



**National Asset
Management Agency**

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

31 December 2017

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29 March 2018

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 2017 which is submitted to you pursuant to Section 55 of the NAMA Act 2009.

In accordance with the Act, the Report deals with the National Asset Management Agency (NAMA) and the entities within the NAMA Group.

To assist in your review of the Quarterly Report and Accounts, we also present for your information 2017 Financial Highlights and Key Performance Indicators.

Financial Highlights	Full year 2017 €m	Full year 2016 €m	Inception to 31 Dec 2017 €m
Total cash generated	2,560	5,399	40,698
Cash proceeds from property collateral and loan sales	2,442	5,025	34,637
Non-disposal cash receipts from borrowers	118	374	5,500
Senior bond redemptions	2,590	5,500	30,190
Operating profit before impairment	530	1,386	
Impairment credit	13	282	
Profit for the period after tax and impairment	481	1,503	
Loans and receivables balance (net of impairment)	3,193	3,919	

Key Performance Indicators

Cash generation

NAMA continues to generate significant cash through disposals of assets and loans, as well as the receipt of non-disposal income:

- NAMA generated €2.6 billion in the full year to the 31st December 2017 (2016: €5.4 billion).
- NAMA generated a further €0.5 billion in cash in the period from 31st December to 16th March 2018, bringing cumulative cash generated to €41.2 billion since inception.
- Cash, cash equivalent and collateral balances held at 31st December 2017 were €1.3 billion.

Profitability

NAMA recorded a profit after tax of €481 million for the year to 31st December 2017 (2016: €1,503 million).

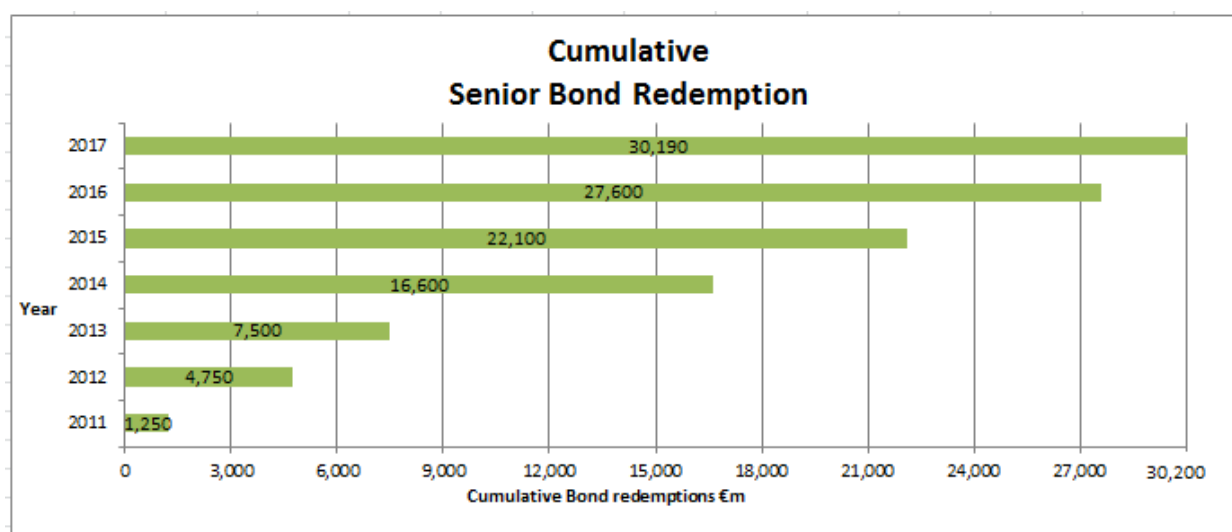
Loan portfolio

The carrying value of NAMA's loan portfolio at 31st December 2017, net of cumulative impairment provision of €1.4 billion, was €3.2 billion (31st December 2016: €3.9 billion).

NAMA Strategic Objectives

1. Senior debt redemption

In Q4 2017 NAMA redeemed the remaining €0.5 billion of its Senior Bonds. This transaction completed the redemption of the €30.19 billion of government guaranteed senior debt originally issued by NAMA in 2010 and 2011 to acquire bank loans. NAMA has therefore met its primary commercial objective of redeeming its guaranteed senior debt significantly ahead of schedule, thereby eliminating the state's contingent liability as guarantor of the bonds.





2. 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. The Agency originally held an interest in approximately 75% of the developable land area of 22 hectares in the Dublin Docklands. To date delivery strategies have been approved for 95% of Docklands sites which will contribute over 3.6m sq.ft of commercial space and 1,700 residential units.

3. Residential Delivery

Over 7,150 residential units were delivered through NAMA funding between the start of 2014 and end-December 2017. Another 11,000 units are either under construction or have secured planning permission. In addition, sites with a delivery capacity of over 8,400 units are either in the planning system or will be within twelve months. Pre-planning and feasibility work is underway on other sites under the control of NAMA debtors and receivers which are estimated to have a delivery capacity of over 18,000 units.

In addition to the activity outlined above it is estimated that some 2,300 units have been delivered or are under construction on sites which have been sold by NAMA or where the associated loans have been sold or refinanced.

You will also be aware of the recent decision of the European Commission regarding NAMA's residential delivery programme and the Commission's conclusion that NAMA had not breached EU State aid rules. The Board welcomes the Commission's decision and will now press ahead with our funding programme with a view to maximising the return on commercially viable residential units from sites that forms part of the security for the loans of our debtors and receivers.

Social housing

NAMA has exceeded its social housing delivery target of 2,000 units. Up to end-December 2017, NAMA had identified 6,950 residential units as potentially suitable for social housing. Demand has been confirmed by local authorities for 2,684 of the units, of which 2,472 had been delivered or committed by end-December 2017.

We trust the Quarterly Report and 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,

Frank Daly
Chairman

Brendan McDonagh
Chief Executive Officer



Unaudited Consolidated Accounts of the National Asset Management Agency

For the quarter ended 31 December 2017

National Asset Management Agency Group

Quarter to 31 December 2017

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Board and other information

Board

Frank Daly (Chairman)
Brendan McDonagh, Chief Executive Officer NAMA
Conor O'Kelly, Chief Executive Officer NTMA¹
Oliver Ellingham (non-executive)
Mari Hurley (non-executive)
Brian McEnery (non-executive)
Willie Soffe (non-executive)

Registered Office

Treasury Building
Grand Canal Street
Dublin 2
D02 XN96

Principal Bankers

Central Bank of Ireland
Dame Street
Dublin 2

Citibank
I.F.S.C.
Dublin 1

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

¹ The Chief Executive of the NTMA is an ex-officio Board member 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 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 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 may 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 is restricted and NAMA has effective control of the company. By virtue of this control, NAMA has consolidated NAMAI and its subsidiaries and the 51% external investment in NAMAI is reported as a non-controlling interest in these financial statements.

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 are listed on the Irish Stock Exchange.

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 twelve subsidiaries. These are referred to as the NAM Group:

NAMGS

NAMGS acts as the holding company for its eleven subsidiaries: 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), North Wall Plaza Management Company D.A.C. (NWPMC), National Asset Residential Property Services D.A.C. (NARPS), National Asset Sarasotta Limited Liability Company (NASLLC), NALHL (in Voluntary Liquidation), RLHC and RLHC II.

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.

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.

NANQ has one subsidiary, North Wall Plaza Management Company (NWPMC).

NWPMC

NANQ was legally bound to acquire a 26.5% shareholding in a Management Company (NWPMC) arising out of a land acquisition. The remaining 73.5% of NWPMC is owned by the Central Bank of Ireland, the second landowner party to the agreement. As the holder of a controlling A Ordinary Share and having appointed its own Directors, the results of NWPMC have been consolidated into the Group accounts.

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, NAMA established a subsidiary, NAJVA. 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 five subsidiaries; NARPS, NASLLC, NALHL (in Voluntary Liquidation), RLHC and RLHC II.

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.

2,472 residential properties were delivered to the social housing sector by NAMA debtors from inception to 31 December 2017. This includes the direct sale of 932 properties by NAMA debtors and receivers to various approved housing bodies, the direct leasing of 117 properties by NAMA debtors and receivers and the acquisition by NARPS of 1,286 properties for lease to approved housing bodies. In addition, contracts were exchanged on a further 137 properties (for both direct sale and through NARPS) at the reporting date.

NASLLC

On 1 August 2013, NAMA established a US subsidiary, National Asset Sarasota Limited Liability Company (NASLLC). NASLLC is a wholly owned subsidiary of NAPM, and was established to acquire any property assets located in the US, if and when required. Since its acquisition, NASLLC has acquired and subsequently sold one asset located in the US.

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.

