



**€ 1,250,000,000 Residential Mortgage Backed Securities
Summary Terms and Conditions**

Issuer	Estia Mortgage Finance II PLC
Issue Rating *	AAA / A / BBB (S&P / Fitch / Moodys)
Status	Residential Mortgage Backed Securities
Form	Floating Rate Notes (FRNs)
Currency	EUR
Amount Offered	€ 1,250,000,000
Tranches	€ 1,137,500,000 / € 91,250,000 / € 21,250,000
Issue Date	24 July 2007
1st Coupon	27 November 2007
1st Call Date	27 August 2014
Legal Maturity	20 August 2054
Coupon	3 month Euribor + Margin
Margin (per Tranche)	+ 16.0 bp / + 35.0 bp / + 70.0 bp
Step-up	3 month Euribor + Margin x 2 after 1st Call Date
Weighted Average Life	5.27 years / 7.09 years / 7.09 years
Basis	Act / 360
Joint Leads	Barclays Capital, UBS Investment Bank
Paying Agent	Citibank N.A.
Listing	Dublin
Clearer	Euroclear / Clearstream
Denominations	€100k + €1k
ISIN	XS0311458052 / XS0311459969 / XS0311460892
Governing Law	English Law
Documentation	Stand Alone

* Moodys rated AAA notes only