



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

For the quarter ended 31 March 2011

National Asset Management Agency

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National Asset Management Agency

Board and other information

Board

Frank Daly (Chairman)
Michael Connolly
Eilish Finan
Brian McEnergy
Steven Seelig
Willie Soffe
Peter Stewart
Brendan McDonagh, Chief Executive NAMA
John Corrigan, Chief Executive NTMA

Registered Office

Treasury Building
Grand Canal Street
Dublin 2

Bankers

Central Bank of Ireland
Dame Street
Dublin 2

Citibank
IFSC
Dublin 1

Auditor

Comptroller & Auditor General
Dublin Castle
Dublin 2

National Asset Management Agency

Introduction and general information

General information

The proposed creation of the National Asset Management Agency ('NAMA' or 'The Agency') 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.

The Act established NAMA as a separate statutory body, with its own Board and Chief Executive appointed by the Minister for Finance, on 22 December 2009.

The main purpose of NAMA is to acquire assets in the form of property related loans from five credit institutions which have been designated by the Minister for Finance as Participating Institutions under Section 67 of the Act. The five Participating Institutions are: Allied Irish Banks, p.l.c. (AIB), Anglo Irish Bank Corporation Limited (Anglo), Bank of Ireland (BOI), EBS Building Society (EBS) and Irish Nationwide Building Society (INBS).

Group structure

In accordance with the Act and to achieve its objectives, the Agency has set up certain special purpose vehicles („SPV'). These are known as „NAMA Group Entities'. The relationship between the NAMA Group entities is summarised in Chart 1 on page 5. The SPVs established are as follows;

National Asset Management Agency Investment Limited (NAMAIL)

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

NAMA has invested €49m in NAMAIL, receiving 4,900 A ordinary shares. The remaining €51m was invested in NAMAIL by private investors, each receiving an equal share of 5,100 B ordinary shares. Under the terms of a shareholders' agreement between NAMA, the private investors and NAMAIL, NAMA can exercise a veto over decisions taken by NAMAIL. As a result of this veto, the private investors' ability to control the financial and operating policies of the entity is restricted and NAMA has effective control of the Company.

National Asset Management Limited (NAML)

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

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

National Asset Management Group Services Limited (NAMGS Ltd)

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

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

NAMGS Ltd is wholly owned by NAML.

National Asset Loan Management Limited (NALM Ltd)

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

National Asset Property Management Limited (NAPM Ltd)

The purpose of NAPM Ltd is to take direct ownership of real property assets if and when required. No property is held by the Group at present.

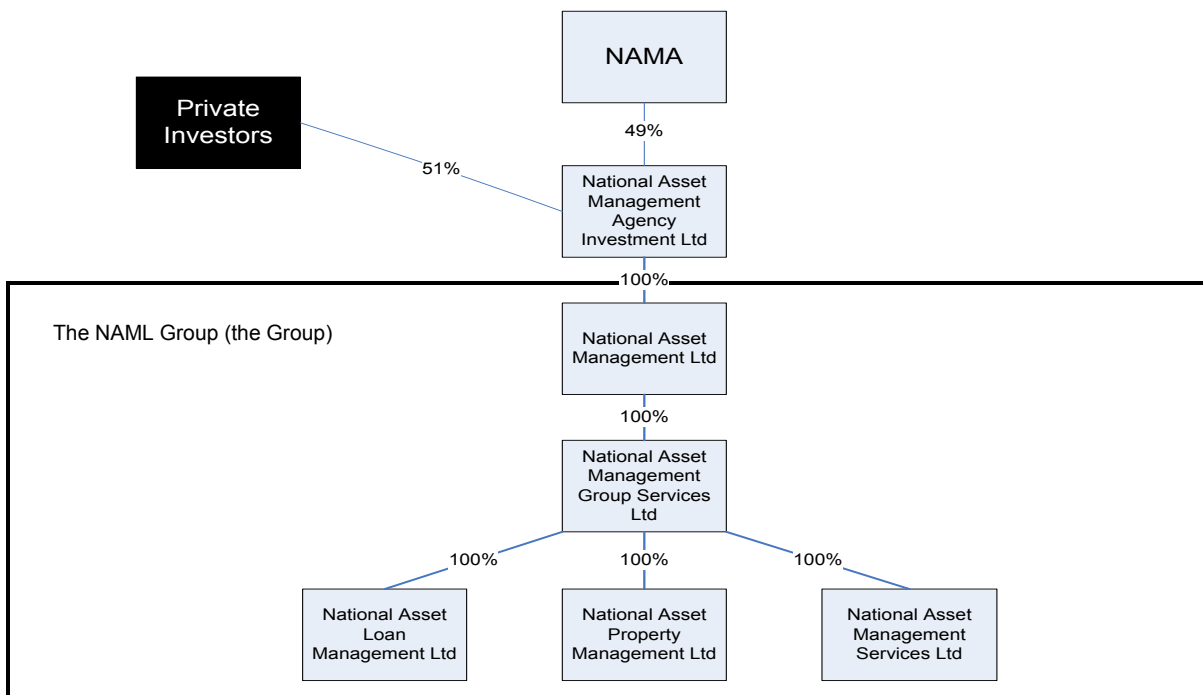
National Asset Management Services Limited (NAMS Ltd)

