation, NAJVA has invested in other arrangements with third parties where it has taken a minority non-controlling interest in an investee to facilitate the delivery of commercial and residential real estate property.

NAPM

NAPM was incorporated on 27 January 2010. The purpose of NAPM is to take direct ownership of property assets if and when required.

NAPM has four subsidiaries at the reporting date; NARPS, NALHL (in Voluntary Liquidation), RLHC and RLHC II. NASLLC was dissolved on 21 October 2021 and ceased to be a NAMA Group entity on this date.

NARPS

On 18 July 2012, NAMA established a subsidiary, National Asset Residential Property Services. NARPS is a wholly owned subsidiary of NAPM, and was established to acquire residential properties and to lease and ultimately sell these properties to approved housing bodies for social housing purposes.

2,687 residential properties were delivered to the social housing sector by NAMA debtors from inception to 31 December 2021. This includes the direct sale of 1,160 properties by NAMA debtors and receivers to various approved housing bodies, the direct leasing of 89 properties by NAMA debtors and receivers and the acquisition by NARPS of 1,372 properties for lease to approved housing bodies and/or local authorities. In addition, contracts have been exchanged on a further 66 properties (for both direct sale and through NARPS) at the reporting date.

NALHL (in Voluntary Liquidation)

On 10 January 2014, NAMA established a subsidiary, NALHL. NALHL (in Voluntary Liquidation) is a wholly owned subsidiary of NAPM and was established to acquire 100% of the share capital of two Portuguese entities, RLHC and RLHC II.

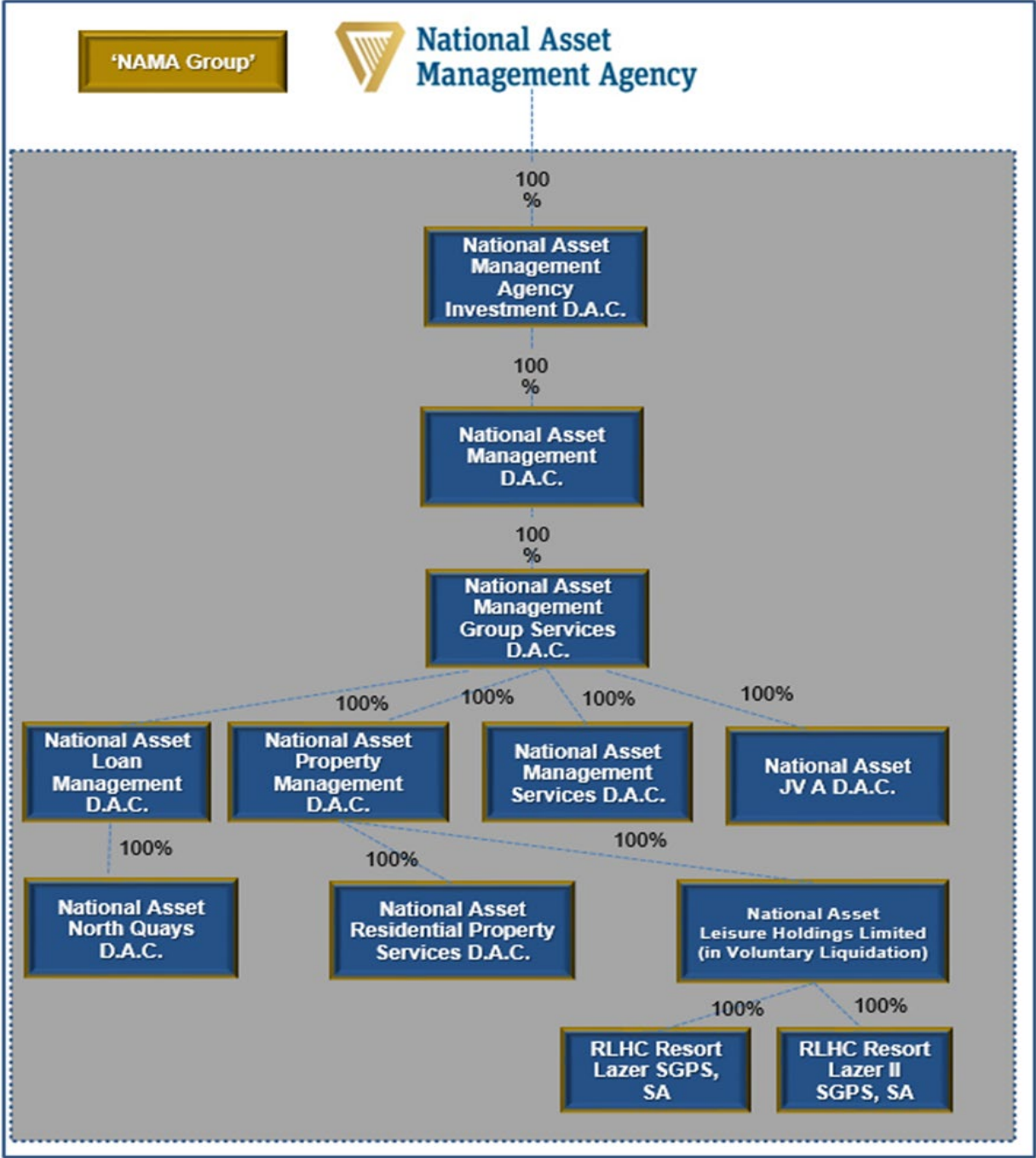
The establishment of these entities was required to facilitate the legal restructure of a number of entities with Portuguese property assets. Following the completion of the legal restructure, NALHL (in Voluntary Liquidation) was placed into voluntary liquidation on 18 December 2014. The control of NALHL (in Voluntary Liquidation) is with the liquidator who will realise the assets of NALHL (in Voluntary Liquidation).

RLHC Resort Lazer SGPS, S.A. (RLHC), RLHC Resort Lazer II SGPS, S.A. (RLHC II)

On 5 February 2014, NAMA established two subsidiaries, RLHC Resort Lazer SGPS, S.A. (RLHC) and RLHC Resort Lazer II SGPS, S.A. (RLHC II). RLHC and RLHC II are wholly owned subsidiaries of NALHL (in Voluntary Liquidation) and acquired 90% and 10% respectively of the share capital of a number of Portuguese entities, following the legal restructure of the debt owed by these entities.

With the exception of RLHC and RLHC II, the address of the registered office of each company is Treasury Dock, North Wall Quay, Dublin 1. Each Company is incorporated and domiciled in the Republic of Ireland, except for RLHC and RLHC II which are incorporated and domiciled in Portugal. The address of the registered office of RLHC and RLHC II is Rua Garrett, no. 64, 1200-204 Lisbon, Portugal.

Chart 1 NAMA Group entities as at 31 December 2021



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 statements present the consolidated results of the NAMA Group for the quarter ended 31 December 2021. For the purposes of these accounts, the 'NAMA Group' comprises the results of all entities presented in Chart 1, excluding those in liquidation and includes the results of PV, PB and PWH for the period up to 4 June 2021 and NASLLC for the period up to 21 October 2021.

The financial information for all entities is presented showing items of income and expenditure for the quarter from 1 October 2021 to 31 December 2021 and for the year ended 31 December 2021.

The statement of financial position is presented as at 31 December 2021 and 30 September 2021. The cash flow statement for the NAMA Group is presented for all cash movements for the quarter from 1 October 2021 to 31 December 2021 and the year ended 31 December 2021.

The income statement and statement of financial position for each NAMA Group Entity are provided on pages 26 to 29.

Consolidated Income Statement
For the quarter from 1 October 2021 to 31 December 2021

		For the quarter from 1 Oct 2021 to 31 Dec 2021	For the period from 1 Jan 2021 to 31 Dec 2021
	Note	€'000	€'000
Net gains on debtor loans measured at FVTPL	3	47,827	180,983
Net gains on investment properties	4	22,470	22,468
Fee income	5	-	63
Interest and similar expense	6	(136)	(569)
Other income	7	10,329	27,658
Profit on disposal and refinancing of loans	8	201	1,845
Profit on disposal of property assets	9	21	3,596
Profit on derecognition of subsidiaries	10	-	26,217
Total operating income		80,712	262,261
Administration expenses	11	(12,597)	(50,839)
Foreign exchange gains	12	63	122
Operating profit		68,178	211,544
Tax charge	13	(4,850)	(16,292)
Profit for the period		63,328	195,252

The accompanying notes 1 to 24 form an integral part of these accounts.

Consolidated Statement of Financial Position
As at 31 December 2021

	Note	31 Dec 2021 €'000	30 Sep 2021 €'000
Assets			
Cash and cash equivalents	14	748,396	524,531
Exchequer Notes	14	-	425,000
Debtor loans measured at FVTPL	16	714,861	729,859
Other assets	17	14,234	6,362
Investments in equity instruments	20	21,879	16,483
Inventories - trading properties	18	100	100
Investment properties	19	314,000	291,499
Total assets		1,813,470	1,993,834
Liabilities			
Other liabilities	22	27,796	21,596
Tax payable	23	606	790
Deferred tax	21	6,238	5,946
Total liabilities		34,640	28,332
Equity			
Retained earnings	24	1,778,830	1,965,502
Total equity and reserves		1,778,830	1,965,502
Total equity, reserves and liabilities		1,813,470	1,993,834

The accompanying notes 1 to 24 form an integral part of these accounts.

