

**€ 750,000,000 Residential Mortgage Backed Securities
Summary Terms and Conditions**

Issuer	Estia Mortgage Finance PLC
Issue Rating	AAA / A+ / BBB (S&P / Fitch)
Status	Residential Mortgage Backed Securities
Form	Floating Rate Note (FRN)
Currency	EUR
Amount Offered	€ 750,000,000
Tranches	€ 695,800,000 / € 36,200,000 / € 18,000,000
Issue Date	07 June 2005
1st Call Date	27 October 2014
Legal Maturity	27 April 2040
Coupon	3 month Euribor + Margin
Margin (per Tranche)	+ 17.0 bp / + 29.0 bp / + 50.0 bp
Step-up	3 month Euribor + Margin x 2 after 1st Call Date
Weighted Average Life	5.39 years / 8.53 years / 8.53 years
Basis	Act / 360
Joint Leads	Ctigroup, UBS Investment Bank, Piraeus Bank
Paying Agent	Citibank N.A.
Listing	Dublin Stock Exchange
Clearer	Euroclear / Clearstream
Denominations	€100k
ISIN	XS0220978737 / XS0220978901 / XS0220979115
Governing Law	English Law
Documentation	Stand Alone (June 3rd, 2005)