NAMS Ltd is responsible for tax administration and for operating the bank accounts of the Group. It also acts as the central invoice processor.

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

National Asset Management Agency

Chart 1 NAMA Entities



National Treasury Management Agency (NTMA)

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

Quarterly financial information

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

The financial information provided in this report includes details of all NAMA Group entities for the period to 31 March 2011, and includes accounts for:

1. The National Asset Management Agency
2. National Asset Management Agency Investment Limited
3. Consolidated accounts of National Asset Management Limited

The financial information for all entities is presented showing items of income and expenditure for the quarter from 1 January 2011 to 31 March 2011.

NAMA and NAMA I accounts comprise a non-consolidated income statement for the quarter ended 31 March 2011. The balance sheets for both are presented as at 31 March 2011 with comparisons in the form of the audited results to 31 December 2010.

NAML's accounts comprise the consolidated income statement of the NAML Group for the quarter ended 31 March 2011 and the consolidated balance sheet as at 31 March 2011, with comparatives as per the audited results to 31 December 2010. A Cash Flow Statement is presented for the NAML Group showing all cash movements from 1 January 2011 to 31 March 2011.

National Asset Management Agency

The National Asset Management Agency (the Agency)

The Agency made a loss for the quarter of €0.3m.

The Agency incurs all administrative costs on behalf of the NAML Group for personnel and services such as finance, ICT, HR and risk, which are charged to it by the NTMA. These costs are reimbursed to the Agency by the NAML Group. The total charge to the Agency by the NTMA in the quarter was €5.8m, of which €4.8m related to salary costs. Board fees of the Group are incurred directly by the Agency and are not reimbursed by the NAML Group. Board fees for the quarter were €0.165m

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

National Asset Management Agency Investment Limited (NAMAIL)

NAMAIL made a profit after tax of €2.732m in the quarter. The Company provided an inter company loan of €99.9m to the NAML Group on 1 April 2010. The interest rate on the loan for the quarter was 12.5%.

The Company paid a dividend of €0.09987 per share amounting to €5.094m on 31 March 2011, using the profit from the quarter and its retained earnings. Retained earnings after the payment of the dividend amounted to €0.265m as at 31 March 2011.

Consolidated accounts of National Asset Management Limited (NAML Group)

The NAML Group made an operating profit of €91m in the quarter. The operating profit is primarily generated by NALM Ltd as the entity that acquires the loans and associated derivatives.

Further details of the income statements and balance sheets by NAMA Group Entity are provided on pages 30-32.

Unaudited Quarterly Accounts of the National Asset Management Agency

For the quarter ended 31 March 2011

National Asset Management Agency

Income statement

	Note	Unaudited For the period from 1 Jan 2011 to 31 Mar 2011
		€'000
Income		
Interest income		2
Other income	3	6,059
Total income		<u>6,061</u>
Expenses		
Agency costs	4	(6,224)
Interest expense	5	(163)
Net expense for period		<u>(326)</u>

Balance Sheet

	Note	Unaudited 31 Mar 2011 €'000	Audited 31 Dec 2010 €'000
Assets			
Investments	6	49,000	49,000
Cash		2,316	95
Other receivables	7	6,061	3,823
Fixed assets	8	825	-
Total assets		<u>58,202</u>	<u>52,918</u>
Liabilities			
Interest bearing loans	9	52,070	49,380
Other liabilities	10	6,892	3,974
Total liabilities		<u>58,963</u>	<u>53,354</u>
Net liabilities		<u>761</u>	<u>436</u>

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

National Asset Management Agency

Notes to the accounts

1. General information

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

2. Summary of significant accounting policies

Basis of preparation

The Agency's accounts for the quarter to 31 March 2011 have been prepared in accordance with its accounting policies. The accounts are for the Agency only, and they have been prepared on a non-consolidated basis.

