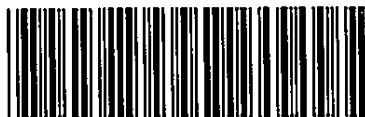


Company Registration Number: 05806598

THEMELEION III HOLDINGS LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2011

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THEMELEION III HOLDINGS LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2011

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THEMELEION III HOLDINGS LIMITED

OFFICERS AND PROFESSIONAL ADVISERS

Directors	Mr M H Filer Mr M McDermott Wilmington Trust SP Services (London) Limited
Company secretary	Wilmington Trust SP Services (London) Limited
Company number	05806598
Registered office	c/o Wilmington Trust SP Services (London) Limited Third Floor 1 King's Arms Yard London EC2R 7AF
Independent auditors	PricewaterhouseCoopers LLP Chartered Accountants and Statutory Auditors 7 More London Riverside London SE1 2RT

THEMELEION III HOLDINGS LIMITED

DIRECTORS' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2011

The directors present their report and the audited financial statements of Themeleion III Holdings Limited (the "Company") for the year ended 31 December 2011. In accordance with IFRSs, and particularly SIC 12 - Consolidation - Special purpose entities, the Company is considered to be controlled by EFG Eurobank Ergasias S.A. (the "Transferor" or the "Originator" or the "Servicer"), a bank incorporated in Greece. The Company was incorporated in England and Wales together with the Themeleion III Mortgage Finance PLC (the "Issuer") to take part in the Themeleion III securitisation transaction (the "Securitisation Transaction") as described below. In addition to the information below regarding the Securitisation Transaction, the directors manage the Company's affairs in accordance with the Offering Circular dated 22 June 2006 (the "Offering Circular") which can be obtained from the Originator at www.eurobank.gr.

PRINCIPAL ACTIVITIES AND BUSINESS REVIEW

The principal activity of the Company is set by the Offering Circular and is that of a special purpose company to facilitate the securitisation of a portfolio of receivables (the "Receivables"). The Receivables consist of residential mortgage loans entered into by the Originator with borrowers in Greece.

The Offering Circular sets out the details of the Securitisation Transaction.

On 22 June 2006

- The Issuer issued €900,000,000 Class A Mortgage backed Floating Rate Notes due 2043 (the "Class A Notes"), €40,000,000 Class M Mortgage Backed Floating Rate Notes due 2043 (the "Class M Notes"), €20,000,000 Class B Mortgage Backed Floating Rate Notes due 2043 (the "Class B Notes"), and €40,000,000 Class C Mortgage Backed Floating Rate Notes due 2043 (the "Class C Notes", and together with the Class A Notes, the Class M Notes, and the Class B Notes, the "Notes") and used the entire proceeds to purchase the Receivables. The Notes are listed on the Irish Stock Exchange.
- Interest on the Notes is payable quarterly in arrears on the 2nd day of February, May, August and November subject to adjustment for non-business days. The interest rate for the Notes is the three month EURIBOR rate plus a Margin. Before 2nd August 2013 the margin for the Class A Notes is 0.14 per cent per annum, for the Class M Notes is 0.21 per cent per annum, for the Class B Notes is 0.30 per cent per annum, and for the Class C Notes is 0.58 per cent per annum. From and including the 2nd August 2013 (the "Step-Up Date") the margin for the Class A Notes is 0.28 per cent per annum, for the Class M Notes is 0.42 per cent per annum, for the Class B Notes is 0.60 per cent per annum, and for the Class C Notes is 1.16 per cent per annum. Although the Company is entitled to redeem the Notes at its option in certain circumstances, including on any Interest Payment Date falling on or after the Step-Up Date, it is not obliged to do so.
- The Notes amortisation period, prior to which no Notes capital repayments are made, started on 2nd November 2006 and their scheduled final maturity date is the interest payment date falling in February 2043. The Issuer used the entire proceeds from the issue of the Notes to purchase the Receivables.

RESULTS AND DIVIDENDS

The Company's results for the year and the financial position at the end of the year are shown in the attached financial statements. The directors have not recommended a dividend (2010: nil).

KEY PERFORMANCE INDICATORS

The carrying value of its investment in PLC is considered to be the key performance indicator for the Company. The directors have reviewed the investment for impairment and are satisfied that the investment is not impaired.

PRINCIPAL RISKS AND UNCERTAINTIES

The management of the business and the execution of the Company's strategy are subject to a number of risks.