Consolidated Statement of Cash Flows
For the quarter from 1 October 2021 to 31 December 2021

	For the quarter from 1 Oct 2021 to 31 Dec 2021 €'000	For the period from 1 Jan 2021 to 31 Dec 2021 €'000
Cash flow from operating activities		
Debtor Loans		
Receipts from loans	115,306	452,927
Fee income	-	63
Funds advanced to borrowers	(52,198)	(142,152)
Net cash provided by debtor loans	63,108	310,838
Derivatives/Spots		
Cash inflow on foreign currency derivatives/spots	150	28,466
Cash outflow on foreign currency derivatives/spots	(150)	(28,466)
Net cash provided by derivatives/spots	-	-
Other operating cashflows		
Payments to suppliers of services	(10,664)	(55,560)
Tax paid	(7,043)	(22,043)
Interest paid on cash, cash equivalents and exchequer notes	(244)	(559)
Funds received on disposal of properties	-	206,450
Rental income received	3,336	13,473
Return of Collateral funds from NTMA	-	3,000
Transfer of surplus to the Exchequer	(250,000)	(1,000,000)
Net cash used in other operating activities	(264,615)	(855,239)
Net cash used in operating activities	(201,507)	(544,401)
Cash flow from investing activities		
Disposal of investments in equity instruments	825	1,053
Distributions received from equity instruments	-	810
Funds paid to acquire exchequer notes	-	(550,000)
Funds received on maturity of exchequer notes	425,000	1,425,000
Net cash provided by investing activities	425,825	876,863
Cash flow from financing activities		
Payment of lease liabilities	(475)	(1,893)
Net cash used in financing activities	(475)	(1,893)
Cash and cash equivalents at the beginning of the period	524,531	417,669
Net cash used in operating activities	(201,507)	(544,401)
Net cash provided by investing activities	425,825	876,863
Net cash used in financing activities	(475)	(1,893)
Effects of exchange-rate changes on cash and cash equivalents	22	158
Cash and cash equivalents at the end of the reporting period	748,396	748,396

1 General Information

For the purposes of these accounts, the 'NAMA Group' comprises the parent entity NAMA (the Agency) and all entities shown in Chart 1 on page 9. PV, PB and PWH ceased to be NAMA Group entities on 4 June 2021. NASLLC was dissolved on 21 October 2021 and ceased to be a NAMA entity on that date.

With the exception of RLHC and RLHC II, the address of the registered office of each company is Treasury Dock, North Wall Quay, Dublin 1. Each Company is incorporated and domiciled in the Republic of Ireland, except for RLHC and RLHC II which are incorporated and domiciled in Portugal. The address of the registered office of RLHC and RLHC II is Rua Garrett, n.º. 64, 1200-204 Lisbon, Portugal.

2 Summary of significant accounting policies

2.1 Basis of preparation

The Group's consolidated accounts for the period to 31 December 2021 are presented in accordance with its accounting policies for the purposes of complying with the requirements of Section 55 of the Act.

The preparation of these accounts requires the use of certain critical accounting estimates. It also requires management to exercise judgment 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. The Group's principal critical estimates and judgments include determining the fair value of financial instruments, the fair value of investment properties, the carrying value of trading properties and the assessment of control and significant influence in equity investments.

2.2 Basis of measurement

The consolidated accounts were prepared under the historical cost convention, except for equity instruments, investment properties and debtor loans which were measured at fair value.

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

The consolidated statement of cash flows shows the changes in cash and cash equivalents arising during the period from operating activities, investing activities and financing activities. The cash flows from operating activities are determined using the direct method, whereby major classes of gross cash receipts and gross payments are disclosed.

Cash flows from investing and financing activities are reported on a gross basis. The Group's assignment of the cash flows to operating, investing and financing categories depends on the Group's business model.

In accordance with IAS 1, assets and liabilities are presented in order of liquidity.

2.3 Basis of consolidation

The consolidated financial statements of the Group comprise the financial statements of the parent entity, NAMA and its subsidiaries, with the exception of NALHL (in voluntary liquidation), RLHC and RLHC II. Consolidation of subsidiaries ceases on the date that the parent loses control of the subsidiary. Income and expenses of a subsidiary are included in the consolidated financial statements until the date that control ceases. The financial statements of the subsidiaries used to prepare the consolidated financial statements were prepared as of the same reporting date as that of the parent.

The Group consolidates all entities which it controls. Control is considered to be achieved when the Group

- has power over the entity;
- is exposed to, or has rights to, variable returns from its involvement with the entity; and
- has the ability to use its power to affect its return.

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

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

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 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 transactions.

Monetary items denominated in foreign currency are translated using the closing rate as at the reporting date. Non-monetary items that are measured at fair value in a foreign currency are translated into the functional currency at the exchange rate when the fair value was determined. 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.

All foreign exchange gains and losses resulting from the settlement of foreign currency transactions and from the translation at year 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 as a separate line item in the consolidated income statement.

2.5 Financial assets

Recognition and initial measurement

The Group recognises financial assets in the Group's statement of financial position when the Group becomes a party to the contractual provisions of the instrument. Financial assets are measured initially at fair value. Transaction costs directly attributable to the acquisition of financial assets at fair value through profit & loss (FVTPL) are recognised immediately in profit or loss. Other than financial assets and financial liabilities at FVTPL, transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities are added to or deducted from the fair value of the financial assets, as appropriate, on initial recognition.

Classification and Subsequent Measurement

Subsequent to initial recognition, a financial asset is classified and subsequently measured at:

- (a) Amortised cost
- (b) Fair value through other comprehensive income (FVOCI)
- (c) Fair value through profit & loss (FVTPL).

A financial asset is measured at amortised cost if it meets both of the following conditions and is not designated as at FVTPL:

- The asset is held within a business model whose objective is to hold assets to collect contractual cash flows; and
- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

A financial asset is measured at FVOCI if it meets both of the following conditions and is not designated as at FVTPL:

- The asset is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets; and
- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

At initial recognition, the Group may irrevocably designate an equity instrument as FVOCI unless it is held for trading. The election to designate an investment in equity instrument at FVOCI is made on an instrument-by instrument basis. The Group has not designated any equity instrument as FVOCI.

Any financial asset that does not qualify for amortised cost measurement or measurement at FVOCI must be measured subsequent to initial recognition at FVTPL except if it is an investment in an equity instrument designated at FVOCI. The Group may irrevocably elect on initial recognition to designate a financial asset at FVTPL if the designation eliminates or significantly reduces an accounting mismatch that would otherwise arise if the financial asset had been measured at amortised cost or FVOCI or recognising the gains and losses on them on different bases.

Contractual cash flows are solely payments of principal and interest assessment

For the purpose of the solely payments of principal and interest “SPPI” assessment, principal is the fair value of the financial asset at initial recognition. However, that principal amount may change over the life of the financial asset. Interest consists of consideration for the time value of money, for the credit risk associated with the principal amount outstanding during a particular period of time and for other basic lending risks and costs, as well as profit margin.

Business Model Assessment

The Group determines the business models at a level that reflects how groups of financial assets are managed to achieve a particular business objective. The Group's business models determine whether cash flows will result from collecting contractual cash flows, selling financial assets or both. The Group considers the following information when making the business model assessment:

- how the performance of the business model and the financial assets held within that business model are evaluated and reported to the entity's key management personnel; and
- the risks that affect the performance of the business model (and the financial assets held within that business model) and, in particular, the way in which those risks are managed.

At initial recognition of a financial asset, the Group determines whether newly recognised financial assets are part of an existing business model or whether they reflect the commencement of a new business model. The Group reassesses its business models each reporting period to determine whether the business models have changed since the preceding period.

(a) Amortised Cost

The Group has classified and measured cash and cash equivalents, Exchequer Notes and other assets at amortised cost less any expected credit loss allowance.

(b) Fair value through profit & loss (FVTPL)

Due to their cash flow characteristics and the business model for managing the asset, the Group has classified and measured debtor loans at FVTPL. These assets are measured at fair value, with any gains/losses arising on re-measurement recognised in the income statement. Fair value is determined in the manner described in note 2.25.

Other financial instruments that are classified and measured at FVTPL include derivative and equity investments.

Derivatives

Interest income and expense arising on derivatives (other than on currency derivatives) are included in gains and losses on derivative financial instruments in the consolidated income statement. Fair value gains and losses on derivatives are included in gains and losses on derivative financial instruments in the income statement or as part of foreign exchange gains and losses where they relate to currency derivatives. Interest on currency derivatives is recognised as part of fair value gains and losses on currency derivatives.

Equity Instruments

An equity instrument is any contract that results in a residual interest in the assets of an entity after deducting all of its liabilities. An equity instrument has no contractual obligation to deliver cash or another financial asset. Equity instruments are measured at FVTPL. The fair value of equity instruments is measured based on the net asset value of the entity at the reporting date. Changes in fair value are recognised in the income statement as part of other income/(expenses). Equity instruments are separately disclosed in the statement of financial position.

2.6 Financial liabilities

The Group recognises financial liabilities in the Group's statement of financial position when the Group becomes a party to the contractual provisions of the instrument. Financial liabilities are measured initially at fair value. The Group classifies and subsequently measures its financial liabilities at amortised cost with the exception of derivatives classed as FVTPL, with any difference between the proceeds net of transaction costs and the redemption value recognised in the income statement using the effective interest method.

Where financial liabilities are classified as FVTPL, gains and losses arising from subsequent changes in fair value are recognised directly in the income statement.

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 Fair value gains/(losses) on debtor loans at fair value through profit and loss (FVTPL)

Fair value gains/ (losses) on debtor loans at FVTPL includes all gains and losses from changes in the fair value of debtor loans at FVTPL. The Group has elected to present the full fair value movement in this line, including the impact of net cash collections in the period.

2.9 Interest income and interest expense

Interest income and interest expense for all interest-bearing financial instruments other than debtor loans at FVTPL are recognised as interest income and interest expense in the income statement using the effective interest (EIR) method.

The EIR is the rate that exactly discounts estimated future cash payments or receipts through the expected life of the financial instrument to the gross carrying amount of a financial asset or the amortised cost of the financial liability.

When calculating the effective interest rate for financial instruments other than impaired assets, the Group estimates future cash flows considering all contractual terms of the financial instrument, but not expected credit losses. For purchased or originated impaired financial assets, a credit-adjusted effective interest rate is calculated using estimated future cash flows including expected credit losses.