The accounts have been prepared on an accruals basis under the historical cost convention.

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

3 Other income

For the quarter from 1
Jan 2011 to 31 Mar
2011
€'000

Costs reimbursed from NAML Group

6,059

4 Agency costs

For the quarter from 1
Jan 2011 to 31 Mar
2011
€'000

5,834
165
225
6,224

Costs reimbursable to the NTMA

NAMA Board and Advisory Committee Fees

Rent expense

Under Section 42 (4) of the National Asset Management Agency Act, 2009, 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.

NAMA Board and Advisory Committee fees are paid to Board members other than Brendan McDonagh (Chief Executive) and John Corrigan (NTMA Chief Executive), who serve as ex officio members of the Board and receive no payment for this role.

5 Interest expense

For the quarter from 1
Jan 2011 to 31 Mar
2011
€'000

Interest paid on advances from the Central Fund

93

Interest paid on inter-group loan

70

163

On 26 March 2010 the Central Fund provided a loan of €49m to the Agency. The loan and all accrued interest was repaid to the Central Fund on 25 February 2011.

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

6 Investments

Unaudited
31-Mar-11
€'000

Audited
31-Dec-10
€'000

49,000,000 A shares in National Asset Management Agency Investment Limited

49,000

49,000

National Asset Management Agency

Notes to the accounts

7 Other receivables	Unaudited 31-Mar-11 €'000	Audited 31-Dec-10 €'000
Costs reimbursable from NAML	<u>6,061</u>	<u>3,823</u>

8 Fixed assets	Unaudited 31-Mar-11 €'000	Audited 31-Dec-10 €'000
Lease fit out costs	<u>825</u>	<u>-</u>

The fixed assets relates to lease fit out costs incurred in the quarter. These will be recognised as an asset, and will be depreciated over the life of the lease, which is 10 years.

9 Interest bearing loans	Unaudited 31-Mar-11 €'000	Audited 31-Dec-10 €'000
Advances to NAMA from the Central Fund	-	49,000
Interest payable on advances from the Central Fund	-	380
Inter-group loan	52,000	-
Interest payable on inter-group loan	70	-
	<u>52,070</u>	<u>49,380</u>

Under Section 46 (2) of the National Asset Management Agency Act 2009 the Minister for Finance may advance to the Agency or a NAMA group entity such sums of money as are necessary for the performance of its functions from the Central Fund. €49m was advanced to NAMA on 29 March 2010. This amount plus accrued interest of €0.473m was repaid to the Minister on 25 February 2011. On the same day €52m was advanced from NAMS Ltd to the Agency.

10 Other liabilities	Unaudited 31-Mar-11 €'000	Audited 31-Dec-10 €'000
Costs payable to the NTMA	<u>6,893</u>	<u>3,974</u>

Unaudited Quarterly Accounts for National Asset Management Agency Investment Limited

For the quarter ended 31 March 2011

National Asset Management Agency Investment Limited

Income Statement

		Unaudited For the quarter from 1 Jan 2011 to 31 Mar 2011
	Note	€'000
Interest income	3	3,122
Interest expense		-
Net interest income		<u>3,122</u>
Administration expenses		-
Operating profit before tax and dividend payment		<u>3,122</u>
Tax expense	4	(390)
Profit before dividend payment		<u>2,732</u>
Reserves brought forward	10	2,627
Retained earnings at 31 March 2011 before dividend payment		<u>5,359</u>
Dividend paid	5	(5,094)
Retained earnings after payment of dividend at 31 March 2011		<u>265</u>

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

National Asset Management Agency Investment Limited

Balance Sheet

		Unaudited 31-Mar-11 €'000	Audited 31-Dec-10 €'000
Assets	Note		
Investment in subsidiary	6	-	-
Loans receivable from group entities	7	106,024	102,902
Total assets		106,024	102,902
Liabilities			
Amounts due to group entities	8	5,334	240
Current tax liability		425	35
Total liabilities		5,759	275
Equity			
Share capital	9	10,000	10,000
Share premium	9	90,000	90,000
Retained earnings	10	265	2,627
Total equity and liabilities		106,024	102,902

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

1 General Information

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

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

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

The address of the registered office of the Company is The 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 March 2011 have been prepared in accordance with its accounting policies. 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 financial statements are presented in euro (or €), which is the Company's functional and presentational currency. The figures shown in the financial statements are stated in € thousands.