The key business risks affecting the Company and its management are set out in Note 10 to the financial statements. Market liquidity constraints, limited availability of credit and difficult trading conditions continue to pose significant challenges to the borrowers with whom the Company has exposure through the Deemed Loan to the Originator. Conditions may deteriorate further due to the continued financial, economic and political uncertainty in Greece. A detailed consideration of the risk factors relevant to the Securitisation Transaction is included in the section "Risk Factors" of the Offering Circular.

THEMELEION III HOLDINGS LIMITED

DIRECTORS' REPORT (continued)

FOR THE YEAR ENDED 31 DECEMBER 2011

GOING CONCERN

As explained in more detail in note 1 to the financial statements, the directors have undertaken a detailed assessment of the Company's ongoing business model and have made extensive enquiries of the management of the Originator. Given the details set out in note 1, which are also referred to in the basis of preparation of the Originator's 2011 financial statements, the directors believe it is appropriate to prepare these financial statements on the assumption that the Company will be able to continue as a going concern for the foreseeable future. However, the substantial impairment losses as a result of the Hellenic Republic's debt restructuring and the impact of those losses on the accounting and regulatory capital of the Originator as well as the ongoing general economic and political uncertainties in Greece indicate the existence of material uncertainties that may cast significant doubt on the Originator's and therefore the Company's ability to continue as a going concern. In particular the uncertainty about Greece's ability to remain within the Eurozone could impact the Issuer's policy of managing foreign exchange risk.

FUTURE DEVELOPMENTS

No significant change in the principal activity of the Company is envisaged in the foreseeable future and the directors expect the Company's performance to be in line with the current year. Future uncertainties around going concern are further detailed in note 1 below.

DIRECTORS

The directors who served the Company during the year and up to the date of signing the financial statements were as follows:

Mr M H Filer

Mr S Masson (alternate director to Mrs R L Samson) – resigned on 4 May 2011

Mrs R L Samson – resigned on 4 May 2011

Wilmington Trust SP Services (London) Limited

Mr M McDermott – appointed on 4 May 2011

DIRECTORS' RESPONSIBILITIES STATEMENT

The directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have prepared the financial statements in accordance with International Financial Reporting Standards (IFRSs) as adopted by the European Union. Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of the profit or loss of the Company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently,
- make judgements and accounting estimates that are reasonable and prudent,
- state whether applicable International Financial Reporting Standards (IFRSs) as adopted by the European Union have been followed, subject to any material departures disclosed and explained in the financial statements,
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy at any time the financial position of the Company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

THEMELEION III HOLDINGS LIMITED

DIRECTORS' REPORT (continued)

FOR THE YEAR ENDED 31 DECEMBER 2011

DISCLOSURE OF INFORMATION TO AUDITORS

Each of the directors confirms that

- so far as the directors are aware, there is no relevant audit information of which the Company's auditors are unaware, and
- they have taken all the steps that they ought to have taken as directors in order to make themselves aware of any relevant audit information and to establish that the Company's auditors are aware of that information

Signed on behalf of the Board



Mignon Clarke for and on behalf of Wilmington Trust SP Services (London) Limited

Director

26 June 2012

THEMELEION III HOLDINGS LIMITED

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THEMELEION III HOLDINGS LIMITED

We have audited the financial statements of Themeleon III Holdings Limited for the year ended 31 December 2011 which comprise the statement of comprehensive income, the statement of financial position, the statement of cash flows and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and International Financial Reporting Standards (IFRSs) as adopted by the European Union.

Respective responsibilities of directors and auditors

As explained more fully in the Directors' Responsibilities Statement set out on page 3, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

This report, including the opinions, has been prepared for and only for the company's members as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed, the reasonableness of significant accounting estimates made by the directors, and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the annual report to identify material inconsistencies with the audited financial statements. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on financial statements

In our opinion the financial statements

- give a true and fair view of the state of the company's affairs as at 31 December 2011 and of its loss and cash flows for the year then ended,
- have been properly prepared in accordance with IFRSs as adopted by the European Union, and
- have been prepared in accordance with the requirements of the Companies Act 2006

Emphasis of matter – going concern

In forming our opinion on the financial statements, which is not modified, we have considered the adequacy of disclosure in note 1 regarding the Company's ability to continue as a going concern. The current conditions in Greece and in particular the uncertainty about Greece's ability to remain within the Eurozone could result in significant disruption in the Greek economy which may impact the Issuer's policy for managing foreign exchange risk and impact the quality of the underlying Receivables and their servicing, raising material uncertainties as to the future timing and levels of collections. There is therefore material uncertainty about the Issuer's ability to fully repay the Notes. The carrying value of the Company's investment in the Issuer could thus become impaired with a negative impact on the Company's ability to repay its creditors. Along with the other matters as set forth in note 1, these conditions indicate the existence of a material uncertainty that may cast significant doubt about the Company's ability to continue as a going concern. The financial statements do not include the adjustments that would result if the Company was unable to continue as a going concern.