In calculating interest income and expense, the effective interest rate is applied to the gross carrying amount of the financial asset except for impaired financial assets or to the amortised cost of the financial liability. For financial assets that have become impaired subsequent to initial recognition, interest income is calculated by applying the effective interest rate to the amortised cost of the financial asset. If the asset is no longer impaired, then the calculation of interest income reverts to the gross basis. For financial assets that were impaired on initial recognition, interest income is calculated by applying the credit-adjusted effective interest rate to the amortised cost of the asset. The calculation of interest income does not revert to a gross basis, even if the credit risk of the asset improves.

2.10 Fee income

Fee income is income associated with debtor connections that is not considered as a reduction in the debt obligations of the debtor. Fee income is recognised in the income statement.

2.11 Profit/(loss) on the disposal and refinancing of loans

Profits and losses on the disposal and refinancing of loans are calculated as the difference between the carrying value of the loans and the contractual sales price at the date of sale, less related loan sale costs. The contractual sales price includes any deferred consideration where NAMA has the contractual right to receive any deferred cash flow. Profits and losses on the disposal and refinancing of loans are recognised in the income statement when the transaction occurs. In a small number of instances, when an individual loan account is sold, the profit/loss on disposal is only recognised when the entire connection/loan pack related to that account is sold.

2.12 Impairment of financial assets

The Group assesses, on a regular basis, the impairment of financial assets measured at amortised cost and at FVOCI on an expected credit loss (ECL) basis. The measurement of ECL is based on a three-stage approach:

Stage 1: where financial instruments have not had a significant increase in credit risk since initial recognition, a provision for 12-month ECL is recognised, being the ECL that result from default events that are possible within 12 months of the reporting date;

Stage 2: where financial instruments have had a significant increase in credit risk since initial recognition but does not have objective evidence of impairment, a lifetime ECL is recognised, being the ECL that result from all possible default events possible over the lifetime of the financial asset;

Stage 3: where financial assets show objective evidence of impairment, a lifetime ECL is recognised.

There are a variety of approaches that could be used to assess whether the credit risk on a financial instrument has increased significantly since initial recognition. In some cases, detailed quantitative information about the probability of default of a financial instrument or formal credit rating will be available which is used to compare changes in credit risk. The Group monitors financial assets that are subject to impairment requirements to assess whether there has been a significant increase in credit risk since initial recognition on a regular basis.

The measurement of the loss allowance is based on the present value of the applicable financial assets expected cash flows using the financial asset's effective interest rate.

The general approach for recognising and measuring a loss allowance is the same for financial instruments measured at amortised cost and those instruments that are measured at FVOCI. However, unlike amortised cost, the loss allowance on instruments at FVOCI are recognised in other comprehensive income and do not reduce the carrying amount of the financial asset in the statement of financial position.

2.13 Impairment of non-financial assets

The carrying amount of the Group's non-financial assets is reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists then the asset's recoverable amount is estimated. The recoverable amount of an asset is the greater of its value in use and its fair value less costs to sell.

In assessing value in use, the estimated future cash flows are discounted to their present value using a discount rate that reflects current market assessment of the time value of money and the risks specific to the asset. An impairment loss is recognised in the income statement if the carrying amount exceeds its recoverable amount.

2.14 Cash and cash equivalents

Cash comprises cash on hand and demand deposits. 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. Cash equivalents include Short-Term Exchequer Notes held through the NTMA where time to maturity on the date of acquisition is three months or less.

2.15 Derivative financial instruments

Derivatives, such as cross-currency swaps and foreign exchange swaps are used for hedging purposes as part of the Group's risk management strategy. 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.

All derivatives are accounted for 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 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 judgment is required when the ability of the counterparty to service the instrument in accordance with the contractual terms is in doubt.

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

2.16 Inventories - trading properties

Trading properties include property assets which are held for resale in accordance with IAS 2 Inventories. They are recognised initially on the statement of financial position at the point at which the purchase contract has been signed with the vendor. Subsequent to initial recognition, trading properties 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 ('NRV') represents the estimated selling price for properties less all estimated costs of completion and costs necessary to make the sale. Revisions to the carrying value of trading properties are recognised in the income statement.

Profits and losses on the disposal of trading properties are recognised in the income statement when the transaction occurs.

2.17 Investment Properties

Investment properties are initially measured at cost at the point at which the contract has been signed and subsequently at fair value with any change recognised in the income statement. Any gain or loss on disposal of investment property (calculated as the difference between the net proceeds from disposal and the carrying amount) is recognised in the income statement when the transaction occurs. Rental income from investment properties is recognised in the income statement.

2.18 Taxation

Income tax comprises current and deferred tax. Income tax is recognised in the income statement except to the extent that it relates to items recognised in other comprehensive income, in which case it is recognised in other comprehensive income.

(a) Current income tax

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

Current 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.

An entity shall offset current tax assets and current tax liabilities if, and only if, the entity: has a legally enforceable right to set off the recognised amounts; and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

(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 FVOCI reserves is recognised in equity and subsequently in the consolidated income statement together with the associated 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.

The Group assesses, on an annual basis only, the deferred tax relating to unutilised tax losses.

2.19 Provisions, contingent assets and liabilities

Provisions

Provisions 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 amount recognised as a provision is the best estimate of the expenditure required to settle the obligation at the end of the reporting period.

Contingent liabilities

A contingent liability is a possible obligation depending on whether some uncertain future events occurs, or a present obligation but payment is not probable, or the amount cannot be measured reliably. 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 financial statements.

2.20 Share capital

Dividends on ordinary shares

Dividends on ordinary shares are recognised in equity in the year in which they are approved.

2.21 Cash placed as collateral with the NTMA

Under a collateral posting agreement (CPA) agreed between the NTMA and NAMA, the Group is required to post cash collateral with the NTMA if derivatives are held by the Group in order to reduce the NTMA's exposure. The amount of collateral required depends on an assessment of the credit risk by the NTMA.

Any cash placed as collateral is recognised in the statement of financial position. Any interest payable or receivable arising on the amount placed as collateral is recorded in interest expense or interest income respectively.

2.22 Exchequer Notes

Exchequer Notes are liquid, interest bearing notes held through the NTMA where time to maturity on date of acquisition is greater than three months. Exchequer Notes are recognised in the statement of financial position. Any interest payable or receivable on Exchequer Notes is recorded in interest expense or interest income respectively.

2.23 Leases

As lessee

At inception of a contract, the Group assesses whether a contract is, or contains, a lease. A contract is, or contains a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. If this arises, the Group recognises a right of use asset and a lease liability at the lease commencement date.

The right of use asset is initially measured at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or before the commencement date, plus any initial direct costs incurred, less any lease incentives received. The right of use asset is subsequently depreciated using the straight-line method from the commencement date to the earlier of the end of the useful life of the right of use asset or the end of the lease. The right of use asset is assessed for impairment if there are indicators of impairment and if any is reduced. The right of use asset may be adjusted for certain remeasurements of the lease liability.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the Group's incremental borrowing rate. Lease interest expense is recognised on the lease liability. The lease liability is remeasured when there is a change in future lease payments. When the lease liability is remeasured in this way, a corresponding adjustment is made to the carrying amount of the right of use asset.

As lessor

Properties acquired by NARPS for the purposes of social housing are investment properties and are accounted for in line with IAS 40. Rental income arising from operating leases on investment properties is accounted for on a straight line basis over the lease term.

2.24 Determination of fair value

The Group measures fair values in accordance with IFRS 13 which defines fair value as the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date in the principal market, or in its absence, the most advantageous market to which the Group has access at that date, regardless of whether that price is directly observable or estimated using another valuation

Financial instruments are initially recognised at fair value and, with the exception of financial assets at fair value through profit or loss, the initial carrying amount is adjusted for direct and incremental transaction costs. In the normal course of business, the fair value on initial recognition is the transaction price (fair value of consideration given or received).

Subsequent to initial recognition, fair values are determined using valuation techniques. These valuation techniques seek to maximise the use of publically available relevant observable inputs and minimise the use of unobservable inputs. The valuation techniques used incorporate the factors that management believe market participants would take into account in pricing a transaction. Valuation techniques may include the use of recent orderly transactions between market participants, reference to other similar instruments, option pricing models, discounted cash flow analysis and other valuation techniques commonly used by market participants.

Valuation techniques

In the case of debtor loans measured at FVTPL, the fair value of these instruments is determined with input from management and using internally generated valuation models based on selected comparable market data points. The majority of the significant inputs into these models are not readily observable in the market and the inputs are therefore derived from market prices for similar assets or estimated based on certain assumptions. The determination of key inputs used such as the expected future cash flows on the financial asset, stratification of portfolio and the appropriate discount rates applicable require management judgement and estimation. The expected future cash flows represent NAMA's best estimate of expected future cash flows include the disposal of property collateral and other non-disposal related cash flows (such as rental income).

The valuation methodology for debtor loans at FVTPL is to estimate the expected cash flows to be generated by the financial asset and then discount these values back to a present value. The assumptions involved in these valuation techniques include:

- determining suitable stratifications for the portfolio for assets with similar risk characteristics;
- the likelihood and expected timing of future cash flows; and
- selecting an appropriate discount rate for the financial asset or group of financial assets, based on management's assessment of the characteristics of the instrument and relevant market information.

In the case of investment properties, the fair value of these properties is determined by an external, independent property valuer on a regular basis. Outputs from valuers can be subject to management judgement. The valuer utilises the investment method of valuation using the discounted cash flow technique which can include assumptions for the likelihood of purchase options being exercised, exit yields and expected rent cash flows.

In the case of over-the-counter derivatives, fair value is calculated using valuation techniques. Fair value may be estimated using quoted market prices for similar instruments, adjusted for differences between the quoted instrument and the instrument being valued. Where the fair value is calculated using discounted cash flow analysis, the methodology is to use, to the extent possible, market data that is either directly observable or is implied from instrument prices, such as interest rate yield curves, equities and commodities prices, credit spreads, option volatilities and currency rates.