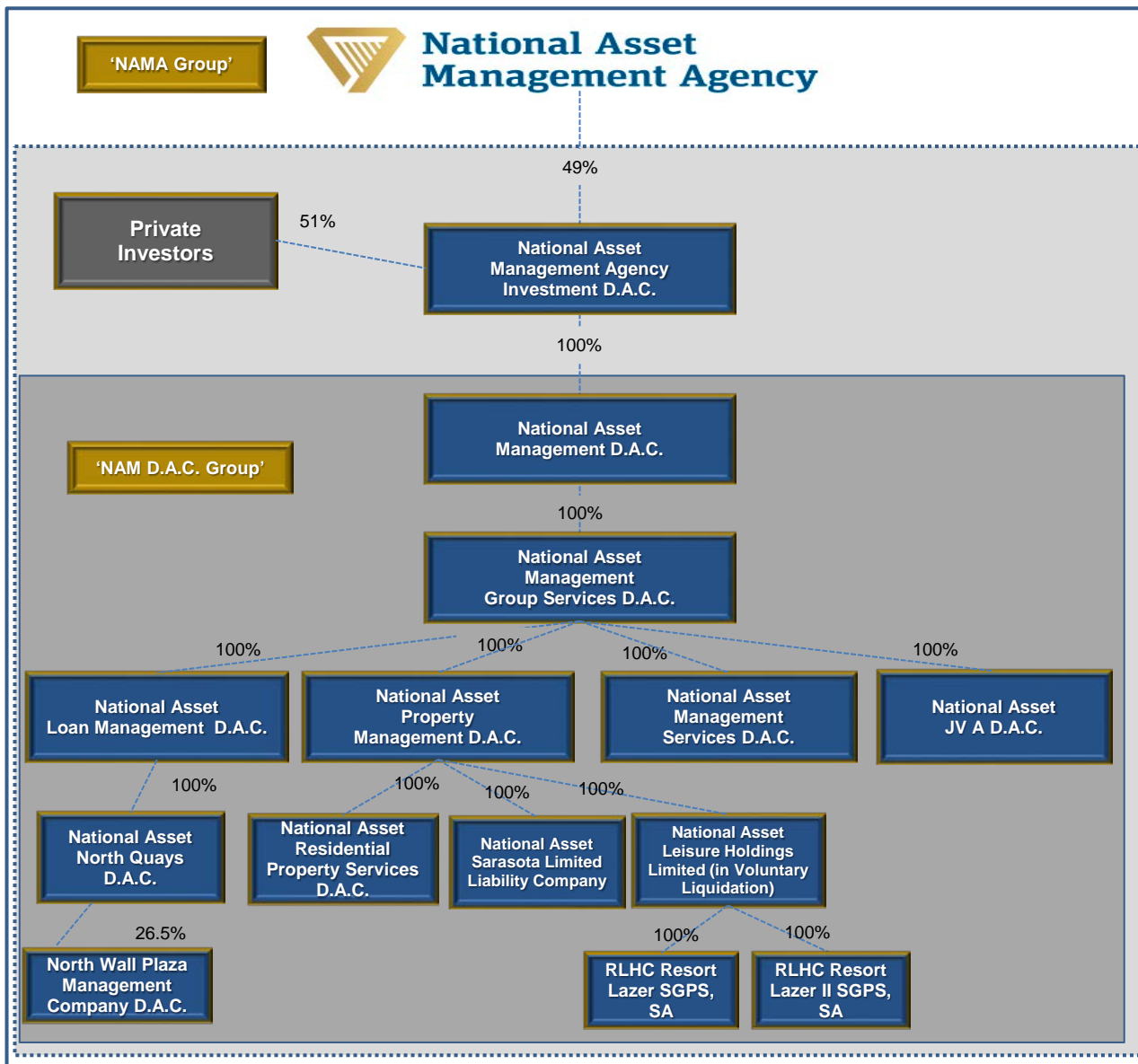
The establishment of these entities was required to facilitate the legal restructure of a number of entities with Portuguese property assets. Following the completion of the legal restructure, NALHL (in Voluntary Liquidation) was placed into voluntary liquidation on 18 December 2014. The control of NALHL (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 Building, Grand Canal Street, Dublin 2. Each Company is incorporated and domiciled in the Republic of Ireland, except for NASLLC which is incorporated and domiciled in the US, and 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 at 31 December 2017



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 2017. For the purposes of these accounts, the 'NAMA Group' comprises the result of all entities presented in Chart 1, excluding those in liquidation.

The financial information for all entities is presented showing items of income and expenditure for the quarter from 1 October 2017 to 31 December 2017 and for the year to date.

The statement of financial position is presented as at 31 December 2017 and 30 September 2017. The cash flow statement for the NAMA Group is presented for all cash movements for the quarter from 1 October 2017 to 31 December 2017 and for the year to date.

The income statements and statement of financial position for each NAMA Group Entity are provided on pages 34 to 37.

Consolidated Income Statement
For the quarter from 1 October 2017 to 31 December 2017

		For the quarter from 1 Oct 2017 to 31 Dec 2017	For the period from 1 Jan 2017 to 31 Dec 2017
	Note	€000	€000
Interest and fee income	3	72,013	253,392
Interest and similar expense	4	(674)	(3,772)
Net interest income		71,339	249,620
Other income / (expenses)	5	(647)	21,698
Profit on disposal of loans and property assets and surplus income	6	186,009	335,035
Losses on derivative financial instruments	7	(465)	(1,483)
Total operating income		256,236	604,870
Administration expenses	8	(18,835)	(67,472)
Foreign exchange losses	9	(756)	(6,293)
Operating profit before impairment		236,645	531,105
Impairment credit on loans and receivables	15	9,220	12,625
Operating profit after impairment		245,865	543,730
Tax charge	10	(6,994)	(62,916)
Profit for the period		238,871	480,814

The accompanying notes 1 to 26 form an integral part of these accounts.

Consolidated Statement of Financial Position
As at 31 December 2017

	Note	31 Dec 2017 €000	30 Sept 2017 €000
Assets			
Cash and cash equivalents	11	733,470	694,632
Cash placed as collateral with the NTMA	11	25,000	25,000
Available for sale financial assets	12	495,097	512,681
Amounts due from Participating Institutions	13	20,151	20,207
Derivative financial instruments	14	18,437	17,324
Loans and receivables (net of impairment)	15	3,193,505	3,733,049
Other assets	16	282,338	95,228
Inventories - trading properties	17	277,357	279,507
Property, plant and equipment	18	1,008	1,344
Investments in equity instruments	19	65,709	70,972
Total assets		5,112,072	5,449,944
Liabilities			
Amounts due to Participating Institutions	13	10,686	10,699
Derivative financial instruments	14	4,375	14,325
Other liabilities	21	14,199	17,300
Senior debt securities in issue	22	-	500,000
Tax payable	23	363	65,195
Deferred tax	20	3,453	2,201
Total liabilities		33,076	609,720
Equity			
Other equity instruments	24	1,593,000	1,593,000
Retained earnings	26	3,430,831	3,191,960
Other reserves	25	4,165	4,265
Equity and reserves attributable to owners of the Group		5,027,996	4,789,224
Non-controlling interests		51,000	51,000
Total equity and reserves		5,078,996	4,840,224
Total equity, reserves and liabilities		5,112,072	5,449,944

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The accompanying notes 1 to 26 form an integral part of these accounts.

Consolidated Statement of Cash Flows
For the quarter from 1 October 2017 to 31 December 2017

	For the quarter from 1 Oct 2017 to 31 Dec 2017	For the period from 1 Jan 2017 to 31 Dec 2017
	€000	€000
Cash flow from operating activities		
Receipts from borrowers	766,276	2,539,765
Receipts from derivatives acquired	-	2,458
Funds advanced to borrowers	(207,356)	(591,390)
New loans acquired	-	(18,000)
Net cash provided by loans and receivables	558,920	1,932,833
Derivatives		
Net Cash (outflow) / inflow on foreign currency derivatives	(9,344)	21,501
Cash outflow on other derivatives	-	(488)
Net cash (used in) / provided by derivatives	(9,344)	21,013
Other operating cashflows		
Payments to suppliers of services	(19,377)	(84,844)
Preliminary tax paid	(5,000)	(68,500)
Interest paid on cash and cash equivalents	(605)	(3,026)
Dividend paid on B ordinary shares	-	(547)
Coupon paid on subordinated debt issued	-	(83,855)
Net inflow on amounts placed as collateral with the NTMA	-	33,000
Funds paid to acquire trading properties	(9,736)	(54,202)
Rental income received	4,478	12,333
Net cash used in other operating activities	(30,240)	(249,641)
Net cash provided by operating activities	519,336	1,704,205
Cash flow from investing activities		
Investments in equity instruments	37	(6,143)
Distributions received from investments	2,114	16,380
Interest received on available for sale assets	17,695	21,970
Net cash provided by investing activities	19,846	32,207
Cash flow from financing activities		
Redemption of senior debt securities	(500,000)	(2,590,000)
Net cash used in financing activities	(500,000)	(2,590,000)
Cash and cash equivalents at the beginning of the period	694,632	1,587,789
Net cash provided by operating activities	519,336	1,704,205
Net cash provided by investing activities	19,846	32,207
Net cash used in financing activities	(500,000)	(2,590,000)
Effects of exchange-rate changes on cash and cash equivalents	(344)	(731)
Cash and cash equivalents at 31 Dec 2017	733,470	733,470
Financial assets and cash collateral		
Amounts pledged as collateral with the NTMA	25,000	25,000
Financial assets available for sale	495,097	495,097
Total cash, cash equivalents and collateral held at 31 Dec 2017	1,253,567	1,253,567

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

The Agency may exercise a veto power in respect of decisions of NAMA 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.

With the exception of RLHC and RLHC II, 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, except for NASLLC which is incorporated and domiciled in the US, and 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 2017 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 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. The Group's principal critical estimates and judgements include impairment of loans and receivables and related derivatives acquired; income recognition on loans and receivables, surplus income, and deferred tax.

2.2 Basis of measurement

The consolidated accounts have been prepared under the historical cost convention, except for derivative financial instruments, equity instruments and available for sale assets, 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.

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 (management approach).

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. 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 where it directly or indirectly holds the majority of the voting rights and where it determines their financial and business policies and is able to exercise control over them in order to benefit from their activities.

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. 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 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 transactions.

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 as a separate line item in the consolidated income statement.

2.5 Financial assets

The Group classifies its financial assets in to the following IAS 39 categories:

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

The Group determines the classification of its financial instruments at initial recognition.

(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 and equity instruments.

Derivatives

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 derivatives (other than on cross currency interest rate swaps) are included in interest income and interest expense in the consolidated income statement. 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. Interest on cross currency interest rate swaps 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 initially measured at fair value. Equity instruments are subsequently measured at fair value unless the fair value cannot be reliably measured, in which case the equity instrument is measured at cost. 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.

(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 (EIR) method (see accounting policy 2.8).

(c) Available for sale financial assets

Available for sale financial assets comprise Irish Government bonds acquired for liquidity purposes. 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 EIR 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.

Financial assets and liabilities at fair value

Financial assets and liabilities at fair value through profit or loss comprise derivative financial instruments. Derivatives are initially recognised at fair value on the date on which a derivative contract is entered into and are subsequently re-measured at their fair value. 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 derivatives are recognised in the income statement.

Borrower derivatives

Borrower derivatives comprise of derivatives acquired from Participating Institutions that were originally put in place to provide hedges to borrowers ('borrower derivatives'). These derivatives were acquired from each Participating Institution as part of a total borrower exposure.

