



€ 800,000,000 Residential Mortgage Backed Securities  
**Summary Terms and Conditions**

<b>Issuer</b>	Estia Mortgage Finance III PLC
<b>Issue Rating</b>	AAA / BBB (Fitch)
<b>Status</b>	Residential Mortgage Backed Securities
<b>Form</b>	Floating Rate Notes (FRNs)
<b>Currency</b>	EUR
<b>Amount Offered</b>	<b>€ 800,000,000</b>
<b>Tranches</b>	€ 714,000,000 / € 86,000,000
<b>Issue Date</b>	24 April 2008
<b>1st Coupon</b>	27 September 2008
<b>1st Call Date</b>	27 June 2015
<b>Legal Maturity</b>	27 June 2055
<b>Coupon</b>	3 month Euribor + 45.0 bp / + 120.0 bp
<b>Step-up</b>	3 month Euribor + 67.5 bp / + 150.0 bp after 1st Call Date
<b>Weighted Average Life</b>	5.60 years / 7.18 years
<b>Basis</b>	Act / 360
<b>Arranger</b>	UBS Investment Bank
<b>Paying Agent</b>	Citibank N.A.
<b>Listing</b>	Dublin
<b>Clearer</b>	Euroclear / Clearstream
<b>Denominations</b>	€100k + €1k
<b>ISIN</b>	XS0359876066 / XS0359876819
<b>Governing Law</b>	English Law
<b>Documentation</b>	Stand Alone

**Important Notice / Disclaimer:**

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