The valuation methodology is to calculate the expected cash flows under the terms of each specific contract and then discount these values back to a present value. 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 may be required when the ability of the counterparty to service the instrument in accordance with the contractual terms is in doubt. In addition, future cash flows may also be sensitive to the occurrence of future events, including changes in market rates; and
- selecting an appropriate discount rate for the instrument, based on the interest rate yield curves including the determination of an appropriate spread for the instrument over the risk-free rate. The spread is adjusted to take into account the specific credit risk profile of the exposure.

Adjustments to the calculation of the present value of future cash flows are based on factors that management believe market participants would take into account in pricing the financial instrument.

Certain other financial instruments (both assets and liabilities) may be valued on the basis of valuation techniques that feature one or more significant inputs that are not observable in the market. When applying a valuation technique with unobservable data, estimates are made to reflect uncertainties in fair values resulting from a lack of market data. For these instruments, the fair value measurement is less reliable. Valuations based on non-observable data are inherently uncertain because there is little or no current market data available from which to determine the price at which an orderly transaction between market participants would occur under current market conditions.

The calculation of fair value for any financial instrument may require adjustment of the valuation technique output to reflect the cost of credit risk, if market participants would include one, where these are not embedded in underlying valuation techniques.

2.25 Profit / (loss) on derecognition of subsidiaries

Profits and losses on the derecognition of subsidiaries are calculated as the difference between the carrying amount of the assets and liabilities of the subsidiary derecognised at the date control is lost and the consideration received from the transaction, event or circumstance that resulted in the loss of control. Profits and losses on the disposal of subsidiaries are recognised in the income statement on the date that control is lost.

3. Net gains on debtor loans measured at FVTPL

	For the quarter from 1 Oct 2021 to 31 Dec 2021	For the year from 1 Jan 2021 to 31 Dec 2021
	€'000	€'000
Fair value movements on debtor loans (note 16)	47,827	180,983

4. Net gains on investment properties

	For the quarter from 1 Oct 2021 to 31 Dec 2021	For the year from 1 Jan 2021 to 31 Dec 2021
	€'000	€'000
Fair value movement on investment properties	22,470	22,468

5. Fee income

	For the quarter from 1 Oct 2021 to 31 Dec 2021	For the year from 1 Jan 2021 to 31 Dec 2021
	€'000	€'000
Fee Income from debtor loans	-	63

Fee income from debtor loans can include arrangement fees, restructuring fees, exit fees, performance fees and transaction fees from loan sales.

6. Interest and similar expense

	For the quarter from 1 Oct 2021 to 31 Dec 2021	For the year from 1 Jan 2021 to 31 Dec 2021
	€'000	€'000
Negative interest expense on cash, cash equivalents	(141)	(547)
Lease interest expense	5	(22)
Total interest and similar expense	(136)	(569)

7. Other income

	For the quarter from 1 Oct 2021 to 31 Dec 2021	For the year from 1 Jan 2021 to 31 Dec 2021
	€'000	€'000
Distributions from equity investments measured at FVTPL	-	810
Fair value movements on equity instruments measured at FVTPL	6,140	6,155
Lease rental income	3,550	13,783
Other income	639	6,910
Total other income	10,329	27,658

Lease rental income is earned from the lease of residential properties to approved housing bodies for social housing purposes.

8. Profit on disposal and refinancing of loans

	For the quarter from 1 Oct 2021 to 31 Dec 2021	For the year from 1 Jan 2021 to 31 Dec 2021
	€'000	€'000
Net profit on disposal and refinancing of loans	201	1,845

9. Profit on disposal of property assets

	For the quarter from 1 Oct 2021 to 31 Dec 2021	For the year from 1 Jan 2021 to 31 Dec 2021
	€'000	€'000
Net profit on disposal of property assets	21	3,596

10. Profit on derecognition of subsidiaries

	For the quarter from 1 Oct 2021 to 31 Dec 2021	For the year from 1 Jan 2021 to 31 Dec 2021
	€'000	€'000
Net profit on derecognition of subsidiaries	-	26,217

11. Administration expenses

	For the quarter from 1 Oct 2021 to 31 Dec 2021	For the year from 1 Jan 2021 to 31 Dec 2021
	€'000	€'000
Costs reimbursable to the NTMA	6,564	29,463
Primary servicer fees	1,432	6,241
Finance, communication and technology costs	1,504	4,945
Legal fees	1,757	2,159
Portfolio management fees	423	2,019
Rent and occupancy costs	462	3,744
Master servicer fees	218	873
Internal audit fees	140	570
External audit remuneration	35	583
Board and Committee fees and expenses	62	242
Total administration expenses	12,597	50,839

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 11.1 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) and Conor O'Kelly (CEO, NTMA) receive no payment as members of the NAMA Board.

11.1 Costs reimbursable to the NTMA

	For the quarter from 1 Oct 2021 to 31 Dec 2021	For the year from 1 Jan 2021 to 31 Dec 2021
	€'000	€'000
Staff costs	4,852	23,570
Overheads and shared service costs	1,712	5,893
Total	6,564	29,463

12. Foreign exchange gains

	For the quarter from 1 Oct 2021 to 31 Dec 2021	For the year from 1 Jan 2021 to 31 Dec 2021
	€'000	€'000
Foreign exchange gains on debtor loans at FVTPL (note 16)	41	194
Unrealised foreign exchange losses on derivative financial instruments	-	(228)
Realised foreign exchange losses on derivative financial instruments	(1)	-
Foreign exchange gains on cash	22	158
Other foreign exchange gains/(losses)	1	(2)
Total foreign exchange gains	63	122

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

Gains and losses on foreign exchange derivatives arise from market movements that affect the value of the derivatives. No derivative contracts are held at the reporting date.

13. Tax charge

	For the quarter from 1 Oct 2021 to 31 Dec 2021	For the year from 1 Jan 2021 to 31 Dec 2021
	€'000	€'000
Current tax charge		
Corporation tax	(4,558)	(18,866)
Deferred tax (charge)/credit		
On fair value gains on equity instruments and other adjustments (note 21)	(1,350)	(1,663)
On IFRS 9 transitional adjustments (note 21)	1,058	4,237
	(292)	2,574
Total taxation charge	(4,850)	(16,292)

14. Cash, cash equivalents and Exchequer Notes

	31 Dec 2021 €'000	30 Sep 2021 €'000
Balances with the Central Bank of Ireland	734,534	76,636
Balances with other banks	13,862	22,895
Short Term Exchequer Notes	-	425,000
Total cash and cash equivalents	748,396	524,531
Exchequer Notes	-	425,000
Total cash, cash equivalents and Exchequer Notes	748,396	949,531

Balances with other banks comprise balances held with Citibank and AIB.

Short term Exchequer Notes are interest bearing notes held through the NTMA with maturities of three months or less on the date of acquisition. These short term Exchequer Notes are classified as cash and cash equivalents.

Exchequer Notes are interest bearing notes held with the NTMA with maturities on the date of acquisition greater than three months.

No expected credit loss has been recognised on cash and cash equivalents.

16. Debtor loans measured at FVTPL

	For the quarter from 1 Oct 2021 to 31 Dec 2021 €'000	For the period from 1 Jan 2021 to 31 Dec 2021 €'000
At the beginning of the period	729,859	850,081
<u>Movements in period:</u>		
Receipts on debtor loans measured at FVTPL	(115,333)	(449,152)
Advanced to borrowers (cash and non-cash)	52,198	192,178
FX gains on debtor loans measured at FVTPL (note 12)	41	194
Profit on disposal and refinancing of loans measured at FVTPL	201	1,845
Other movements on debtor loans measured at FVTPL	68	(61,268)
Fair value gains on debtor loans at FVTPL (note 3)	47,827	180,983
Total debtor loans measured at FVTPL	714,861	714,861

17. Other assets

	31 Dec 2021 €'000	30 Sep 2021 €'000
Tax receivable	3,618	2,369
Right of Use Assets	5,694	1,604
Other assets	4,922	2,389
Total other assets	14,234	6,362

Tax prepaid

Deferred Consideration - EUR

18. Inventories - trading properties

	31 Dec 2021 €'000	30 Sep 2021 €'000
Inventories - trading properties	100	100

The Group acquires trading properties either in settlement of debt or where the asset is deemed to be of strategic importance to the Group objectives. Trading properties are recognised in accordance with accounting policy 2.16. The remaining trading property at the reporting date is carried at cost of €100k. The Net Realisable Value ('NRV') of this property is significantly higher.

19. Investment properties

	31 Dec 2021 €'000	30 Sep 2021 €'000
Investment properties	314,000	291,499

In September 2019, the Minister for Finance issued a direction to NAMA to retain ownership of NARPS. NARPS is to remain in State ownership and the value attributable may form part of any potential transfer of assets as part of the surplus transfer. Investment properties are valued at fair value.

20. Investments in equity instruments

	31 Dec 2021 €'000	30 Sep 2021 €'000
Investments in equity instruments measured at fair value	21,879	16,483

The Group may invest in equity instruments to maximise value and to facilitate the effective delivery of commercial or residential developments.

21. Deferred tax

	Deferred tax		Deferred tax on IFRS 9 transition adjustment	Total
	Assets €'000	(Liabilities) €'000	(Liabilities) €'000	€'000
Balance at 1 Jan 2021	1,338	(1,674)	(8,476)	(8,812)
Amortisation of transition adjustment	-	-	4,237	4,237
Movement in the period	(201)	(1,462)	-	(1,663)
Balance at 31 Dec 2021	1,137	(3,136)	(4,239)	(6,238)

	For the quarter from 1 Oct 2021 to 31 Dec 2021 €'000	For the period from 1 Jan 2021 to 31 Dec 2021 €'000
Movement recognised in the income statement (note 13)	(1,350)	(1,663)
<u>Movement recognised on IFRS 9 transitional adjustment:</u>		
Amortisation through income statement (note 13)	1,058	4,237
Net movement in deferred tax	(292)	2,574

Deferred 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 taxes relate to the same fiscal authority.