2.3 Financial assets

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 Financial liabilities

The Company carries all financial liabilities 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

(a) Current income tax

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

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

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

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

2.7 Share capital

(a) Dividends on ordinary shares

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

3 Interest income	For the quarter from 1 Jan 2011 to 31 Mar 2011
	€'000
Interest income earned on inter-group loan	<u>3,122</u>

On 1 April 2010, the Company provided a loan of €99.9m to National Asset Management Limited. The interest rate on the loan was set at 12.5% for the quarter.

4 Tax expense	For the quarter from 1 Jan 2011 to 31 Mar 2011
	€'000
Profit before tax	3,122
Tax at 12.5%	<u>390</u>

5 Dividend declared and paid	For the quarter from 1 Jan 2011 to 31 Mar 2011
	€'000
Dividend paid	<u>5,094</u>

On 31 March 2011 the Board declared and approved a dividend payment of €0.09987 per share, amounting to €5.094m. The amount of dividend per share was based on the ten year Irish government bond yield as at on 31 March 2011. The dividend was paid to the holders of B ordinary shares only, the private investors, who have an ownership of 51% in the Company. No dividend was paid to the A ordinary shareholders, NAMA the Agency, who has a 49% ownership in the Company. Almost all reserves at 31 March 2011 were paid to private investors, by way of dividend.

National Asset Management Agency Investment Limited**Notes to the Accounts****6 Investment in subsidiary**

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

7 Loans receivable from group entities	Unaudited 31-Mar-11 €'000	Audited 31-Dec-10 €'000
Loan receivable from NAML	99,900	99,900
Accrued Interest on intercompany loan	6,124	3,002
	106,024	102,902

NAMAIL issued a loan of €99.9m to NAML at an interest rate to be reviewed quarterly. This rate was set at 12.5% for 1 January 2011.

8 Amounts due to group entities	Unaudited 31-Mar-11 €'000	Audited 31-Dec-10 €'000
Loan receivable from NAMS Ltd	(100)	(100)
Loan due to NAMS Ltd	5,434	340
	5,334	240

The loan due to NAMS Ltd represents the dividend payment of €5.094m made by NAMS Ltd on behalf of NAMAIL. The balance relates to preliminary tax paid by NAMS Ltd in 2010 on behalf of NAMAIL.

9 Share capital and share premium	Number	€'000
At 31 March 2011		
<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.

10 Reconciliation of reserves	31-Mar-11 €'000
Retained earnings at 31 December 2010	2,627
Profit for the period to 31 March 2011	2,732
Total retained earnings at 31 March 2011	5,359
Dividend paid at the period end	(5,094)
Retained earnings at 31 March 2011	265

National Asset Management Limited

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

For the quarter ended 31 March 2011

National Asset Management Limited

Consolidated Income Statement

		For the quarter from 1 Jan 2011 to 31 Mar 2011 €'000
	Note	
Interest and similar income	3	305,221
Interest and similar expenses	4	(121,486)
Net interest income		183,735
Gains / (losses) on derivative financial instruments	5	(21,336)
Total operating income		162,399
Administration expenses	6	(26,819)
Foreign exchange (losses)	7	(44,447)
Operating profit before income tax		91,133
Tax expense		-
Profit for the period		91,133

The accompanying notes 1 to 18 form an integral part of these accounts.

National Asset Management Limited

Consolidated Balance Sheet

	Note	Unaudited 31 Mar 2011 €'000	Audited 31 Dec 2010 €'000
Assets			
Cash	8	834,231	836,644
Financial assets available for sale	9, 16	49,600	-
Receivable from Participating Institution	10	252,097	349,923
Derivative financial instruments	13	825,763	499,155
Loans and receivables	11	27,984,903	27,950,833
Other assets	12	70,604	17,960
Total assets		<u>30,017,198</u>	<u>29,654,515</u>
Liabilities			
Payable to Participating Institution	10	126,438	142,793
Derivative financial instruments	13	83,137	173,717
Debt securities in issue	14	28,743,000	28,650,000
Other liabilities	15	334,632	285,631
Total liabilities		<u>29,287,207</u>	<u>29,252,141</u>
Equity			
Share capital	17	-	-
Subordinated equity instrument	18	1,525,000	1,507,000
Retained earnings		(1,091,047)	(1,182,180)
Other reserves	16	296,038	77,554
Total equity and liabilities		<u>30,017,198</u>	<u>29,654,515</u>

The accompanying notes 1 to 18 form an integral part of these accounts.