Borrower derivatives are measured at fair value with fair value gains and losses being recognised in profit or loss. Borrower derivatives are classified as performing and non-performing. A performing derivative is one that is meeting all contractual cash flow payments up to the last repayment date before the end of the reporting period. The performing status of borrower derivatives is assessed at each reporting date.

Borrower derivatives comprise of interest rate derivatives. The fair value is determined using a valuation technique based on independent valuations obtained using observable market inputs such as Euribor and Libor yield curves, FX rates, option volatilities and par interest swap rates.

NAMA derivatives

NAMA derivatives comprise of derivatives entered into to hedge exposure to loans and receivables acquired and debt securities in issue ('NAMA derivatives'). NAMA derivatives include interest rate and cross currency swaps. The fair value of NAMA 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 FX rates. Fair value movements arising on interest rate swaps are recognised in profit or loss. Gains and losses on currency swaps are recognised in profit or loss as part of foreign exchange gains and losses.

Hedge accounting

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).

The Group documents, at the inception of the transaction, 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 other comprehensive income within equity. The gain or loss relating to the ineffective portion is recognised immediately in the consolidated income statement.

Amounts accumulated in equity are recycled to the income statement in the periods when the hedged item affects profit or loss. They are recorded in the revenue or expense lines in which the associated related hedged item is reported. Amounts recycled 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 when the forecast transaction is recognised in the income statement. When a forecast transaction is no longer expected to occur, the cumulative gain or loss that was reported in equity is immediately transferred to the income statement.

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 2.14. The Group does not offset financial assets and financial liabilities.

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 interest expense

Interest income and interest expense for all interest-bearing financial instruments is recognised as interest income and interest expense in the income statement using the 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 Long Term Economic Value (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.

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.

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 / (loss) on the disposal of loans, property assets; and surplus income

a) Profit and loss on the disposal of loans and property assets

Profits and losses on the disposal of loans/property assets is calculated as the difference between the carrying value of the loans/property assets 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 in accordance with IAS 32. Profits and losses on the disposal of loans/property assets are recognised in the income statement when the transaction occurs.

b) Surplus income

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

- a) to the extent that actual cashflows for a total debtor connection are in excess of the total debtor connection loan carrying values, i.e. to the extent that the debtor has repaid all of its NAMA debt. Such income is recognised semi-annually; or
- b) when the estimated discounted cashflows for the total debtor connection are greater than the total debtor connection loan carrying value. Such surplus income, to the extent that cash is realised from specific loan assets within the connection, is assessed for recognition on a semi-annual basis.

2.11 Impairment of financial assets

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

Loans and receivables carried at amortised cost

The Group first assesses whether objective evidence of impairment exists individually for financial assets that are individually significant, or collectively for financial assets that are not individually significant. The individually significant assessment is completed in respect of the total portfolio of borrowings of each individually significant debtor connection, rather than on an individual loan basis (i.e. the unit of account is the overall total debtor connection).

Objective evidence that an asset or portfolio of assets is impaired after acquisition by NAMA includes:

- International, national or local economic conditions that correlate with defaults on the assets in the group (e.g. a decrease in property prices in the relevant area or adverse changes in industry conditions that affect the debtor);
- Observable data indicating that there is a measurable decrease in the value of estimated future cash flows from a portfolio of assets since the initial recognition of those assets;
- Adverse changes in expectations about the amount likely to be realised from the disposal of collateral associated with the loan or loan portfolio;
- Adverse changes in expectations of the timing of future cash flows arising from disposals of collateral;
- Adverse changes in the payment status of the debtor (e.g. an increased number of delayed payments);
- Further significant financial difficulty of the debtor since acquisition;
- Additional breaches of contract, such as a default or delinquency in interest or principal payments;
- It becoming increasingly probable that the debtor will enter bankruptcy or other financial reorganisation.

Individually Significant

For the purpose of the individually significant assessment, the amount of the impairment loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows (excluding future credit losses that have not been incurred), discounted at the financial asset's original EIR. This is assessed at a total debtor connection level, which is the unit of account applied by NAMA. The carrying amount of the asset is reduced through the use of an allowance account. The amount of the impairment loss is recognised in the consolidated income statement. Management may apply judgement to adjust the computed impairment where it more accurately reflects the recoverable value of an asset.

If, in a subsequent period, the amount of the impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment was recognised, the previously recognised impairment loss is released by adjusting the allowance account. The amount released is recognised in the consolidated income statement.

Where there is no further prospect of recovery of the carrying value of a loan, or a portion thereof, the amount that is not recoverable is written off against the related allowance for debtor impairment as impairment crystallisation. Such financial assets are written off after all the necessary procedures have been completed and the amount of the loss has been determined.

NAMA may dispose of loans within a debtor connection or a portfolio of loans across multiple connections. The disposal of loans gives rise to a release or crystallisation of any impairment previously recognised relating directly to the loans sold.

When a loan or group of loans is sold the rights to the cash flows from the loans expire and the loan assets are de-recognised from the statement of financial position. On de-recognition, a gain or loss on the loans sold is calculated and is recognised in the consolidated income statement. The gain or loss is calculated as the difference between the consideration received net of transaction costs and the carrying value of the loans sold.

The assessment of the carrying value of the loans sold takes into account impairment previously recognised against these loans.

If impairment has previously been recognised on the loans

- a calculated *profit* on disposal results in the associated impairment provision for these assets being recognised under net profit on disposal of loans and property assets.
- a calculated *loss* on disposal will result in the associated impairment provision being crystallised, whereby both the provision held and the carrying value of the loans are reduced.

Collective Assessment

Debtor connections which are not subject to individually significant assessment are grouped collectively for the purposes of performing an impairment assessment. When collectively assessed loans are disposed of, the calculated profit or loss on disposal does not take into account any previously recognised collective provision as this provision is not directly attributed to the loans. The related impact on the overall collective provision is reassessed following disposal of the loans.

2.12 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.

2.13 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.

2.14 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 risk on performing borrower derivatives acquired from the Participating Institutions is hedged using interest rate swaps.

Derivatives are accounted for either at fair value through profit or loss or, where they are designated as hedging instruments, using the hedge accounting provisions of IAS 39.

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.

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

Fair value gains or losses on derivatives, other than currency 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.

2.15 Inventories - trading properties

Trading properties include property assets and non real estate assets which 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.

2.16 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.

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

(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.

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

2.17 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 financial statements.

2.18 Amounts due to and from Participating Institutions

Unsettled overdraft positions

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 statement of financial position as amounts due to Participating Institutions and the amounts collected are recognised as amounts due from Participating Institutions. The net amount due to / from Participating Institutions is applied against the outstanding loans and receivables balance.

2.19 Financial guarantee contracts acquired

Financial guarantee contracts are contracts that require the issuer to make specified payments to reimburse the holder for a loss it incurs because a specified debtor fails to make payments when due, in accordance with the terms of a debt instrument. Such financial guarantees are given to banks, financial institutions and other bodies on behalf of customers to secure loans, overdrafts and other banking facilities.

Financial guarantees are initially recognised in the financial statements at fair value on the date the guarantee was acquired. Subsequent to initial recognition, the Group's liabilities under such guarantees are measured at the higher of the initial amount, less amortisation of fees recognised in accordance with IAS 18 and the best estimate of the amount required to settle the guarantee. These estimates are determined based on experience of similar transactions and history of past losses, supplemented by the judgement of management. The fee income earned is recognised on a straight-line basis over the life of the guarantee. Any increase in the liability relating to guarantees is reported in the consolidated income statement within other operating expenses.

2.20 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 less transaction costs and are subsequently measured at amortised cost using the EIR method.

2.21 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 shareholders. 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) Coupon on other equity

Coupon payments on subordinated bonds that are classified as equity are reflected directly in equity when they are declared.

2.22 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 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.

2.23 Property, plant and equipment

The Agency incurred costs for the fit-out of leased office space. Costs incurred are capitalised in the statement of financial position as property, plant and equipment in accordance with IAS 16. 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.

2.24 Segmental reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the NAMA CEO who allocates resources to and assesses the performance of the operating segments of NAMA.

2.25 Operating leases

A lease is an agreement whereby the lessor conveys to the lessee in return for a payment or series of payments the right to use an asset for an agreed period of time. A lease is classified as an operating lease if it does not transfer substantially all the risks and rewards incidental to ownership. The leased asset is recognised in the statement of financial position of the lessor. Properties acquired by NARPS for the purposes of social housing are recognised as inventories in accordance with IAS 2. Rental income arising from operating leases on inventory property is accounted for on a straight line basis over the lease term.

2.26 Non-controlling interests in subsidiaries

Non-controlling interests in subsidiaries comprise ordinary share capital and/or other equity in subsidiaries not attributable directly or indirectly to the parent entity.

Profits which may arise in any period may be allocated to the non-controlling interest in accordance with maximum investment return which may be paid to the external investors. Losses arising in any period are allocated to the non-controlling interest only up to the value of the non-controlling interest in the Group, as NAMA takes substantially all the economic benefits and risks of the Group.

2.27 Determination of fair value

The fair value of a financial instrument is 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, or in its absence, the most advantageous market to which the Group has access at that date.

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 maximise the use of relevant observable inputs and minimise the use of unobservable inputs. The valuation techniques used incorporate the factors that market participants would take into account in pricing a transaction. Valuation techniques 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 absence of quoted market prices, and 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.

All adjustments in the calculation of the present value of future cash flows are based on factors market participants would take into account in pricing the financial instrument.

Certain financial instruments (both assets and liabilities) may be valued on the basis of valuation techniques that feature one or more significant market inputs that are not observable. 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. Inputs into 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.

3 Interest and fee income

	For the quarter from 1 Oct 2017 to 31 Dec 2017	For the period from 1 Jan 2017 to 31 Dec 2017
	€000	€000
Interest on loans and receivables	70,915	248,238
Interest on acquired derivative financial instruments	500	2,032
Interest on cash and cash equivalents	12	78
Fee income	586	3,044
Total interest and fee income	72,013	253,392

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.