A deferred tax liability has been recognised on the fair value adjustment to retained earnings following the Group's adoption of IFRS 9. This liability will be recognised as a charge to the income statement over a five year period following initial adoption.

22. Other liabilities

	31 Dec 2021 €'000	30 Sep 2021 €'000
Interest payable on cash and cash equivalents	125	229
Accrued expenses	22,053	18,893
VAT payable	74	518
Other liabilities	524	735
Lease Liabilities	5,020	1,221
Total other liabilities	27,796	21,596

Interest is payable on cash and cash equivalents as a result of negative Euribor interest rates.

23. Tax payable

	31 Dec 2021 €'000	30 Sep 2021 €'000
Professional services withholding tax and other taxes payable	606	790
Total tax payable	606	790

24. Retained earnings

	For the quarter from 1 Oct 2021 to 31 Dec 2021 €'000	For the period from 1 Jan 2021 to 31 Dec 2021 €'000
At the beginning of the period	1,965,502	2,583,578
Profit for the period	63,328	195,252
Transfer of surplus to the Exchequer	(250,000)	(1,000,000)
At the end of the period	1,778,830	1,778,830

On 17 December 2021, NAMA completed the payment of €250m to the Exchequer representing the fifth transfer of NAMA's projected lifetime surplus and bringing NAMA's total transfers to the Exchequer to date to €3bn.

NAMA Group																
Section 55 (6) (j): Income Statement by NAMA group entity																
For the year from 1 January 2021 to 31 December 2021																
	National Asset Loan Management	National Asset North Quays	National Asset JVA	National Asset Property Management	National Asset Sarasota LLC	National Asset Residential Property Services	National Asset Management Services	Pembroke Ventures	Pembroke Beach	Pembroke West Homes	National Asset Management Group Services	National Asset Management	National Asset Management Agency Investment	NAMA	Consolidation Adjustments	NAMA Group Consolidated Total
	€'000	€'000	€'000	€'000	€'000	€'000	€'000	€'000	€'000	€'000	€'000	€'000	€'000	€'000	€'000	€'000
Net gains/(losses) on debtor loans measured at FVTPL	189,106	11	(4,770)	-	-	-	-	-	-	-	-	-	(3,364)	-	-	180,983
Net gains on investment properties	-	-	-	-	-	22,468	-	-	-	-	-	-	-	-	-	22,468
Interest income	14,291	-	-	-	-	-	-	-	-	-	51,974	50,406	245	34,280	(151,196)	-
Other income	8,108	-	6,760	553	-	13,783	-	-	4	-	803,454	800,000	-	29,463	(1,634,467)	27,658
Profit on disposal and refinancing of loans	1,845	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,845
Profit on disposal of property assets	-	3,596	-	-	-	-	-	-	-	2,919	-	-	-	-	(2,919)	3,596
Fee income	63	-	-	-	-	-	-	-	-	-	-	-	-	-	-	63
Interest and similar expense	(50,837)	5,901	(2,813)	(2)	(2)	(13,620)	-	-	(5,065)	(635)	(50,428)	(34,528)	(1)	264	151,197	(569)
Profit on derecognition of subsidiaries	-	-	-	-	-	-	-	-	-	-	-	-	-	-	26,217	26,217
Gain on derecognition of payables	-	-	-	6,332	2,048	-	-	-	-	-	-	-	-	-	(8,380)	-
Total operating income/(expenses)	162,576	9,508	(823)	6,883	2,046	22,631	-	-	(5,061)	2,284	805,000	815,878	(3,120)	64,007	(1,619,548)	262,261
Administration expenses	(50,207)	(84)	(30)	(12)	-	(202)	-	-	(62)	(4)	-	-	-	(29,705)	29,467	(50,839)
Foreign exchange gains/(losses)	124	-	-	-	(107)	-	-	-	-	-	-	-	-	-	105	122
Operating profit/(loss)	112,493	9,424	(853)	6,871	1,939	22,429	-	-	(5,123)	2,280	805,000	815,878	(3,120)	34,302	(1,589,976)	211,544
Impairment charge	(50)	-	-	-	-	-	-	-	-	-	-	-	-	-	50	-
Profit/(loss) after impairment	112,443	9,424	(853)	6,871	1,939	22,429	-	-	(5,123)	2,280	805,000	815,878	(3,120)	34,302	(1,589,926)	211,544
Tax charge	(14,445)	(3)	(1,613)	(182)	-	(1)	-	-	-	-	-	-	(48)	-	-	(16,292)
Profit/(loss) for the year	97,998	9,421	(2,466)	6,689	1,939	22,428	-	-	(5,123)	2,280	805,000	815,878	(3,168)	34,302	(1,589,926)	195,252

NAMA Group													
Section 55 (6) (j): Income Statement by NAMA group entity													
For the quarter from 1 October 2021 to 31 December 2021													
	National Asset Loan Management	National Asset North Quays	National Asset JVA	National Asset Property Management	National Asset Sarasota LLC	National Asset Residential Property Services	National Asset Management Services	National Asset Management Group Services	National Asset Management	National Asset Management Agency Investment	NAMA	Consolidation Adjustments	NAMA Group Consolidated Total
	€'000	€'000	€'000	€'000	€'000	€'000	€'000	€'000	€'000	€'000	€'000	€'000	€'000
Net gains/(losses) on debtor loans measured at FVTPL	53,468	-	(5,641)	-	-	-	-	-	-	-	-	-	47,827
Net gains on investment properties	-	-	-	-	-	22,470	-	-	-	-	-	-	22,470
Interest Income	7,909	-	-	-	-	-	-	14,501	50,406	58	34,280	(107,154)	-
Other income	468	-	6,389	3	-	3,550	-	(81)	-	-	6,564	(6,564)	10,329
Profit on disposal and refinancing of loans	201	-	-	-	-	-	-	-	-	-	-	-	201
Profit on disposal of property assets	-	21	-	-	-	-	-	-	-	-	-	-	21
Fee Income	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest and similar expense	(12,810)	5,946	(2,131)	(1)	-	(13,610)	-	(50,412)	(34,341)	-	68	107,155	(137)
Profit on derecognition of subsidiaries	-	-	-	-	-	-	-	-	-	-	-	-	-
Gain on derecognition of payables	-	-	-	6,332	2,048	-	-	-	-	-	-	(8,380)	-
Total operating income/(expense)	49,236	5,967	(1,383)	2	-	12,410	-	(35,992)	16,065	58	40,912	(6,563)	80,711
Administration expenses	(12,464)	(21)	(11)	(4)	44	(79)	-	-	-	-	(6,626)	6,564	(12,597)
Foreign exchange gains	63	-	-	-	10	-	-	-	-	-	-	(10)	63
Operating profit/(loss)	36,835	5,946	(1,394)	(2)	54	12,331	-	(35,992)	16,065	58	34,286	-	68,177
Tax charge	(3,065)	(3)	(1,598)	(182)	-	(1)	-	-	-	(1)	-	-	(4,850)
Profit/(loss) for the quarter	33,770	5,943	(2,992)	(184)	54	12,330	-	(35,992)	16,065	57	34,286	-	63,327

NAMA Group												
Section 55 (6) (i): Statement of Financial Position by NAMA group entity as at 31 December 2021												
	National Asset Loan Management	National Asset North Quays	National Asset JVA	National Asset Property Management	National Asset Residential Property Services	National Asset Management Services	National Asset Management Group Services	National Asset Management	National Asset Management Agency Investment	NAMA	Consolidation Adjustments	NAMA Group Consolidated Total
	€'000	€'000	€'000	€'000	€'000	€'000	€'000	€'000	€'000	€'000	€'000	€'000
Assets												
Cash and cash equivalents	733,555	6,300	231	675	2,253	-	198	5,000	151	33	-	748,396
Debtor loans measured at FVTPL	693,095	-	17,446	-	-	-	-	-	4,320	-	-	714,861
Other assets	385,276	3	-	-	1,366	-	1,190,931	1,185,282	96,746	530,077	(3,375,447)	14,234
Investments in equity instruments	5,044	-	16,835	-	-	-	-	-	-	105,458	(105,458)	21,879
Inventories - trading properties	-	-	-	100	-	-	-	-	-	-	-	100
Investment properties	-	-	-	-	314,000	-	-	-	-	-	-	314,000
Total assets	1,816,970	6,303	34,512	775	317,619	-	1,191,129	1,190,282	101,217	635,568	(3,480,905)	1,813,470
Liabilities												
Other liabilities	1,201,329	6,374	36,411	144	290,717	-	1,186,120	610,915	-	70,774	(3,374,988)	27,796
Tax payable	606	3	-	183	16	-	-	-	12	-	(214)	606
Deferred tax	4,734	-	1,504	-	-	-	-	-	-	-	-	6,238
Total liabilities	1,206,669	6,377	37,915	327	290,733	-	1,186,120	610,915	12	70,774	(3,375,202)	34,640
Equity												
Share capital	-	-	-	-	-	-	-	-	10,000	-	(10,000)	-
Share premium	-	-	-	-	-	-	-	-	90,000	-	(90,000)	-
Retained earnings	610,301	(74)	(3,403)	448	26,886	-	5,009	579,367	1,205	564,794	(5,703)	1,778,830
Total equity and reserves	610,301	(74)	(3,403)	448	26,886	-	5,009	579,367	101,205	564,794	(105,703)	1,778,830
Total equity & liabilities	1,816,970	6,303	34,512	775	317,619	-	1,191,129	1,190,282	101,217	635,568	(3,480,905)	1,813,470