Retained losses per the NAMA Group Consolidated results (€1,179,614) presented in the NAMA Annual Report for the year ended 31 December 2010, differ from the consolidated results of NAML Group as presented here by the operating profit before tax of €3.002m arising in NAMAIL and the operating loss of €436m arising in NAMA the Agency. Neither of these results are consolidated in the NAML Group.

National Asset Management Limited

Consolidated Statement of Cash Flows for the period ended 31 March 2011

	For the quarter from 1 Jan 2011 to 31 Mar 2011 €'000
Cash flow from operating activities	
Receipts from borrowers	530,316
Funds advanced to borrowers	(90,596)
NAMA derivative cashflows	57,349
Cash payments to suppliers of services	(23,482)
Interest expense on debt securities in issue	(122,244)
Interest received	345
Net cash generated from operating activities	351,688
Net cash used in investing activities	-
Cash flow from financing activities	
Loan issued to NAMA	(52,000)
Purchase of investment assets	(50,824)
Redemption of bonds issued	(250,000)
Net cash used in financing activities	(352,824)
Cash and cash equivalents at the 1 January 2011	836,644
Net cash provided by operating activities	351,688
Net cash used in investing activities	-
Net cash used in financing activities	(352,824)
Effects of exchange-rate changes on cash and cash equivalents	(1,277)
Cash and cash equivalents at 31 March 2011	834,231

National Asset Management Limited

Notes to the accounts

1 General Information

The Company's immediate parent company is NAMAIL. The Group is ultimately controlled through the existence of a public interest veto exercisable by the Agency, which owns 49% of the Group's immediate parent. The remaining 51% of the shares in the Group's parent company are held by institutional investors.

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

2 Summary of significant accounting policies

2.1 Basis of preparation

The Group's consolidated accounts for the period to 31 March 2011 are presented in accordance with its accounting policies.

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

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

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

2.2 Consolidation

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

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

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

2.3 Foreign currency translation

(a) Functional and presentation currency

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

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

(b) Transactions and balances

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

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

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

2.4 Financial assets – Loans and receivables

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

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

a) Financial assets at fair value through profit or loss

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

(b) Loans and receivables

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

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. Loan assets acquired by the Group from Participating Institutions, as provided for in the NAMA Act 2009, 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 less impairment using the effective interest rate method.

(c) Available for sale

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 including direct and incremental transaction costs. They are subsequently held at fair value. Gains and losses arising from changes in fair value are included in equity until sale or impairment when the cumulative gain or loss is transferred to the income statement.

2.5 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 Note 2.8.

2.6 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.

2.7 Interest income and expense

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

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

Where loan cash flows cannot be reliably estimated on initial recognition, interest income is recognised on a contractual interest receipts basis until the cash flows can be estimated, at which time interest income will be recognised using the EIR method.

National Asset Management Limited

Notes to the accounts

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.

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

2.8 Cash and cash equivalents

Cash comprises cash on hand and demand deposits.

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

2.9 Derivative financial instruments and hedge accounting

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

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

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

Derivatives at fair value through profit or loss

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

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

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

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

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

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

Derivatives designated in hedge relationships

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

Cash flow hedge

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

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

National Asset Management Limited

Notes to the accounts

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

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

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

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

The Group does not offset income tax assets and liabilities.

(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.

2.11 Provisions for liabilities and charges and contingent assets and liabilities

Provisions

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

Contingent liabilities

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

Contingent assets

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

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

2.12 Amounts due to and from Participating Institutions

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

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

Due diligence valuation adjustments

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

Value to transfer adjustments

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

Section 88, Section 93 and Section 98 adjustments

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

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

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

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

2.13 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 share capital. The coupon payments on these instruments are recognised directly in equity. The subordinated bonds issued by the Group contain a discretionary coupon and have no obligation to deliver cash and are therefore classified as equity instruments.

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

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

National Asset Management Limited

Notes to the accounts

2.14 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) Other equity instrument

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

3 Interest and similar income

For the quarter from 1 Jan 2011 to
31 Mar 2011
€'000

Interest on loans and receivables	276,235
Interest on derivative financial instruments	26,127
Interest on cash and balances with banks	1,843
Interest on financial asset held as available for sale	767
Other income	249
Total interest income	305,221

All interest income recognised is earned. Interest income on loans and receivables is recognised in accordance with accounting policy 2.7.