Interest on acquired derivative financial instruments relates to interest received on derivatives acquired from Participating Institutions that were associated with the loans acquired.

Fee income earned by the Group that is not part of EIR, such as exit or performance fees, are recognised immediately in profit or loss. Fee income recognised in the period includes arrangement fees, restructuring fees and transaction fees from loan sales.

4 Interest and similar expense

	For the quarter from 1 Oct 2017 to 31 Dec 2017	For the period from 1 Jan 2017 to 31 Dec 2017
	€000	€000
Interest on other derivative financial instruments	125	492
Negative interest expense on cash and cash equivalents	491	3,049
Interest on available for sale financial assets	58	231
Total interest and similar expense	674	3,772

5 Other income/(expenses)

	For the quarter from 1 Oct 2017 to 31 Dec 2017	For the period from 1 Jan 2017 to 31 Dec 2017
	€000	€000
Distributions from equity investments	3,381	16,380
Fair value gains on equity instruments	(6,522)	(5,237)
License fee income	141	549
Lease rental income	2,836	10,489
Promote fee	(483)	(483)
Total other income/(expenses)	(647)	21,698

Dividend income from equity instruments comprises distributions arising from Group shareholdings in funds predominantly holding real estate assets.

The fair value of NAMA's equity instruments is based on the net asset value of the investment entity at the reporting date, and changes in fair value are recognised in the income statement in accordance with accounting policy 2.5.

In 2013, NAMA acquired certain lands at North Wall Quay and subsequently entered into an income sharing agreement to develop the site, which provides a secure income stream from the lands in the form of a licence fee.

Lease rental income is earned from the lease of residential properties to approved housing bodies for social housing purposes and from the lease of certain trading properties. It is accounted for on a straight line basis over the lease term in accordance with accounting policy 2.25.

The carrying value of a property held in the US by NASLLC was written down from cost to net realisable value following the signing of an agreement for sale.

The promote fee relates to an amount paid in the quarter following the reaching of a designated rate of return on an equity investment.

6 Profit on disposal & refinancing of loans and property assets and surplus income

	For the quarter from 1 Oct 2017 to 31 Dec 2017	For the period from 1 Jan 2017 to 31 Dec 2017
	€000	€000
Surplus income on loan repayments (in excess of loan carrying values)	136,324	269,842
Net profit on disposal & refinancing of loans	48,938	63,632
Net profit on disposal of property assets	747	1,561
Profit on disposal of loans and property assets	186,009	335,035

	For the period from 1 Jan 2017 to 31 December			For the period from inception to 31 December 2017		
	Disposals of underlying collateral	Disposals of loans	Total	Disposals of underlying	Disposals of loans	Total
	€m	€m	€m	€m	€m	€m
Proceeds	1,777	783	2,560	30,312	10,386	40,698

The cash proceeds received in the financial year are analysed above and in the statement of cash flows. For certain assets acquired, the proceeds from the disposal of the underlying collateral in a debtor connection exceeded the carrying value of those loans and receivables.

The Group disposes of certain loans and receivables to third parties. Profit or loss on disposal of loans is measured as the difference between the cash received, including any deferred consideration, less related selling expenses less the net carrying value of those loans and receivables. This profit is recognised in the income statement as realised profits on loans and is assessed for recognition semi-annually in accordance with accounting policy 2.10.

The following table summarises NAMA's overall profit/(loss) recognised on the transactions relating to the disposal of underlying collateral and loans booked in the period:

	Profit / (loss)			Profit / (loss)		
	For the period from 1 Jan 2017 to 31 December 2017			For the period from inception to 31 December 2017		
Profit recognised in income statement (Note 6)	270	64	334	3,485	1,095	4,580
Crystallisation of existing impairment provision (Note 15)	(126)	(17)	(143)	(180)	(2,215)	(2,395)
Total	144	47	191	3,305	(1,120)	2,185

The crystallisation of existing impairment provision represents the amount of the previously recognised impairment provision that is attributed to the disposal of underlying collateral and loans to date. It does not represent an income statement charge in the period of crystallisation. Instead, the Income Statement recognition of the charge occurred when the impairment provision was previously historically recorded. Combined with the 'Profit recognised in income statement', it presents an overall profit/(loss) in respect of the disposal of underlying collateral and loans for the period.

7 (Losses) / gains on derivative financial instruments

	For the quarter from 1 Oct 2017 to 31 Dec 2017	For the period from 1 Jan 2017 to 31 Dec 2017
	€000	€000
Fair value losses on derivatives acquired from borrowers	(352)	(2,112)
Fair value (losses) / gains on other derivatives	(113)	629
Total losses on derivative financial instruments	(465)	(1,483)

Fair value movements on derivatives are driven by market movements that occurred during the year. The fair value of these swaps are impacted by changes in Euribor rates and borrower derivatives performance levels. Further information on derivative financial instruments is provided in Note 14.

Gains or losses arising on derivatives acquired from borrowers comprise fair value movements on these derivatives. Other derivatives hedge NAMA's interest rate risk exposure arising from derivatives acquired from the participating institutions. Hedge accounting has not been applied on these derivatives.

8 Administration expenses

	For the quarter from 1 Oct 2017 to 31 Dec 2017	For the period from 1 Jan 2017 to 31 Dec 2017
	€000	€000
Costs reimbursable to the NTMA	10,025	37,980
Primary servicer fees	2,476	9,881
Finance, communication and technology costs	1,171	4,603
Legal fees	2,869	6,534
Portfolio management fees	508	2,417
Rent and occupancy costs	777	2,636
Master servicer fees	492	1,600
Internal audit fees	187	750
External audit remuneration	229	634
Board and Committee fees and expenses	101	437
Total administration expenses	18,835	67,472

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 8.1 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.

8.1 Costs reimbursable to the NTMA

	For the quarter from 1 Oct 2017 to 31 Dec 2017	For the period from 1 Jan 2017 to 31 Dec 2017
	€000	€000
Staff costs	7,931	30,277
Overheads and shared service costs	2,094	7,703
Total	10,025	37,980

9 Foreign exchange gains / (losses)

	For the quarter from 1 Oct 2017 to 31 Dec 2017	For the period from 1 Jan 2017 to 31 Dec 2017
	€000	€000
Foreign exchange translation losses on loans and receivables	(2,549)	(20,999)
Unrealised foreign exchange gains / (losses) on derivative financial instruments	11,529	(5,715)
Realised foreign exchange (losses) / gains on derivative financial instruments	(9,351)	21,501
Foreign exchange losses on cash	(344)	(731)
Other foreign exchange losses	(41)	(349)
Total foreign exchange losses	(756)	(6,293)

Foreign exchange translation 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.

Gains and losses on foreign exchange derivatives arise from market movements that affect the value of the derivatives at the reporting date.

Following the transfer of assets from the Participating Institutions, the Group entered into currency derivative contracts to reduce its exposure to exchange rate fluctuations arising on foreign currency denominated loans and receivables acquired. The gain or loss on derivative products comprises both realised and unrealised gains and losses. Realised and unrealised gains and losses are recognised in accordance with accounting policy 2.14. Currency derivatives are explained in more detail in Note 14.

10 Tax charge

	For the quarter from 1 Oct 2017 to 31 Dec 2017	For the period from 1 Jan 2017 to 31 Dec 2017
	€000	€000
Current tax charge		
Corporation tax	(5,745)	(70,769)
Deferred tax (charge) / credit		
On fair value gains and losses on derivatives and investments in equity instruments (note 20)	(1,249)	7,853
Total taxation charge	(6,994)	(62,916)

11 Cash, cash equivalents and collateral

	31 Dec 2017 €000	30 Sept 2017 €000
Balances with the Central Bank of Ireland	692,004	251,087
Balances with other banks	41,466	43,545
Exchequer note investments	-	400,000
Total cash and cash equivalents	733,470	694,632
Cash placed as collateral with the NTMA	25,000	25,000
Total cash, cash equivalents and collateral	758,470	719,632

Balances with other banks comprise balances held with Citibank, AIB and BNP. Exchequer notes are short term interest bearing notes, with maturities generally less than 30 days, which are held with the NTMA.

NAMA is required to post cash collateral with the NTMA under a collateral posting agreement (CPA) (as amended) entered into in 2012. 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. At 31 December 2017, NAMA's derivative liability exposure was €4.4m (Q3: €14.3m) as set out in Note 14.

12 Available for sale financial assets

	31 Dec 2017 €000	30 Sept 2017 €000
Irish government bonds	495,097	512,681
Total available for sale financial assets	495,097	512,681

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

	For the quarter from 1 Oct 2017 to 31 Dec 2017 €000	For the period from 1 Jan 2017 to 31 Dec 2017 €000
At the beginning of the period	512,681	519,378
Interest received	(17,695)	(21,970)
Net changes in fair value	111	(2,311)
Total available for sale financial assets	495,097	495,097

13 Amounts due from/(to) Participating Institutions

NAMA legally acquired overdraft accounts attached to debtor loan accounts in 2010 and 2011. At 31 December 2017 the following amounts were receivable from and payable to the Participating Institutions for cash collected or paid out by the Participating Institutions in relation to NAMA debtors' overdraft accounts. Amounts settled may differ to the balances reported at financial year end. All amounts are classified as current.

	31 Dec 2017 €000	30 Sept 2017 €000
Amounts due from Participating Institutions	20,151	20,207
Amounts due to Participating Institutions	(10,686)	(10,699)

14 Derivative financial instruments

	31 Dec 2017 €000	30 Sept 2017 €000
<i>Derivative assets at fair value through profit or loss</i>		
Derivative financial instruments acquired from borrowers	16,972	17,324
Foreign currency derivatives	1,465	-
Total derivative assets	18,437	17,324
<i>Derivative liabilities at fair value through profit or loss</i>		
Other derivative financial instruments	(2,687)	(2,573)
Foreign currency derivatives	(1,688)	(11,752)
Total derivative liabilities	(4,375)	(14,325)

Derivative financial instruments at fair value through profit or loss

Derivative financial instruments acquired from borrowers relate to the fair value of derivatives acquired from borrowers that were associated with loans acquired.