NAMA Group													
Section 55 (6) (i): Statement of Financial Position by NAMA group entity as at 30 September 2021													
	National Asset Loan Management	National Asset North Quays	National Asset JVA	National Asset Property Management	National Asset Sarasota LLC	National Asset Residential Property Services	National Asset Management Services	National Asset Management Group Services	National Asset Management	National Asset Management Agency Investment	NAMA	Consolidation Adjustments	NAMA Group Consolidated Total
	€'000	€'000	€'000	€'000	€'000	€'000	€'000	€'000	€'000	€'000	€'000	€'000	€'000
Assets													
Cash and cash equivalents	259,494	6,294	231	673	-	2,353	-	5,204	250,000	187	95	-	524,531
Exchequer Notes	425,000	-	-	-	-	-	-	-	-	-	-	-	425,000
Debtor loans measured at FVTPL	703,231	-	22,488	-	-	-	-	-	-	4,140	-	-	729,859
Other assets	372,284	6	-	2	-	1,279	-	1,176,610	1,140,056	96,868	745,003	(3,525,746)	6,362
Investments in equity instruments	6,037	-	10,446	-	-	-	-	-	-	-	105,696	(105,696)	16,483
Inventories - trading properties	-	-	-	100	-	-	-	-	-	-	-	-	100
Investment properties	-	-	-	-	-	291,499	-	-	-	-	-	-	291,499
Deferred tax	-	-	94	-	-	-	-	-	-	-	-	(94)	-
Total assets	1,766,046	6,300	33,259	775	-	295,131	-	1,181,814	1,390,056	101,195	850,794	(3,631,536)	1,993,834
Liabilities													
Other liabilities	1,182,685	12,317	33,670	6,474	2,106	280,560	-	1,140,813	826,754	-	70,286	(3,534,069)	21,596
Tax payable	790	-	-	1	-	15	-	-	-	47	-	(63)	790
Deferred tax	6,040	-	-	-	-	-	-	-	-	-	-	(94)	5,946
Total liabilities	1,189,515	12,317	33,670	6,475	2,106	280,575	-	1,140,813	826,754	47	70,286	(3,534,226)	28,332
Equity													
Share capital	-	-	-	-	6,332	-	-	-	-	10,000	-	(16,332)	-
Share premium	-	-	-	-	-	-	-	-	-	90,000	-	(90,000)	-
Retained earnings	576,531	(6,017)	(411)	(5,700)	(8,438)	14,556	-	41,001	563,302	1,148	780,508	9,022	1,965,502
Total equity and reserves	576,531	(6,017)	(411)	(5,700)	(2,106)	14,556	-	41,001	563,302	101,148	780,508	(97,310)	1,965,502
Total equity & liabilities	1,766,046	6,300	33,259	775	-	295,131	-	1,181,814	1,390,056	101,195	850,794	(3,631,536)	1,993,834

Supplementary information required under Section 54 of the Act

In accordance with the requirements of Section 54 (2) and (3) and Section 55 (6) (k) of the NAMA Act 2009 the following additional information is provided, in respect of NAMA and each of its Group entities for the quarter.

3 (i) SECTION 54 (2) - ADMINISTRATION FEES AND EXPENSES INCURRED BY NAMA AND EACH NAMA GROUP ENTITY

Administration Expenses by NAMA group entity														
For the quarter from 1 October 2021 to 31 December 2021														
	NALM	NANQ	NAJVA	NAPM	NAMSL	NAMGS	PV	PB	PWH	NAM	NASLLC	NARPS	NAMA	NAMA Group Consolidated Total
	€'000	€'000	€'000	€'000	€'000	€'000	€'000	€'000	€'000	€'000	€'000	€'000	€'000	€'000
Costs reimbursable to the NTMA	6,564	-	-	-	-	-	-	-	-	-	-	-	-	6,564
Primary Servicer fees	1,432	-	-	-	-	-	-	-	-	-	-	-	-	1,432
Master servicer fees	218	-	-	-	-	-	-	-	-	-	-	-	-	218
Portfolio management fees	341	9	8	4	-	-	-	-	-	-	-	61	-	423
Finance, communication and technology costs	1,475	12	-	-	-	-	-	-	-	-	(1)	18	-	1,504
Legal fees	1,797	-	3	-	-	-	-	-	-	-	(43)	-	-	1,757
Rent and occupancy costs	462	-	-	-	-	-	-	-	-	-	-	-	-	462
Internal audit fees	140	-	-	-	-	-	-	-	-	-	-	-	-	140
Board and Committee fees and expenses	-	-	-	-	-	-	-	-	-	-	-	-	62	62
External audit remuneration	35	-	-	-	-	-	-	-	-	-	-	-	-	35
	12,464	21	11	4	-	-	-	-	-	-	(44)	79	62	12,597

Administration Expenses by NAMA group entity														
For the period from 1 January 2021 to 31 December 2021														
	NALM	NANQ	NAJVA	NAPM	NAMSL	NAMGS	PV	PB	PWH	NAML	NASLLC	NARPS	NAMA	NAMA Group Consolidated Total
	€'000	€'000	€'000	€'000	€'000	€'000	€'000	€'000	€'000	€'000	€'000	€'000	€'000	€'000
Costs reimbursable to the NTMA	29,463	-	-	-	-	-	-	-	-	-	-	-	-	29,463
Primary Servicer fees	6,241	-	-	-	-	-	-	-	-	-	-	-	-	6,241
Master servicer fees	873	-	-	-	-	-	-	-	-	-	-	-	-	873
Portfolio management fees	1,678	65	27	12	-	-	-	62	-	-	-	175	-	2,019
Finance, communication and technology costs	4,889	12	-	-	-	-	-	-	-	-	19	25	-	4,945
Legal fees	2,166	7	3	-	-	-	-	-	-	-	(19)	2	-	2,159
Rent and occupancy costs	3,744	-	-	-	-	-	-	-	-	-	-	-	-	3,744
Internal audit fees	570	-	-	-	-	-	-	-	-	-	-	-	-	570
Board and Committee fees and expenses	-	-	-	-	-	-	-	-	-	-	-	-	242	242
External audit remuneration	583	-	-	-	-	-	-	-	-	-	-	-	-	583
	50,207	84	30	12	-	-	-	62	-	-	-	202	242	50,839

3 (ii) SECTION 54 (3) (A) - DEBT SECURITIES ISSUED FOR THE PURPOSES OF THE ACT

There was no debt in issue during the period. All bonds issued were fully redeemed by the start of the quarter.

3 (iii) SECTION 54 (3) (B) - DEBT SECURITIES ISSUED AND REDEEMED IN THE PERIOD**Government guaranteed senior debt securities**

There were no Senior bonds issued or redeemed in the period. All Senior bonds were redeemed by the start of the quarter.

Subordinated debt securities held

There were no Subordinated bonds issued or redeemed in the period. All Subordinated bonds were redeemed by the start of the quarter.

3 (iv) SECTION 54 (3) (C) - ADVANCES TO NAMA FROM THE CENTRAL FUND

There were no advances to NAMA from the Central Fund in the quarter.

3 (v) SECTION 54 (3) (D) - ADVANCES MADE BY NAMA TO DEBTORS IN THE QUARTER

Participating Institutions and Primary Servicer		For the quarter from 1 Oct 2021 to 31 Dec 2021 €'000
BCM Global ASI		607
AIB		49,592
Total		50,199

In addition to the above, cash advances of €1,999k were made by NAMA group entities by way of shareholder loans in Q4 2021.

3 (vi) SECTION 54 (3) (E) - ASSET PORTFOLIOS HELD BY NAMA AND EACH NAMA GROUP ENTITY

The assets held by NAMA and each NAMA Group entity are set out below. The assets include intergroup assets and liabilities and intergroup profit participating loans between NAMA Group entities.

National Asset Management Agency		31 Dec 2021 €'000
Investment in NAMA		105,696
Cash and cash equivalents		33
Interest receivable on loan to NAM		514,173
Receivable from NALM		15,666
Total		635,568

National Asset Management Agency Investment		31 Dec 2021 €'000
Debtor loans measured at fair value through profit or loss		4,320
Receivable from NAM		96,702
Receivable from NAM - accrued interest		38
Cash and cash equivalents		151
Other assets		6
Total		101,217

National Asset Management		31 Dec 2021 €'000
Cash and cash equivalents		5,000
PPL receivable from NAMGS		994,969
PPL interest receivable		190,313
Total		1,190,282

National Asset Management Group Services		31 Dec 2021 €'000
Cash and cash equivalents		198
Loan receivable from NALM		1,001,898
Loan interest receivable from NALM		164,114
PPL receivable from NAJVA		6,025
PPL interest receivable from NAJVA		18,894
Total		1,191,129

3 (vi) SECTION 54 (3) (E) - ASSET PORTFOLIOS HELD BY NAMA AND EACH NAMA GROUP ENTITY - CONTINUED

	31 Dec 2021
National Asset Loan Management	€'000
Investments in equity instruments	5,044
Cash and cash equivalents	733,555
Debtor loans measured at FVTPL	693,095
Other assets	13,083
Inter-group receivable	372,193
Total	1,816,970

	31 Dec 2021
National Asset North Quays	€'000
Cash and cash equivalents	6,300
Other assets	3
Total	6,303

	31 Dec 2021
National Asset JV A	€'000
Investments in equity instruments	16,835
Cash and cash equivalents	231
Debtor loans measured at fair value through profit or loss	17,446
Total	34,512

	31 Dec 2021
National Asset Property Management	€'000
Cash and cash equivalents	675
Inventories - trading properties	100
Total	775

	31 Dec 2021
National Asset Residential Property Services	€'000
Cash and cash equivalents	2,253
Other assets	1,366
Investment properties	314,000
Total	317,619

	31 Dec 2021
National Asset Leisure Holdings Limited (in Voluntary Liquidation)	€'000
Investment in subsidiaries ¹	338

3 (vii) SECTION 54 (3) (F) - GOVERNMENT SUPPORT MEASURES INCLUDING GUARANTEES, RECEIVED BY NAMA AND EACH NAMA GROUP ENTITY

Entity	Description	Amount in issue at 31 Dec 2021 €'000
National Asset Management D.A.C.	On 26 March 2010, the Minister for Finance guaranteed Senior Notes issued by NAMA as provided for under Section 48 of the NAMA Act. The maximum aggregate principal amount of Senior Notes to be issued at any one time is €51,300,000,000.	Nil

¹ This amount represents the investment of NALHL in RLHC I and RLHC II. The amount is as per 31 December 2020 final audited results.