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

4 Interest and similar expenses

For the quarter from 1 Jan 2011 to
31 Mar 2011
€'000

Interest on debt securities in issue	86,425
Interest on other derivative financial instruments	8,623
Interest on interest bearing loans and borrowings	3,122
Interest on derivatives where hedge accounting is applied	23,316
Total interest expense	121,486

5 Gains and (losses) on financial assets and liabilities carried at fair value

For the quarter from 1 Jan 2011 to
31 Mar 2011
€'000

Fair value (loss) on acquired derivatives	(54,739)
Fair value gain on other derivatives	33,403
Total fair value gain on derivatives	(21,336)

Fair value loss on acquired derivatives comprises fair value losses on derivatives acquired from Participating Institutions that were associated with the loans acquired. Fair value gains on other derivatives comprise a fair value gain on interest rate swaps entered into by the Group during the period.

National Asset Management Limited

Notes to the accounts

6 Administration expenses	For the period from 1 Jan 2011 to 31 Mar 2011 €'000
Costs reimbursable to NAMA	5,834
Master and primary servicer fees	18,128
Legal fees	881
Accounting and audit	541
Portfolio management fees	569
IT costs	283
Rent	225
Derivative valuation costs	181
Financial adviser and consultancy fees	177
Total administration expenses	26,819

7 Foreign exchange gains/ (losses)	For the period from 1 Jan 2011 to 31 Mar 2011 €'000
FX (losses) on loans and receivables	(280,948)
Foreign exchange gains on derivative financial instruments	235,278
Other foreign exchange gains	1,223
Total foreign exchange loss	(44,447)

Foreign exchange losses on loans and receivables arise on the revaluation of foreign currency denominated loans and receivables from the acquisition date to the reporting date. Foreign currency translation amounts are recognised in accordance with accounting policy 2.3.

Following the transfer of assets from the Participating Institutions, the Group entered into currency transactions to reduce its exposure to foreign exchange rate fluctuations arising on foreign currency denominated loans and receivables acquired, as it paid the consideration in Euro. Gains on foreign exchange derivatives are recognised as the fair value movement on currency derivatives since the inception of the derivative. Currency derivatives are explained in more detail in Note 12.

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

National Asset Management Limited
Notes to the accounts

8 Cash and cash equivalents	Unaudited 31-Mar-11 €'000	Audited 31-Dec-10 €'000
Balances with Central Bank	714,150	709,855
Balances with other banks	36,342	66,377
Term deposits	83,739	60,412
Total	834,231	836,644

9 Financial assets available for sale	Unaudited 31-Mar-11 €'000	Audited 31-Dec-10 €'000
Financial assets available for sale	<u>49,600</u>	<u>-</u>

Financial assets available for sale comprise Irish government bonds acquired in the quarter for liquidity management. These are highly liquid assets that are readily convertible into cash.

10 Receivables and payables from/to Participating Institutions	Unaudited 31-Mar-11 €'000	Audited 31-Dec-10 €'000
Receivables from Participating Institutions	<u>252,097</u>	<u>349,923</u>
Payable to Participating Institutions	<u>126,438</u>	<u>142,793</u>
11 Loans and receivables	Unaudited 31-Mar-11 €'000	Audited 31-Dec-10 €'000
Loans and receivables	<u>27,984,903</u>	<u>27,950,833</u>

The loans and receivables balance is stated net of an impairment provision of €1.485m. This provision was not reassessed at the quarter end, and hence no change in the provision has been recorded. As at the quarter end due diligence has not been completed on 42% of the loans balance, therefore the carrying value may change when due diligence is completed. This results in adjustments to loans and receivables and debts securities issued.

12 Other assets	Unaudited 31-Mar-11 €'000	Audited 31-Dec-10 €'000
VAT receivable	154	401
Bank interest receivable	3,135	722
Accrued swap interest receivable	14,082	16,500
Receivables from related parties	53,233	-
Other	-	337
Total other assets	70,604	17,960

Included within receivables from related parties is a loan for €52m receivable from the Agency. National Asset Management Services Ltd provided this loan to the Agency on 25 February 2011 at an interest rate set at the six month Euribor rate.

National Asset Management Limited
Notes to the accounts

13 Financial assets and (liabilities) at fair value	Unaudited 31-Mar-11 €'000	Audited 31-Dec-10 €'000
<i>(a) Derivative assets at fair value through profit or loss</i>		
Derivative financial instruments acquired	225,356	283,888
Other derivative financial instruments	12,189	97
Foreign currency derivatives	321,374	162,896
Total	558,919	446,881
<i>b) Derivative financial instruments designated in hedge relationships</i>		
Interest rate swaps	266,844	52,274
Total derivative assets	825,763	499,155
<i>(a) Derivative liabilities at fair value through profit or loss</i>		
Other derivative financial instruments	(43,507)	(64,817)
Foreign currency derivatives	(39,630)	(103,761)
Total	(83,137)	(168,578)
Hedging derivative liabilities	-	(5,139)
Total derivative liabilities	(83,137)	(173,717)

Financial assets and liabilities at fair value comprises derivative financial assets and liabilities. The Group has entered certain foreign currency swaps and interest rate swaps to hedge its exposure to foreign currency risk and interest rate risk arising from the acquisition of assets and certain interest rate swaps from Participating Institutions.