Other derivative financial instruments relate 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.

NAMA uses currency derivatives to hedge the foreign exchange exposure which arose on the transfer of foreign currency loans from Participating Institutions in exchange for Euro denominated NAMA bonds. The foreign currency derivatives are used to reduce its exposure to exchange rate fluctuation arising on foreign denominated loans and receivables acquired.

15 Loans and receivables (net of impairment)

	31 Dec 2017 €000	30 Sept 2017 €000
Loans and receivables carrying value before impairment	4,599,288	5,164,040
Less: provision for impairment charges on loans and receivables	(1,405,783)	(1,430,991)
Total loans and receivables (net of impairment)	3,193,505	3,733,049

The above note reflects the carrying value of the Group's loans acquired from the Participating Institutions, taking into account the amount the Group acquired the loans for (which was at a discount to the contractual amounts owed under the loan agreements), and loan movements since acquisition, less any additional impairment deemed to have occurred subsequent to acquisition.

The following table summarises the movement in loans and receivables.

	For the quarter from 1 Oct 2017 to 31 Dec 2017 €000	For the period from 1 Jan 2017 to 31 Dec 2017 €000
<u>Reconciliation of movement in loans and receivables</u>		
Opening balance	5,164,040	5,479,594
New loans acquired	-	18,000
Proceeds from and payments to borrowers		
Non-disposal income	(35,145)	(119,892)
Proceeds from the sale of collateral as security against loans and receivables and other loan repayments	(716,739)	(1,512,197)
Proceeds from the sale of loans	(13,457)	(22,342)
Deferred consideration on loan sales	(241,835)	(241,835)
Funds in the course of collection	2,972	(316)
Funds advanced to borrowers	207,356	591,390
Total proceeds from and payments to borrowers	(796,848)	(1,305,192)
Other loan movements		
Loan interest income	70,915	248,238
Profit on disposal of loans (excluding loan sale costs)	47,121	63,084
Surplus income	136,324	269,842
Costs recoverable from borrowers	(22)	3,292
Foreign exchange loss on loans and receivables	(2,549)	(20,999)
Impairment crystallised from disposals	(15,988)	(142,521)
Deferred payment initiative receipts receivable	(2,211)	(2,211)
Consideration for Trading property acquired	(1,739)	(1,739)
Conversion of shareholder loans to equity	-	(12,243)
Other loan movements	245	2,143
Total other loan movements	232,096	406,886
Total loan movements	(564,752)	(880,306)
Loans and receivables before impairment	4,599,288	4,599,288
Provision for impairment of loans and receivables	(1,405,783)	(1,405,783)
Net loans and receivables after impairment	3,193,505	3,193,505

	For the quarter from 1 Oct 2017 to 31 Dec 2017 €000	For the period from 1 Jan 2017 to 31 Dec 2017 €000
Impairment provision		
Balance at the beginning of the period	1,430,991	1,560,929
Increase in specific provision	44,970	152,488
Release of specific provision	(70,178)	(307,634)
Total movement in provision (Note (i))	(25,208)	(155,146)
Balance at 31 December 2017	1,405,783	1,405,783
Note (i)		
Recognised in income statement	(9,220)	(12,625)
Recognised against loans and receivables	(15,988)	(142,521)
	(25,208)	(155,146)

Impairment is assessed semi-annually. The movement in the provision represents the amount of the previously recognised impairment provision that is attributed to the disposal of loans & underlying collateral.

16 Other assets

	31 Dec 2017 €000	30 Sept 2017 €000
Accrued swap interest receivable	830	330
Interest receivable on available for sale assets	-	266
Deferred consideration receivable from loan sales	242,894	3,205
Tax prepaid	22,942	88,712
Other assets	15,672	2,715
Total other assets	282,338	95,228

The Corporate tax liability for 2017 is €70m. NAMA has made an overpayment of Corporation tax for the year of €13m. The Tax prepaid also includes a payment of €10m in respect to S96.3 Liabilities.

17 Inventories - trading properties

	31 Dec 2017 €000	30 Sept 2017 €000
Inventories - trading properties	277,357	279,507

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 2.15.

18 Property, plant and equipment

	31 Dec 2017 €000	30 Sept 2017 €000
Lease fit out costs	1,008	1,344

Property, plant and equipment relates to lease fit out costs incurred to date. The assets are depreciated annually at 31 December on a straight line basis over 10 years in accordance with accounting policy 2.23. A full year's depreciation is charged in the year the lease fit out costs are incurred and capitalised.

19 Investments in equity instruments

	31 Dec 2017 €000	30 Sept 2017 €000
Investments in equity instruments measured at fair value	65,709	70,972

The Group may invest in equity instruments to maximise value and to facilitate the effective delivery of commercial or residential developments. The movement in the value of investments in equity instruments is a combination of fair value movements, acquisitions and disposals.

20 Deferred tax

	Deferred tax on derivatives, equity instruments & AFS		Total
	Assets €000	(Liabilities) €000	€000
Balance at 1 Oct 2017	1,894	(4,095)	(2,201)
Movement in the period	(456)	(796)	(1,252)
Balance at 31 December 2017	1,438	(4,891)	(3,453)

	For the quarter from 1 Oct 2017 to 31 Dec 2017 €000	For the period from 1 Jan 2017 to 31 Dec 2017 €000
Movement recognised in the income statement (Note 10)	(1,249)	7,853
Movement recognised in reserves (Note 25)	(3)	(613)
Net movement in deferred tax	(1,252)	7,240

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.

21 Other liabilities

	31 Dec 2017 €000	30 Sept 2017 €000
Accrued swap interest payable on other derivatives	164	39
Interest payable on cash and cash equivalents	310	405
Accrued expenses	8,381	10,766
VAT payable	4,482	5,201
Other liabilities	862	889
Total other liabilities	14,199	17,300

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

22 Senior debt securities in issue

	For the quarter from 1 Oct 2017 to 31 Dec 2017 €000	For the period from 1 Jan 2017 to 31 Dec 2017 €000
In issue at beginning of period	500,000	2,590,000
Redeemed during the period	(500,000)	(2,590,000)
In issue at end of period	-	-

Terms of notes issued for the acquisition of loans by National Asset Loan Management D.A.C.

In October 2017, the outstanding Senior notes of €0.5bn (Q3: €0.5bn) were redeemed. The debt securities were all government guaranteed floating rate notes, which were issued by NAM and transferred to NAMGS under a profit participating loan facility and by NAMGS to NALM. The latter company used these securities as consideration (95%) for the loan portfolio acquired from each of the Participating Institutions.

Interest accrued from the issue date of the Notes and was paid semi annually on 1 March and 1 September. There was no interest paid to holders of senior debt securities in 2017 as the interest rate, which is based on Euribor, was negative and the coupon rate is floored at 0%.

The securities issued permitted the issuer (where the issuer has not received a Holder Physical Delivery Rejection Notice) to physically settle all, or some only, of the securities at maturity which may be up to 364 days from the date of issue, notwithstanding that the existing security may have had a shorter maturity.

The subordinated fixed rate bonds are classified as equity and disclosed in note 24.

23 Tax payable

	31 Dec 2017	30 Sept 2017
	€000	€000
Professional services withholding tax and other taxes payable	363	170
Dividend withholding tax	-	653
Current tax liability	-	64,372
Total tax payable	363	65,195

The current tax liability of €70m for the year is presented net with tax prepaid, in note 16.

24 Other equity instruments

	For the quarter from 1 July 2017 to 30 Sept 2017	For the period from 1 Jan 2017 to 31 Dec 2017
	€000	€000
In issue at beginning and the end of quarter	1,593,000	1,593,000

Terms of the instrument

The above are Callable Perpetual Subordinated Fixed Rate Bonds that were issued by NAM and the proceeds transferred to NALM 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. Hence, this rate has been set at a fixed return of 5.264%. Interest is paid annually if deemed appropriate to do so, however the coupon is declared at the option of the issuer. Coupons not declared in any year will not accumulate. In February 2018, NAMA declared a payment of a coupon of €83.86m on its subordinated bonds, which was paid on 1st March 2018.

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).

Under IAS 32, 'Financial Instruments: Presentation', 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, in accordance with IAS 32 the subordinated debt has been classified as equity in the statement of financial position, with any coupon payments classified as dividend payments (Note 26).

25 Other reserves

Other reserves are analysed as follows:

Available for sale reserve

At the beginning of the period

Net changes in fair value

Deferred tax recognised in other reserves (note 20)

Total other reserves

	For the quarter from 1 Oct 2017 to 31 Dec 2017 €000	For the period from 1 Jan 2017 to 31 Dec 2017 €000
At the beginning of the period	4,265	13,516
Net changes in fair value	(97)	(8,739)
Deferred tax recognised in other reserves (note 20)	(3)	(613)
Total other reserves	4,165	4,165

The available for sale reserve comprises fair value movements on Irish government bonds, classified as available for sale assets. All fair value gains and losses on these bonds are recognised in the reserve.

26 Retained earnings

At the beginning of the period

Profit for the period

Dividend paid on B ordinary shares

Coupon paid on subordinated bonds

At the end of the period

	For the quarter from 1 Oct 2017 to 31 Dec 2017 €000	For the period from 1 Jan 2017 to 31 Dec 2017 €000
At the beginning of the period	3,191,960	3,034,419
Profit for the period	238,871	480,814
Dividend paid on B ordinary shares	-	(547)
Coupon paid on subordinated bonds	-	(83,855)
At the end of the period	3,430,831	3,430,831

On 31 March 2017, the Board of NAMAI declared and approved a dividend payment of €0.01072 per share, amounting to €0.547m. The amount of the dividend per share was based on the ten year Irish government bond yield as at 31 March 2017. The dividend was paid to the holders of B ordinary shares of NAMAI only, the private investors, who have ownership of 51% in the Company. No dividends were paid to the A ordinary shareholders, NAMA the Agency, which has a 49% ownership in the Company.