Opinion on other matter prescribed by the Companies Act 2006

In our opinion the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

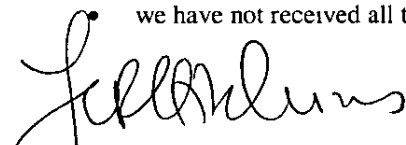
THEMELEION III HOLDINGS LIMITED

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THEMELEION III HOLDINGS LIMITED (continued)

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us, or
- the financial statements are not in agreement with the accounting records and returns, or
- certain disclosures of directors' remuneration specified by law are not made, or
- we have not received all the information and explanations we require for our audit



John Hitchins (Senior Statutory Auditor)
for and on behalf of PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
London
27 June 2012

THEMELEION III HOLDINGS LIMITED
STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 DECEMBER 2011

		Year ended 31 December	
		2011	2010
CONTINUING OPERATIONS	Note	€	€
Administrative expenses	3	(5)	52
Other expenses	4	<u>-</u>	<u>(14,838)</u>
Loss before tax		(5)	(14,786)
Taxation	5	<u>-</u>	<u>(15)</u>
Loss for the year		<u>(5)</u>	<u>(14,801)</u>

There is no comprehensive income other than the profit for the year. All the Company's income is derived from continuing activities.

STATEMENT OF CHANGES IN EQUITY

	Share Capital €	Retained Earnings €	Total €
At 1 January 2010	1	16,934	16,935
Loss for the year and total comprehensive income	<u>-</u>	<u>(14,801)</u>	<u>(14,801)</u>
At 1 January 2011	1	2,133	2,134
Loss for the year and total comprehensive income	<u>-</u>	<u>(5)</u>	<u>(5)</u>
At 31 December 2011	<u>1</u>	<u>2,128</u>	<u>2,129</u>

The notes on pages 10 to 16 form part of these financial statements

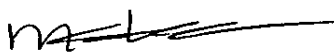
THEMELEION III HOLDINGS LIMITED

STATEMENT OF FINANCIAL POSITION

AS AT 31 DECEMBER 2011

	Note	2011 €	2010 €
Assets			
Investments	6	<u>18,146</u>	<u>18,146</u>
Total assets		<u>18,146</u>	<u>18,146</u>
Equity			
Share capital	7	1	1
Retained earnings		<u>2,128</u>	<u>2,133</u>
Total equity		<u>2,129</u>	<u>2,134</u>
Liabilities			
Other liabilities	8	16,017	15,472
Tax payable	5	-	270
Total liabilities		<u>16,017</u>	<u>16,012</u>
Total equity and liabilities		<u>18,146</u>	<u>18,146</u>

These financial statements of Themeleon III Holdings Limited, company registration number 05806598, were approved by the Board of directors on 26 June 2012 and are signed on their behalf by


Mignon Clarke for and on behalf of Wilmington Trust SP Services (London) Limited
Director

The notes on pages 10 to 16 form part of these financial statements

THEMELEION III HOLDINGS LIMITED

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 DECEMBER 2011

	Year ended 31 December	
	2011	2010
	€	€
Cash flows from operating activities		
Loss before tax for the year	(5)	(14,786)
<i>Adjustments for</i>		
Increase in other payables	<u>275</u>	<u>15,248</u>
Cash generated from operations	<u>270</u>	<u>462</u>
Income tax paid	<u>(270)</u>	<u>(462)</u>
Net cash generated from operating activities	<u>-</u>	<u>-</u>
Net increase in cash and cash equivalents	-	-
Cash and cash equivalents at start of year	<u>-</u>	<u>-</u>
Cash and cash equivalents at end of year	<u>-</u>	<u>-</u>

The notes on pages 10 to 16 form part of these financial statements

THEMELEION III HOLDINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2011

1. PRINCIPAL ACCOUNTING POLICIES

General information

Themelion III Holdings Limited (the "Company") is a limited liability company incorporated and domiciled in the United Kingdom with registered number 05806598

The principal activity of the Company is set by the Offering Circular and is that of the securitisation of a portfolio of Receivables. The Receivables consist of residential mortgages loans entered into by the Originator

Basis of preparation

These financial statements have been prepared in accordance with International Financial Reporting Standards as adopted by the European Union (IFRSs as adopted by the EU), IFRIC interpretations and the Companies Act, 2006 applicable to companies reporting under IFRS. The financial statements have been prepared on a going concern basis under the historical cost convention