Supplementary information required under Section 55 of the NAMA Act 2009

In accordance with Section 55 of the Act, the following additional information is provided in respect of NAMA and each of its Group entities:

4 (i) SECTION 55 (5) - GUIDELINES & DIRECTIONS ISSUED BY THE MINISTER FOR FINANCE

Compliance with Guidelines Issued by the Minister under Section 13 (NAMA Act 2009) as at 31 December 2021

No guidelines issued

Compliance with Directions Issued by the Minister under Section 14 (NAMA Act 2009) as at 31 December 2021

- (1) 14th May 2010 - Direction (Ref 513/43/10) - Pricing of government guaranteed debt issued by NAMA.
No such debt was issued by NAMA as at the reporting date.
- (2) 22nd October 2010 - Expeditious Transfer of Eligible Assets.
All transfers completed since 22 October 2011 have complied with this Direction.
- (3) 11th May 2011 - Direction (Ref 513/43/10) - Amendment to Senior Notes Terms & Conditions
All senior notes have been amended in accordance with this Direction.
- (4) 7th March 2012 - NAMA Advisory Group.
A NAMA Advisory Group has been set up in accordance with this Direction.
- (5) 29th March 2012 - Irish Bank Resolution Corporation - Short Term Financing.
NAMA adopted all reasonable measures to facilitate the short-term financing of IBRC.
- (6) 31st July 2015 - Direction (513/43/10) - Effect of a potential negative interest rates on the NAMA Senior Note Programme.
Pursuant to a direction issued by the Minister on 31 July 2015, on 28 January 2016 NAM D.A.C. and Citibank executed documentation to floor the coupon rate on the senior notes in issue at zero if the 6 month Euribor rate is negative.
This resulted in €4.7bn of cashflow hedge relationships being derecognised on this date.
- (7) 28th September 2019 - Direction to NAMA pursuant to Section 14 (2) of the NAMA Act 2009 regarding NARPS.
NAMA to retain ownership of NARPS and for NARPS to continue its trading activity, subject to compliance with applicable company laws.

Compliance with Directions Issued by the Minister under Section 13 (IBRC Act 2013) as at 31 December 2021

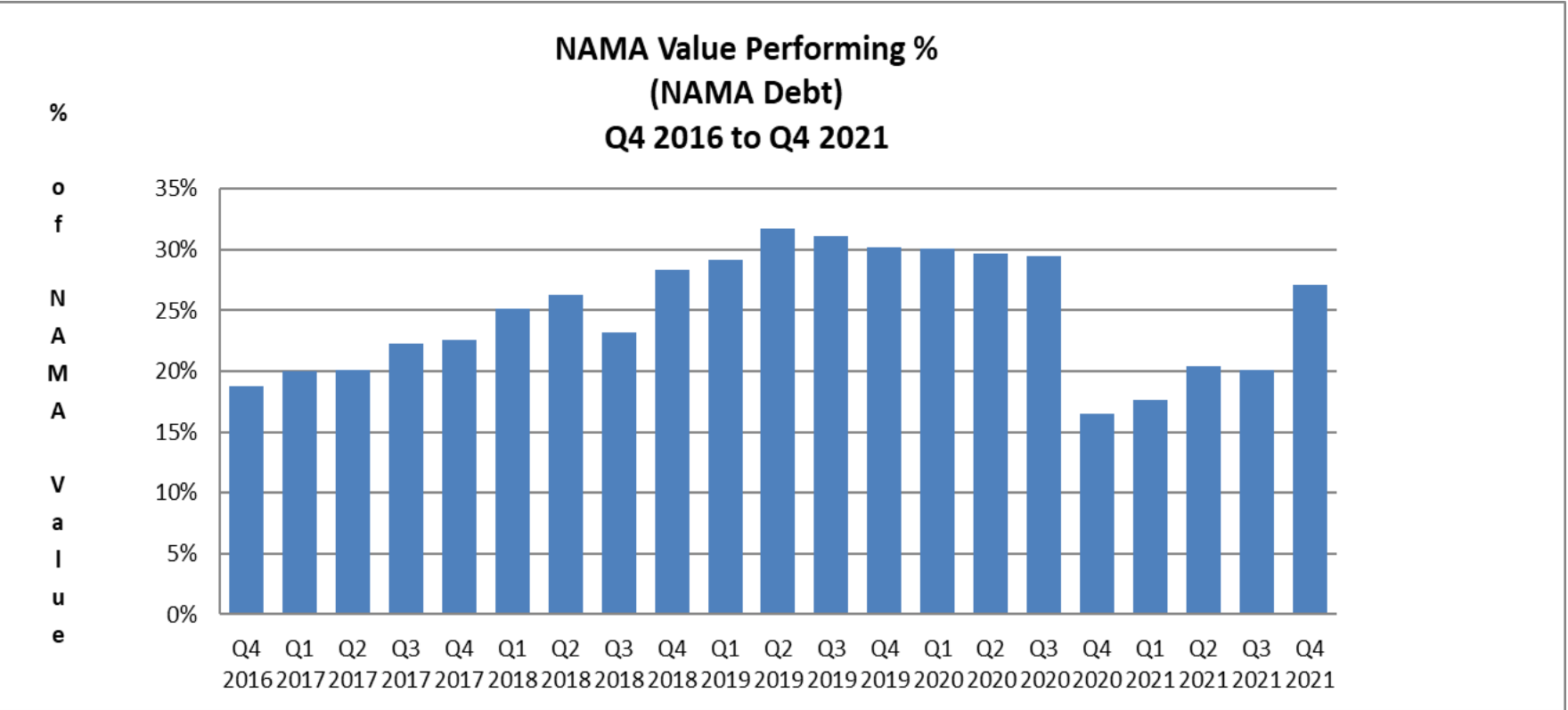
- (1) 7th February 2013 - Irish Bank Resolution Corporation - Deed of Assignment and Transfer
NAMA complied with this direction.
- (2) 7th February 2013 - Irish Bank Resolution Corporation - Bid for Assets of IBRC
NAMA adopted all reasonable measures to bid for the assets of IBRC.
- (3) 7th February 2013 - Irish Bank Resolution Corporation - Short-term facility to the Special Liquidators
NAMA adopted all reasonable measures to provide short-term facility to the Special Liquidators of IBRC.
- (4) 20th February 2013 - Irish Bank Resolution Corporation - Deed of Assignment and Transfer
NAMA complied with this direction.

4 (ii) SECTION 55 (6) (A) - NUMBER AND CONDITION OF OUTSTANDING LOANS

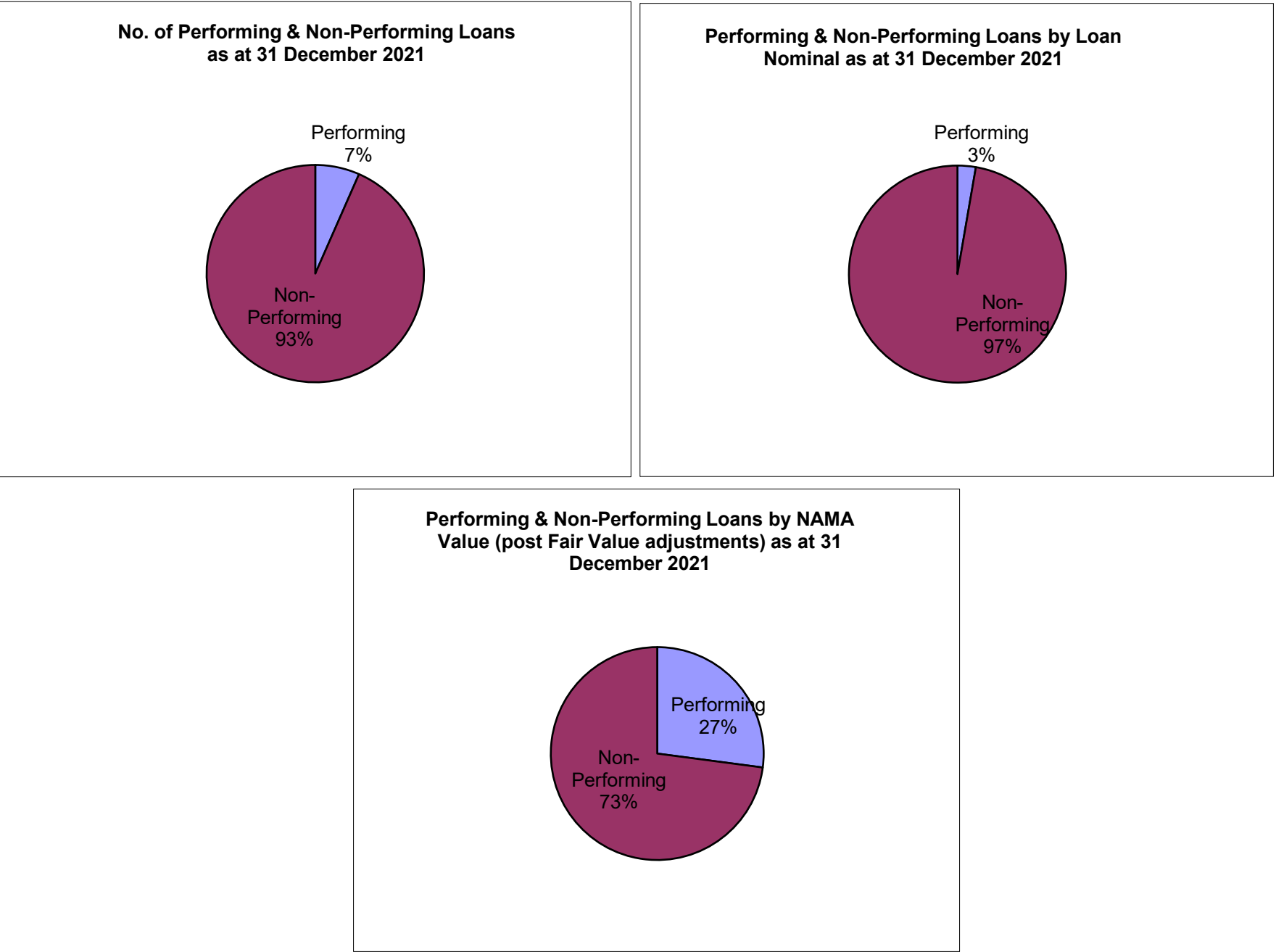
Legacy loan facility loan performance metric