In February 2017, the Board of NAMA resolved that it was appropriate, in the context of NAMA's overall aggregate financial performance and objectives, that the annual coupon on the subordinated bonds of €83.86m due on 1 March 2017 be paid. The subordinated bonds are classified as equity in the statement of financial position, and related payments thereon are classified as coupon payments. Refer to Note 24 for further details in this regard.

Non-controlling interests in subsidiaries comprises ordinary share capital in subsidiaries not attributable directly or indirectly to the parent entity. In respect of the Group this represents the investment by private investors in the ordinary share capital of NAMAI.

NAMA has, along with the private investors, invested in NAMAI. NAMA holds 49% of the issued share capital of NAMAI and the remaining 51% of the share capital is held by private investors. Under the terms of the shareholders' agreement between NAMA and the private investors, NAMA can exercise a veto over decisions taken by NAMAI.

Under the shareholders' agreement, the maximum return which will be paid to the private investors by way of dividend is restricted to the 10 year Irish Government Bond Yield applying at the date of the declaration of the dividend. In addition the maximum investment return to the private investors is capped under the Articles of Association of NAMAI.

NAMA's ability to veto decisions taken by NAMAI restricts the ability of the private investors to control the financial and operating policies of the Group, and as a result NAMA has effective control over NAMAI and the subsidiaries in the Group, as well as substantially all the economic benefits and risks of the Group. While the private investors are subject to the risk that NAMAI may incur losses and the full value of their investment may not be recovered, they are not required to contribute any further capital to NAMAI.

NAMA Group														
Section 55 (6) (j): Income Statement by NAMA group entity														
For the period from 1 January 2017 to 31 December 2017														
	National Asset Loan Management	North Wall Plaza Management Co.	National Asset North Quays	National Asset 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	€000
Interest and fee income	261,634	-	-	623	-	187	-	-	254,552	300,736	250	216,626	(781,216)	253,392
Interest and similar expense	(243,658)	-	(390)	(12,086)	(884)	(29)	(10,456)	-	(300,736)	(216,879)	-	131	781,216	(3,772)
Net interest income / (expense)	17,976	-	(390)	(11,463)	(884)	158	(10,456)	-	(46,184)	83,857	250	216,757	-	249,620
Other income/(expenses)	(544)	12	549	11,204	23	-	10,466	-	-	-	-	40,970	(40,982)	21,698
Net profit/(loss) on disposal of loans and property; and surplus income	333,854	-	-	-	1,561	(380)	-	-	-	-	-	-	-	335,035
Gains/(losses) on derivative financial instruments	(1,483)	-	-	-	-	-	-	-	-	-	-	-	-	(1,483)
Total operating income / (expense)	349,803	12	159	(259)	700	(222)	10	-	(46,184)	83,857	250	257,727	(40,982)	604,870
Administration expenses	(65,551)	(12)	(174)	(329)	(641)	(60)	(283)	-	-	-	-	(41,404)	40,982	(67,472)
Foreign exchange gains and losses	(6,383)	-	-	-	-	90	-	-	-	-	-	-	-	(6,293)
Operating profit / (loss) before impairment	277,869	-	(15)	(588)	59	(192)	(273)	-	(46,184)	83,857	250	216,323	-	531,105
Impairment credit on loans and receivables	13,668	-	-	-	-	(1,043)	-	-	-	-	-	-	-	12,625
Profit / (loss) for the year before income tax	291,537	-	(15)	(588)	59	(1,235)	(273)	-	(46,184)	83,857	250	216,323	-	543,730
Tax credit/(charge)	(23,107)	-	-	150	(15)	-	(414)	-	-	(39,499)	(31)	-	-	(62,916)
Profit/(loss) for the year	268,430	-	(15)	(438)	44	(1,235)	(687)	-	(46,184)	44,358	219	216,323	-	480,814

NAMA Group														
Section 55 (6) (i): Income Statement by NAMA group entity														
For the period from 1 October 2017 to 31 December 2017														
	National Asset Loan Management	North Wall Plaza Management Co.	National Asset North Quays	National Asset 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	€000
Interest and fee income	80,751	-	-	478	-	24	-	-	254,552	300,736	60	216,628	(781,216)	72,013
Interest and similar expense	(240,676)	-	(390)	(12,086)	(884)	(8)	(10,456)	-	(300,736)	(216,689)	-	36	781,216	(674)
Net interest income / (expense)	(159,925)	-	(390)	(11,608)	(884)	16	(10,456)	-	(46,184)	84,047	60	216,567	-	71,339
Other income/(expenses)	(6,479)	(1)	140	2,855	7	-	2,843	-	-	-	-	10,949	(10,961)	(647)
Net profit/(loss) on disposal of loans and property; and surplus income	185,642	-	-	-	747	(380)	-	-	-	-	-	-	-	186,009
Gains/(losses) on derivative financial instruments	(465)	-	-	-	-	-	-	-	-	-	-	-	-	(465)
Total operating income / (expense)	18,773	(1)	(250)	(8,753)	(130)	(364)	(7,613)	-	(46,184)	84,047	60	257,537	(10,961)	256,236
Administration expenses	(18,185)	1	(3)	(97)	(332)	(60)	(66)	-	-	-	-	(11,054)	10,961	(18,835)
Foreign exchange gains and losses	(945)	-	-	-	-	189	-	-	-	-	-	-	-	(756)
Operating profit / (loss) before impairment	(357)	-	(253)	(8,850)	(462)	(235)	(7,679)	-	(46,184)	84,047	60	216,133	-	236,645
Impairment credit on loans and receivables	10,263	-	-	-	-	(1,043)	-	-	-	-	-	-	-	9,220
Profit / (loss) for the year before income tax	9,906	-	(253)	(8,850)	(462)	(1,278)	(7,679)	-	(46,184)	84,047	60	216,133	-	245,865
Tax credit/(charge)	(31,723)	-	-	(336)	(15)	-	(414)	-	-	25,501	(7)	-	-	(6,994)
Profit/(loss) for the year	(21,817)	-	(253)	(9,186)	(477)	(1,278)	(8,093)	-	(46,184)	109,548	53	216,157	-	238,871

NAMA Group														
Section 55 (6) (i): Statement of Financial Position by NAMA group entity as at 31 December 2017														
	National Asset Loan Management	North Wall Plaza Management Co.	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	€000
Assets														
Cash and cash equivalents	712,823	-	2,406	3,278	3,398	-	11,255	-	-	-	251	59	-	733,470
Cash placed as collateral with the NTMA	25,000	-	-	-	-	-	-	-	-	-	-	-	-	25,000
Financial Assets available for sale	495,097	-	-	-	-	-	-	-	-	-	-	-	-	495,097
Amounts due from Participating Institutions	20,151	-	-	-	-	-	-	-	-	-	-	-	-	20,151
Derivative financial instruments	18,437	-	-	-	-	-	-	-	-	-	-	-	-	18,437
Loans and receivables (net of impairment)	3,165,776	-	8,937	18,792	-	-	-	-	-	-	-	-	-	3,193,505
Other assets	1,015,957	21	3	-	10,121	-	1,139	-	5,306,174	5,507,447	105,259	3,540,144	(15,203,927)	282,338
Inventories - trading properties	1,300	-	21,750	-	49,382	1,739	203,486	-	-	-	-	-	(300)	277,357
Property, plant and equipment	-	-	-	-	-	-	-	-	-	-	-	1,008	-	1,008
Investments in equity instruments	36,068	-	-	29,641	533	-	-	-	-	-	-	49,000	(49,533)	65,709
Total assets	5,490,609	21	33,096	51,711	63,434	1,739	215,880	-	5,306,174	5,507,447	105,510	3,590,211	(15,253,760)	5,112,072
Liabilities														
Amounts due to Participating Institutions	10,686	-	-	-	-	-	-	-	-	-	-	-	-	10,686
Derivative financial instruments	4,375	-	-	-	-	-	-	-	-	-	-	-	-	4,375
Other liabilities	5,311,626	21	32,734	48,908	69,104	2,134	218,573	-	5,352,352	3,907,654	913	60,213	(14,990,033)	14,199
Senior debt securities in issue	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tax payable	31,173	-	-	-	37	-	666	-	1	182,341	31	-	(213,886)	363
Deferred tax	2,756	-	-	697	-	-	-	-	-	-	-	-	-	3,453
Total liabilities	5,360,616	21	32,734	49,605	69,141	2,134	219,239	-	5,352,353	4,089,995	944	60,213	(15,203,919)	33,076
Equity														
Share capital	-	-	-	-	-	6,332	-	-	-	-	10,000	-	(16,332)	-
Share premium	-	-	-	-	-	-	-	-	-	-	90,000	-	(90,000)	-
Other equity instruments	-	-	-	-	-	-	-	-	-	1,593,000	-	-	-	1,593,000
Retained earnings	125,828	-	362	2,106	(5,707)	(6,727)	(3,359)	-	(46,179)	(175,548)	4,566	3,478,998	56,491	3,430,831
Other reserves	4,165	-	-	-	-	-	-	-	-	-	-	-	-	4,165
Equity and reserves attributable to owners of the Group	129,993	-	362	2,106	(5,707)	(395)	(3,359)	-	(46,179)	1,417,452	104,566	3,478,998	(49,841)	5,027,996
Non controlling interests	-	-	-	-	-	-	-	-	-	-	-	51,000	-	51,000
Total equity and reserves	129,993	-	362	2,106	(5,707)	(395)	(3,359)	-	(46,179)	1,417,452	104,566	3,529,998	(49,841)	5,078,996
Total equity & liabilities	5,490,609	21	33,096	51,711	63,434	1,739	215,880	-	5,306,174	5,507,447	105,510	3,590,211	(15,253,760)	5,112,072