14 Debt Securities in issue	Anglo €'000	AIB €'000	BOI €'000	EBS €'000	INBS €'000	Total €'000
In issue at 31/12/2010	12,275,000	8,036,000	5,134,000	314,000	2,891,000	28,650,000
Issued in the quarter	-	418,000	16,000	-	-	434,000
Non-cash redemption	(91,000)	-	-	-	-	(91,000)
Redeemed in the quarter	(107,000)	(70,000)	(45,000)	(3,000)	(25,000)	(250,000)
In issue at 31/3/11	12,077,000	8,384,000	5,105,000	311,000	2,866,000	28,743,000

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

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

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

The Notes also provided for an extendible maturity of up to 364 days, at the option of the issuer, which extension could be exercised in respect of all, or some only, of the Notes.

All the Notes that matured on 1 March 2011 were settled by issuing new Notes with a maturity of 1 March 2012, which could be extended for up to 364 days at the option of the issuer.

The Minister for Finance issued a direction to NAMA under Section 14 of the National Asset Management Agency Act, 2009 that the terms and conditions of the Notes issued on 1 March 2011, and of any Notes issued thereafter, should be amended to remove the issuer's option to settle maturing Notes by the issue of new Notes on similar terms unless prior consent is received from the note holder, and to remove the issuer's option to extend the maturity of the Notes.

15 Other liabilities	Unaudited 31-Mar-11 €'000	Audited 31-Dec-10 €'000
Accrued swap interest	(134,025)	(57,115)
Accrued interest on debt securities in issue	(32,887)	(68,706)
Provision for due diligence costs	(20,847)	(30,336)
Accrued expenses	(39,686)	(26,136)
Professional services withholding tax	(1,371)	(664)
Other Liabilities	(105,816)	(102,675)
	(334,632)	(285,631)

The provision for due diligence costs is for those loans for which due diligence had not been completed by 31 March 2011. Due diligence costs are costs that the Group has incurred upon acquiring the portfolio of loans from the Participating Institutions. The loan valuation model used by the Group to acquire the loans makes an allowance for due diligence costs as a reduction to the acquisition value of the loans. Due diligence costs incurred by the Group are considered to be transaction costs and are included in the acquisition cost of the loans and receivables.

16 Other Reserves

Other reserves are analysed as follows:	Cashflow hedge reserve €'000	Available for sale reserve €'000	Total €'000
At the beginning of the quarter	77,554	-	77,554
Net changes in fair value	219,708	(1,224)	218,484
At 31 March 2011	297,262	(1,224)	296,038

The cash flow hedge reserve comprises the mark to market movement on interest rate swaps that have been designated into hedge relationships. Any fair value gains arising on these derivatives in hedge relationships is accounted for in reserves. The available for sale (AFS) reserve comprises the fair value movement on AFS assets acquired in the quarter (see note 9).

17 Share capital

	Number	31-Mar-11 €
<u>Authorised:</u>		
Ordinary shares of € 1 each	1,000	1,000
<u>Issued and fully paid during the period:</u>		
Ordinary shares of € 1 each	100	100

18 Other equity instrument

	Anglo €'000	AIB €'000	BOI €'000	EBS €'000	INBS €'000	Total €'000
In issue at 31/12/2010	645,000	423,000	270,000	17,000	152,000	1,507,000
Issued in the quarter	(5,000)	22,000	1,000	-	-	18,000
In issue at 31/3/11	640,000	445,000	271,000	17,000	152,000	1,525,000

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

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

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

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

National Asset Management Limited
Unaudited Income Statement by NAMA group entity
For the period to 31 March 2011