Classification	Number	Loan Nominal €m	NAMA Value (post Fair Value adjustments) €m
Performing	199	437	194
Non-Performing	2,818	15,634	521
Total	3,017	16,071	715

A measure of loan performance is the Loan Payment Status. The Loan Payment Status is a measurement of loan performance based on cash receipts with regard to the contractual obligations of the legacy loan facility. With effect from January 1 2018, all loans have moved from being measured at amortised cost to fair value models. The degree of default measurement is based on the default of the original PAR debt acquired by NAMA from the participating institutions.



* 2018 - 2021 analysis prepared based on fair value as opposed to amortised cost following adoption of IFRS 9.

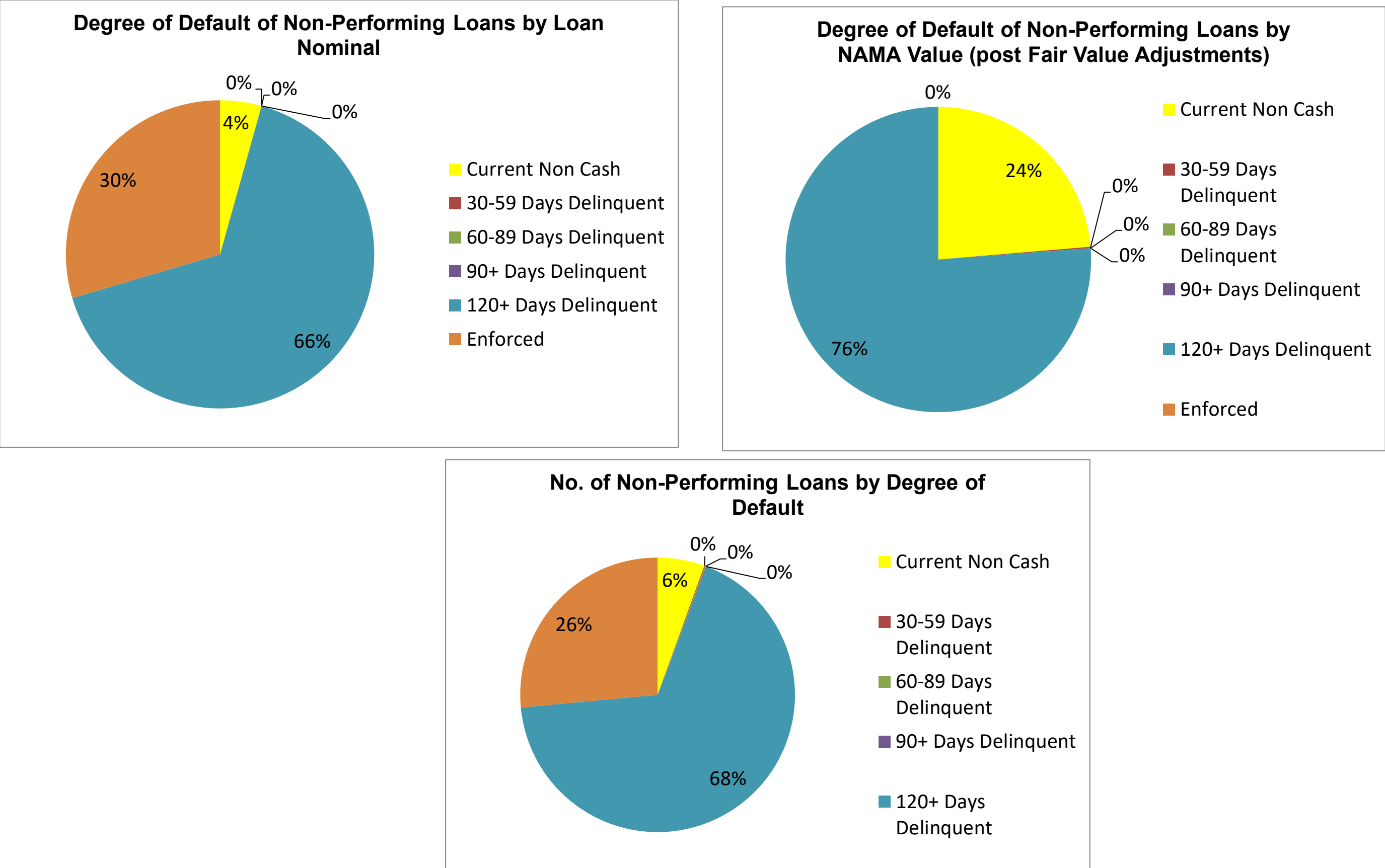


4 (iii) SECTION 55 (6) (B) - CATEGORISATION OF NON-PERFORMING AS TO THE DEGREE OF DEFAULT

Categorisation of non performing loans in accordance with the Loan Payment Status as at 31 December 2021

Loan Payment Status	Degree of Default	Number	Loan Nominal €m	NAMA Value (post Fair Value Adjustments) €m
9	Current Non Cash	156	678	123
1	30-59 Days Delinquent	3	1	1
2	60-89 Days Delinquent	3	1	-
3	90+ Days Delinquent	3	1	-
4	120+ Days Delinquent	1,907	10,328	397
7 & 8	Enforced	746	4,625	-
	Total	2,818	15,634	521

An analysis of the non-performing profile of the loan book indicates significant volume in the ‘120+ Days Delinquent’ classifications. NAMA is addressing this issue in part by insisting, as part of any ongoing consensual support provided by NAMA to the debtor, that all income produced by the underlying secured assets is paid to NAMA. The extent to which debtors do not comply with this, and other key milestones set by NAMA, will determine whether these delinquent loans will be enforced. In some cases, the delinquent loans may be re-financed on new terms set by NAMA. The sole driver of NAMA’s decisions in this regard is the maximisation of the return to the taxpayer. The degree of default measurement is based on the default of the original PAR debt acquired by NAMA from the participating institutions. NAMA value is provided for information purposes and is not measured for degree of default under the same terms as the PAR debt.



CodeID	CultureValue	Description	Comment
0	Current Cash	Performing	Accounts not in arrears due to cash receipts or where the arrears are outstanding less than 30 days. It includes matured loans that are still producing cash in accordance with their contractual terms
9	Current Non Cash	Non Performing	Accounts not in arrears because arrears are capitalized or account has a zero interest rate applying
1	30-59 Days Delinquent	Non Performing	Accounts in arrears where the amounts due are between 30 and 59 days outstanding
2	60-89 Days Delinquent	Non Performing	Accounts in arrears where the amounts due are between 60 and 89 days outstanding
3	90+ Days Delinquent	Non Performing	Accounts in arrears where the amounts due are between 90 and 119 days outstanding
4	120+ Days Delinquent	Non Performing	Accounts in arrears where the amounts due are 120 days or more outstanding
7 & 8	Enforced	Non Performing	Accounts subject to enforcement

4 (iv) SECTION 55 (6) (C) - NUMBER OF LOANS BEING FORECLOSED OR OTHERWISE ENFORCED

Number of loans foreclosed in the quarter to 31 December 2021

There were no loans foreclosed in the quarter to 31 December 2021.

Note: Section 55 6 (B) contains a category of default called 'Enforced' where 746 loans have been classified. This includes enforcements that were instigated by the Participating Institutions prior to transfer of the loans to NAMA. This section deals with the number of loans being enforced by NAMA only.

4 (v) SECTION 55 (6) (D) - NUMBER OF CASES WHERE LIQUIDATORS AND RECEIVERS HAVE BEEN APPOINTED

Number of cases where receivers and liquidators have been appointed in the quarter to 31 December 2021

There were no receivers or liquidators appointed in the quarter to 31 December 2021.

4 (vi) SECTION 55 (6) (E) - LEGAL PROCEEDINGS COMMENCED BY NAMA AND EACH NAMA GROUP ENTITY IN THE QUARTER

List of all legal proceedings (except any proceeding in relation to which a rule of law prohibits publication)

There were no legal proceedings commenced by NAMA or a NAMA group entity in the quarter to 31 December 2021.

4 (vii) SECTION 55 (6) (F) - SCHEDULE OF FINANCE RAISED BY NAMA AND EACH NAMA GROUP ENTITY IN THE QUARTER

Schedule of finances raised by NAMA and each NAMA group entity in the quarter to 31 December 2021

There was no finances raised by NAMA or a NAMA group entity in the quarter to 31 December 2021.

4 (viii) SECTION 55 (6) (G) - SUMS RECOVERED FROM PROPERTY SALES IN THE QUARTER

Amount of money recovered by sale of property in the quarter to 31 December 2021

No money was recovered by the sale of property in the quarter to 31 December 2021.

4 (ix) SECTION 55 (6) (H) - OTHER INCOME FROM INTEREST-BEARING LOANS OWNED BY NAMA AND EACH NAMA GROUP ENTITY IN THE QUARTER

Other income from interest bearing loans in the quarter to 31 December 2021

No fee income was earned on interest bearing loans in the quarter to 31 December 2021.