NAMA Group														
Section 55 (6) (i): Statement of Financial Position by NAMA group entity as at 30 September 2017														
	National Asset Loan Management	North Wall Plaza Management Co.	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	€000
Assets														
Cash and cash equivalents	680,168	-	1,100	1,258	2,952	-	8,795	-	-	-	251	108	-	694,632
Cash placed as collateral with the NTMA	25,000	-	-	-	-	-	-	-	-	-	-	-	-	25,000
Financial Assets available for sale	512,681	-	-	-	-	-	-	-	-	-	-	-	-	512,681
Amounts due from Participating Institutions	20,207	-	-	-	-	-	-	-	-	-	-	-	-	20,207
Derivative financial instruments	17,324	-	-	-	-	-	-	-	-	-	-	-	-	17,324
Loans and receivables (net of impairment)	3,701,914	-	9,942	18,211	-	2,982	-	-	-	-	-	-	-	3,733,049
Other assets	728,640	14	-	-	85	-	1,114	-	5,551,621	5,557,383	105,199	3,325,667	(15,174,495)	95,228
Inventories - trading properties	1,300	-	21,750	-	61,578	-	195,179	-	-	-	-	-	(300)	279,507
Property, plant and equipment	-	-	-	-	-	-	-	-	-	-	-	1,344	-	1,344
Investments in equity instruments	42,065	-	-	28,908	533	-	-	-	-	-	-	49,000	(49,534)	70,972
Total assets	5,729,299	14	32,792	48,377	65,148	2,982	205,088	-	5,551,621	5,557,383	105,450	3,376,119	(15,224,327)	5,449,944
Liabilities														
Amounts due to Participating Institutions	10,699	-	-	-	-	-	-	-	-	-	-	-	-	10,699
Derivative financial instruments	14,325	-	-	-	-	-	-	-	-	-	-	-	-	14,325
Other liabilities	5,550,355	14	32,177	36,724	70,378	2,099	200,354	-	5,551,616	3,684,478	913	62,680	(15,174,488)	17,300
Senior debt securities in issue	-	-	-	-	-	-	-	-	-	500,000	-	-	-	500,000
Tax payable	170	-	-	-	-	-	-	-	-	65,001	24	-	-	65,195
Deferred tax	1,840	-	-	361	-	-	-	-	-	-	-	-	-	2,201
Total liabilities	5,577,389	14	32,177	37,085	70,378	2,099	200,354	-	5,551,616	4,249,479	937	62,680	(15,174,488)	609,720
Equity														
Share capital	-	-	-	-	-	6,332	-	-	-	-	10,000	-	(16,332)	-
Share premium	-	-	-	-	-	-	-	-	-	-	90,000	-	(90,000)	-
Other equity instruments	-	-	-	-	-	-	-	-	-	1,593,000	-	-	-	1,593,000
Retained earnings	147,645	-	615	11,292	(5,230)	(5,449)	4,734	-	5	(285,096)	4,513	3,262,439	56,492	3,191,960
Other reserves	4,265	-	-	-	-	-	-	-	-	-	-	-	-	4,265
Equity and reserves attributable to owners of the Group	151,910	-	615	11,292	(5,230)	883	4,734	-	5	1,307,904	104,513	3,262,439	(49,839)	4,789,224
Non controlling interests	-	-	-	-	-	-	-	-	-	-	-	51,000	-	51,000
Total equity and reserves	151,910	-	615	11,292	(5,230)	883	4,734	-	5	1,307,904	104,513	3,313,439	(49,839)	4,840,224
Total equity & liabilities	5,729,299	14	32,792	48,377	65,148	2,982	205,088	-	5,551,621	5,557,383	105,450	3,376,119	(15,224,327)	5,449,944

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 2017 to 31 December 2017									
	NALM	NWPMC	NANQ	NAJVA	NAPM	NASLLC	NARPS	NAMA	NAMA Group Consolidated Total
	€000	€000	€000	€000	€000	€000	€000	€000	€000
Costs reimbursable to the NTMA	9,721	-	-	-	304	-	-	-	10,025
Primary Servicer fees	2,476	-	-	-	-	-	-	-	2,476
Master servicer fees	492	-	-	-	-	-	-	-	492
Portfolio management fees	355	-	17	-	27	-	109	-	508
Finance, communication and technology costs	1,241	3	(11)	15	6	6	(89)	-	1,171
Legal fees	2,707	-	(15)	82	(5)	54	46	-	2,869
Rent and occupancy costs	777	-	-	-	-	-	-	-	777
Internal audit fees	187	-	-	-	-	-	-	-	187
Board and Committee fees and expenses	-	(4)	-	-	-	-	-	105	101
External audit remuneration	229	-	-	-	-	-	-	-	229
	18,185	(1)	(9)	97	332	60	66	105	18,835

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

	Outstanding at 31 December 2017 €000
Senior notes issued by NAM	-
Subordinated debt issued by NAM	1,593,000
Total	1,593,000

3 (iii) SECTION 54 (3) (B) - DEBT SECURITIES ISSUED AND REDEEMED IN THE PERIOD

Government guaranteed senior debt securities

Financial Institution	Outstanding at 30 Sept 2017 €000	Redeemed €000	Outstanding at 31 Dec 2017 €000
AIB	360,000	(360,000)	-
BOI	90,000	(90,000)	-
PTSB	50,000	(50,000)	-
Total	500,000	(500,000)	-

Subordinated debt securities held

Financial Institution	Outstanding at 31 Dec 2017 €000	Outstanding at 30 Sept 2017 €000
AIB	417,000	451,000
BOI	281,000	281,000
EBS Building Society	20,000	20,000
Other Noteholders	875,000	841,000
Total	1,593,000	1,593,000

There were no new issuances or transfers of NAMA senior or subordinated bonds during the quarter. No Senior bonds were redeemed in the period.

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 2017 to 31 Dec 2017 €000
Asset Services (formerly Capita)	19,992
AIB	187,364
Total	207,356

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 2017 €000
Investment in NAMAI	49,000
Cash and cash equivalents	59
Interest receivable on loan to NAM	3,535,296
Receivable from NALM	4,239
Prepaid Rent	609
Property, plant and equipment	1,008
Total	3,590,211

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

	31 Dec 2017
National Asset Management Agency Investment	€000
Receivable from NAM	99,900
Receivable from NAM - accrued interest	5,359
Cash and cash equivalents	251
Total	105,510

	31 Dec 2017
National Asset Management	€000
PPL receivable from NAMGS	1,593,000
Receivable from NALM	278,068
PPL interest receivable	3,477,879
Tax prepayments	158,500
Total	5,507,447

	31 Dec 2017
National Asset Management Group Services	€000
PPL receivable from NALM	1,605,177
PPL interest receivable from NALM	3,429,859
PPL receivable from NAJVA	4,040
Inter-group receivable	267,098
Total	5,306,174

	31 Dec 2017
National Asset Loan Management	€000
Investments in equity instruments	36,068
Cash and cash equivalents	712,823
Cash placed as collateral with the NTMA	25,000
Financial assets available for sale	495,097
Amounts due from Participating Institutions	20,151
Derivative financial instruments	18,437
Loans and receivables	3,165,776
Other assets	303,036
Inter-group receivable	712,921
Inventories - trading properties	1,300
Total	5,490,609

	31 Dec 2017
National Asset North Quays	€000
Cash and cash equivalents	2,406
Loans and receivables	8,937
Inventories - trading properties	21,750
Other assets	3
Total	33,096

	31 Dec 2017
National Asset JV A	€000
Investments in equity instruments	29,641
Cash and cash equivalents	3,278
Loans and receivables	18,792
Total	51,711

	31 Dec 2017
National Asset Sarasota LLC	€000
Inventories - trading properties	1,739
Total	1,739

	31 Dec 2017
National Asset Property Management	€000
Cash and cash equivalents	3,398
Investments in equity instruments	533
Inter-group receivable	10,121
Inventories - trading properties	49,382
Total	63,434

	31 Dec 2017
National Asset Residential Property Services	€000
Cash and cash equivalents	11,255
Other assets	1,139
Inventories - trading properties	203,486
Total	215,880

	31 Dec 2017
North Wall Plaza Management Company	€000
Inter-group receivable	21
	21

	31 Dec 2017
National Asset Leisure Holdings Limited (in Voluntary Liquidation)	€000
Investment in subsidiaries ¹	39,363

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 December 2017 €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 2010. The maximum aggregate principal amount of Senior Notes to be issued at any one time is €51,300,000,000.	0

¹ This amount represents the investment of NALHL in RHLC I and RHLC II. The amount is as per 31 December 2016 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 2017

No guidelines issued

Compliance with Directions Issued by the Minister under Section 14 (NAMA Act 2009) as at 31 December 2017

- (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 31 March 2016.
- (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.

Compliance with Directions Issued by the Minister under Section 13 (IBRC Act 2013) as at 31 December 2017

- (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.

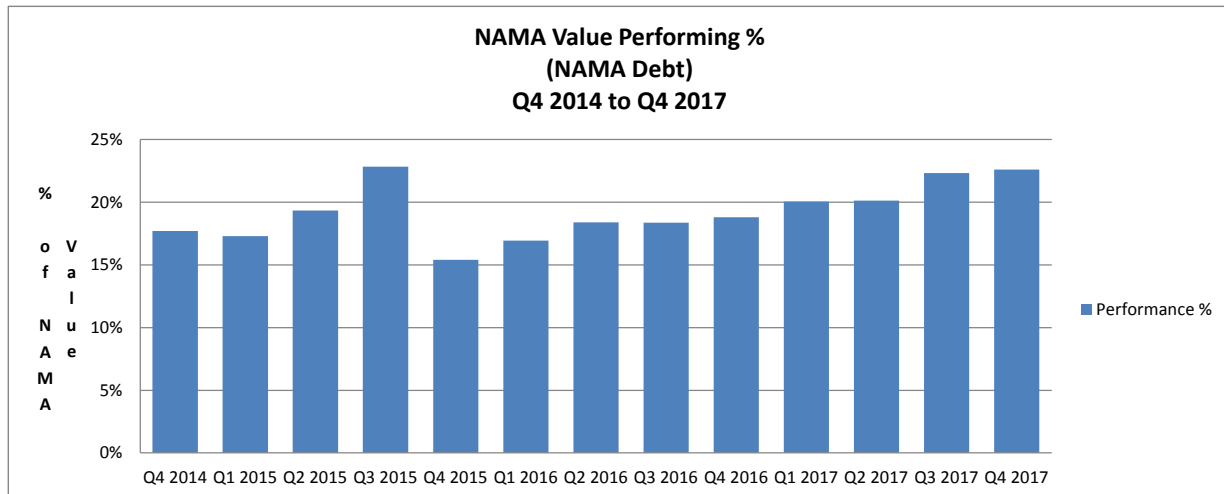
4 (ii) SECTION 55 (6) (A) - NUMBER AND CONDITION OF OUTSTANDING LOANS

Legacy loan facility loan performance metric

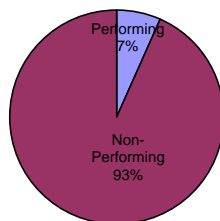
Classification	Number	Loan Nominal €m	NAMA Value (pre Impairment) €m	NAMA Value (less Impairment*) €m
Performing	321	1,723	1,039	722
Non-Performing	4,313	24,107	3,560	2,471
Total	4,634	25,830	4,599	3,193

*The cumulative impairment recognised at 31 Dec 2017 was €1,406 million

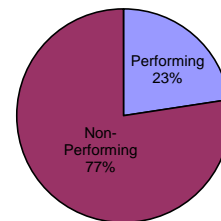
Another measure of loan performance is the Loan Payment Status. The Loan Payment Status is a measurement of loan performance based on cash receipts with regard to the contractual obligations of the legacy loan facility. The degree of default measurement is based on the default of the original PAR debt acquired by NAMA from the participating institutions. NAMA value is provided for information purposes and reflects the pre & post impairment values used as carrying values in the financial statements.