	National Asset Loan Management Limited	National Asset Property Management Limited	National Asset Management Services Limited	National Asset Management Group Services Limited	National Asset Management Limited	Consolidation Adjustments	Consolidated Total
	€'000	€'000	€'000	€'000	€'000	€'000	€'000
Interest and similar income	305,151	-	70	-	-	-	305,221
Interest and similar expenses	(31,939)	-	-	-	(89,547)	-	(121,486)
Net interest income	273,212	-	70	-	(89,547)	-	183,735
Gains/losses on derivative financial instruments	(21,336)	-	-	-	-	-	(21,336)
Total operating income	251,876	-	70	-	(89,547)	-	162,399
Administration expenses	(26,819)	-	-	-	-	-	(26,819)
Foreign exchange gains / (losses)	(44,447)	-	-	-	-	-	(44,447)
Operating profit before income	180,610	-	70	-	(89,547)	-	91,133
Tax expense	0	-	-	-	-	-	-
Profit for the period	180,610	-	70	-	(89,547)	-	91,133

National Asset Management Agency

National Asset Management Limited							
Unaudited Balance Sheet by NAMA group entity as at 31 March 2011							
	National Asset Loan Management Limited	National Asset Property Management Limited	National Asset Management Services Limited	National Asset Management Group Services Limited	National Asset Management Limited	Consolidation Adjustments	Consolidated Total
	€'000	€'000	€'000	€'000	€'000	€'000	€'000
Assets							
Cash	834,231	-	-	-	-	-	834,231
Financial assets available for sale	49,600	-	-	-	-	-	49,600
Receivable from Participating Institutions	252,097	-	-	-	-	-	252,097
Derivative financial instruments	825,763	-	-	-	-	-	825,763
Loans and receivables	27,984,903	-	-	-	-	-	27,984,903
Other assets	2,142,523	-	2,129,506	30,597,000	30,713,900	65,512,325	70,604
Total assets	32,089,117	-	2,129,506	30,597,000	30,713,900	65,512,325	30,017,198
Liabilities							
Amounts due to Participating Institutions	(126,438)	-	-	-	-	-	(126,438)
Derivative financial instruments	(83,137)	-	-	-	-	-	(83,137)
Debt securities in issue	-	-	-	-	(28,743,000)	-	(28,743,000)
Other liabilities	(32,483,239)	-	(2,129,436)	(30,597,000)	(637,282)	65,512,325	(334,632)
Total liabilities	(32,692,814)	0	(2,129,436)	(30,597,000)	(29,380,282)	65,512,325	(29,287,207)
Equity							
Share capital	-	-	-	-	-	-	-
Subordinated equity	-	-	-	-	1,525,000	-	1,525,000
Retained earnings	(899,735)	-	70	-	(191,382)	-	(1,091,047)
Other reserves	296,038	-	-	-	-	-	296,038
Total equity & liabilities	(32,089,117)	-	(2,129,506)	(30,597,000)	(30,713,900)	65,512,325	(30,017,198)

National Asset Management Agency

National Asset Management Limited								
Audited Balance Sheet by NAMA group entity as at 31 Dec 2010								
	National Asset Loan Management Limited	National Asset Property Management Limited	National Asset Management Services Limited	National Asset Management Group Services Limited	National Asset Management Limited	Consolidation Adjustments	Consolidated Total	
	€'000	€'000	€'000	€'000	€'000	€'000	€'000	€'000
Assets								
Cash	836,644	-	-	-	-	-	-	836,644
Receivable from Participating Institutions	349,923	-	-	-	-	-	-	349,923
Derivative financial instruments	499,155	-	-	-	-	-	-	499,155
Loans and receivables	27,950,833	-	-	-	-	-	-	27,950,833
Other assets	300,642	-	383,022	30,157,000	30,256,900	(61,079,605)	-	17,960
Total assets	29,937,198	-	383,022	30,157,000	30,256,900	(61,079,605)	-	29,654,515
Liabilities								
Amounts due to Participating Institutions	142,793	-	-	-	-	-	-	142,793
Derivative financial instruments	173,717	-	-	-	-	-	-	173,717
Debt securities in issue	-	-	-	-	28,650,000	-	-	28,650,000
Other liabilities	30,623,437	-	383,022	30,157,000	201,776	(61,079,605)	-	285,631
Total liabilities	30,939,947	-	383,022	30,157,000	28,851,776	(61,079,605)	-	29,252,141
Equity								
Share capital	-	-	-	-	-	-	-	-
Subordinated equity	-	-	-	-	1,507,000	-	-	1,507,000
Retained losses	(1,080,345)	-	-	-	(101,835)	-	-	(1,182,180)
Other reserves	77,554	-	-	-	-	-	-	77,554
Total equity & liabilities	29,937,156	-	383,022	30,157,000	30,256,941	(61,079,605)	-	29,654,515