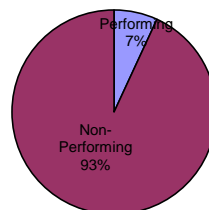
**Performing & Non-Performing Loans by Loan
Nominal as at 31 Dec 2017**



**Performing & Non-Performing Loans by NAMA
Value (less Impairment) as at 31 Dec 2017**



**No. of Performing & Non-Performing Loans
as at 31 Dec 2017**

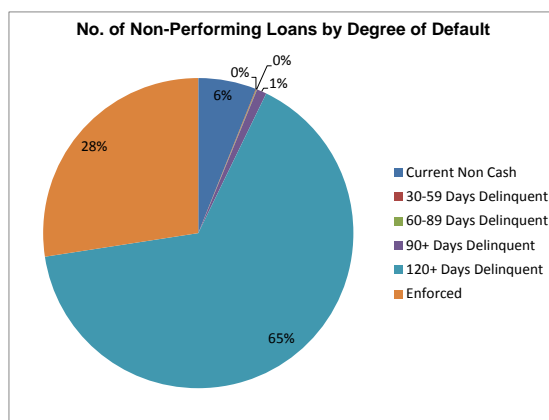
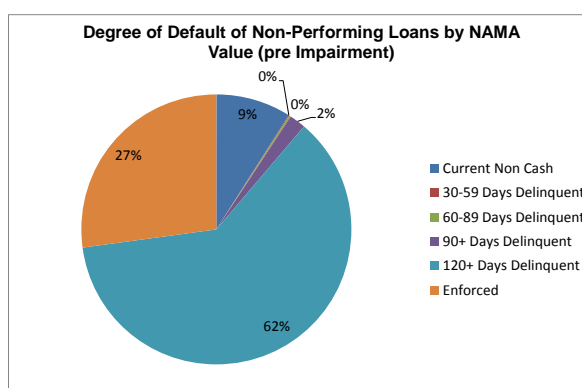
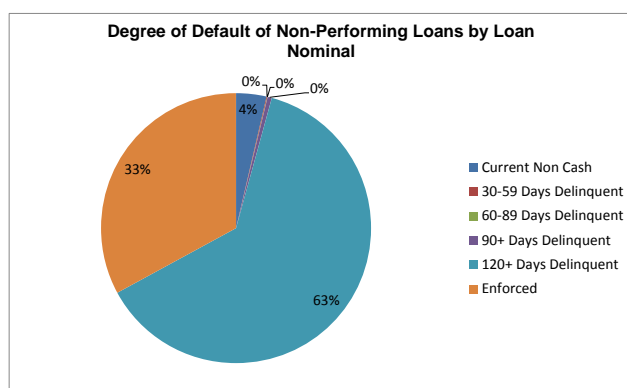


4 (iii) SECTION 55 (6) (B) - CATEGORISATION OF NON-PERFORMING AS TO THE DEGREE OF DEFAULT

Categorisation of non performing loans in accordance with the Loan Payment Status as at 31 December 2017

Loan Payment Status	Degree of Default	Number	Loan Nominal €m	NAMA Value (pre Impairment) €m	NAMA Value (less Impairment) €m
9	Current Non Cash	262	878	320	222
1	30-59 Days Delinquent	3	24	3	2
2	60-89 Days Delinquent	3	9	7	5
3	90+ Days Delinquent	44	122	69	48
4	120+ Days Delinquent	2,812	15,104	2,195	1,523
7 & 8	Enforced	1,189	7,970	966	671
	Total	4,313	24,107	3,560	2,471

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.



Definition of loan payment status

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 capitalised 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 2017

Classification	Number	Loan Nominal €m	NAMA Value €m
Enforced	2	100	16

Note: Section 55 6 (B) on page 44 contains a category of default called 'Enforced' where 1,189 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 2017

Classification	Number	Loan Nominal €m	NAMA Value €m
Liquidators	0	0	0
Receivers	2	100	16
Total	2	100	16

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)

Proceeding	Title	Parties to the proceeding	Relief sought by NAMA or the NAMA group entity
(i)	High Court 2017 Record No. 5962	National Asset Loan Management DAC v. Donall Dooley	Bankruptcy petition against debtor
(ii)	English High Court Claim No D40MA100	National Asset Loan Management DAC v. HCMT Limited and Anthony Hanson	Judgment in the amount of £6.2m plus court interest and costs.
(iii)	High Court 2017 Record No. 5931	National Asset Loan Management DAC v. Patrick Martin	Bankruptcy petition against debtor
(iv)	High Court 2017 Record No. 5932	National Asset Loan Management DAC v. Noel Martin	Bankruptcy petition against debtor

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 2017

Description	Date	€m
N/A		

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 2017

Description	Date	€m
NAPM	15/12/2017	12.8

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 2017

Description	Date	€000
NALM (fee income)	1 Oct - 31 Dec 2017	586

No other income was earned in any other NAMA Group entity in the quarter.



5 - National Asset Management Agency Investment D.A.C. Company only accounts

For the quarter ended 31 December 2017

NAMAI D.A.C. (company only)
Income Statement
For the quarter from 1 Oct 2017 to 31 December 2017

		For the quarter from 1 Oct 2017 to 31 Dec 2017 €000	For the period from 1 Jan 2017 to 31 Dec 2017 €000
	Note		
Net interest income	3	60	250
Operating profit before tax		60	250
Tax charge	4	(7)	(31)
Profit for the period		53	219

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

NAMAI D.A.C. (company only)
Statement of Financial Position
As at 31 December 2017

		31 Dec 2017	30 Sept 2017
	Note	€000	€000
Assets			
Cash and Cash Equivalents	6	251	251
Investment in subsidiaries	5	-	-
Other Assets	7	105,259	105,199
Total assets		105,510	105,450
Liabilities			
Amounts due to group entity	8	913	913
Current tax liability	9	31	24
Total liabilities		944	937
Equity			
Share capital	10	10,000	10,000
Share premium	10	90,000	90,000
Retained earnings	11	4,566	4,513
Total equity		104,566	104,513
Total equity and liabilities		105,510	105,450

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

1 General Information

The proposed creation of the National Asset Management Agency ('NAMA') was announced in the Minister for Finance's Supplementary Budget on 7 April 2009 and the National Asset Management Agency Act 2009, (the 'Act') was passed in November 2009.

National Asset Management Agency Investment D.A.C. (NAMA I) 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 quarter to 31 December 2017 have been prepared in accordance with its accounting policies, for the purposes of complying with the requirements of Section 55 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 Inter-group 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

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.

2.7 Share capital

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.

3 Interest income

	For the quarter from 1 Oct 2017 to 31 Dec 2017 €000	For the period from 1 Jan 2017 to 31 Dec 2017 €000
Interest receivable on inter-group loan	60	250

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

4 Tax charge

	For the quarter from 1 Oct 2017 to 31 Dec 2017	For the period from 1 Jan 2017 to 31 Dec 2017 €000
Profit before tax	60	250
Tax charge for the period	(7)	(31)

5 Investment in subsidiaries

NAMAI holds 100 €1.00 ordinary shares in NAM representing 100% of the issued share capital.

6 Cash and cash equivalents

	31 Dec 2017 €000	30 Sept 2017 €000
Balance at bank	251	251

7 Other Assets

	31 Dec 2017 €000	30 Sept 2017 €000
Loan receivable from NAM	99,900	99,900
Accrued interest on receivable from NAM	5,359	5,299
Total other assets	105,259	105,199

NAMAI issued a loan of €99.9m to NAM at an interest rate to be reviewed quarterly. This rate was set at 0.25% from 1 July 2012.

8 Amounts due to group entity

	31 Dec 2017 €000	30 Sept 2017 €000
Amounts due to NALM	913	913

9 Tax payable

	31 Dec 2017 €000	30 Sept 2017 €000
Tax payable	31	24

10 Share capital and share premium

	Number	€000
At 31 December 2017		
<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
	100,000,000	100,000

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

11 Retained earnings

	For the quarter from 1 Oct 2017 to 31 Dec 2017 €000	For the year from 1 Jan 2017 to 31 Dec 2017 €000
Retained earnings at beginning of period	4,513	4,894
Profit for the period	53	219
Dividend paid	-	(547)
Retained earnings at end of period	4,566	4,566

On 16 March 2017, the Board of NAMAI D.A.C. declared and approved a dividend payment of €0.01075 per share, amounting to €0.55m. The amount of the dividend per share was based on the ten year Irish government bond yield as at 31 March 2017. The dividend was paid to the holders of B ordinary shares of NAMAI D.A.C. only, the private investors, who have ownership of 51% in the Company. No dividends were paid to the A ordinary shareholders, NAMA the Agency, which has a 49% ownership in the Company.