The preparation of financial statements in conformity with IFRS requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Company's accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the consolidated financial statements are disclosed in note 2

The Company mainly transacts in euros ("€"), therefore, the euro is its functional and presentational currency

Going concern

The directors have undertaken a detailed assessment of the Company's ongoing business model and have made extensive enquiries of the management of EFG Eurobank Ergasias S.A. Given the details set out below, which are also referred to in the basis of preparation of the EFG Eurobank Ergasias S.A.'s 2011 financial statements, the directors believe it is appropriate to prepare these financial statements on the assumption that the Company will be able to continue as a going concern for the foreseeable future. However, the directors recognise the risks arising given the substantial impairment losses as a result of the Hellenic Republic's debt restructuring and the impact of those losses on the accounting and regulatory capital of EFG Eurobank Ergasias S.A. as well as the ongoing general economic and political uncertainties in Greece and in particular uncertainty about Greece's ability to remain within the Eurozone. These uncertainties may impact the Issuer's policy of managing foreign exchange risk, impact the servicing as well as the quality of the underlying Receivables, and the future timing and levels of collections, resulting to significant doubt about the Issuer's ability to fully repay the Notes. The carrying value of the Company's investment in the Issuer could thus become impaired with a negative impact on the Company's ability to repay its creditors. The directors recognise that these conditions indicate the existence of material uncertainties that may cast significant doubt on the Company's ability to continue as a going concern

As noted in its 2011 annual report which can be found at www.eurobank.gr, EFG Eurobank Ergasias S.A. incurred significant losses during the financial years ended 31 December 2011 of €5,508 million. EFG Eurobank Ergasias S.A. has incurred substantial impairment losses as a result of the Hellenic Republic's debt restructuring (PSI+). Such losses had a respective impact on the accounting and regulatory capital of the EFG Eurobank Ergasias S.A. as of 31 December 2011, which has fallen below the minimum capital requirements as determined by the Bank of Greece

The continued deterioration of the Greek economy throughout 2011 has adversely affected EFG Eurobank Ergasias S.A.'s operations and presents significant risks and challenges for the years ahead. Currently, there are a number of material economic, political and market risks and uncertainties that impact the Greek banking system. The main risks stem from the adverse macroeconomic environment, the developments on the eurozone sovereign debt crisis and the success, or otherwise, of the significant fiscal adjustment efforts and their impact on the Greek economy

THEMELEION III HOLDINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (continued)

FOR THE YEAR ENDED 31 DECEMBER 2011

1. PRINCIPAL ACCOUNTING POLICIES (continued)

Going concern (continued)

The progress made to date could be compromised by external shocks from the global economy as well as implementation risks, reform fatigue and political instability in Greece. The restoration of confidence after the successful implementation of the PSI+ agreement, the attraction of new investments and the revival of economic growth remain the key challenges of the Greek economy. Continuation of the recession could adversely affect the region and could lead to lower profitability, deterioration of asset quality and further reduction of deposits. In addition, increased funding cost remains a significant risk, as it is dependent on both the level of sovereign spreads as well as on foreign exchange rate risk, due to the unstable nature of some currencies.

The Bank of Greece is currently in the process of assessing the capital needs of the Originator in order to be able to reach the level of Core Tier I capital of 9% at 30 September 2012 and 10% at 30 June 2013. In the event that capital needs, as eventually determined by Bank of Greece, are higher, any remaining capital shortfall following the private investor contribution, would need to be covered by the second tranche of the recapitalization facility which is conditional on the next EC/ECB/IMF review report on the program implementation by the Greek government. The programme implementation could be adversely affected by the continuing political instability in Greece.

Notwithstanding the conditions and uncertainties mentioned above, the Directors, having considered the mitigating factors set out below, have a reasonable expectation that the recapitalisation of EFG Eurobank Ergasias S.A. will be promptly and successfully completed and hence are satisfied that the financial statements of EFG Eurobank Ergasias S.A. and therefore the Company can be prepared on a going concern basis.

- (a) Bank of Greece (BoG) recommendation of 18 April 2012 for EFG Eurobank Ergasias S.A.'s accession to the provisions of Law 3864/2010 as amended (Establishment of the Hellenic Financial Stability Fund-HFSF and Recapitalisation of Greek financial institutions),
- (b) the HFSF's commitment of 20 April 2012, following the relevant application submitted by EFG Eurobank Ergasias S.A. and the confirmation received by the BoG about the viability and credibility of EFG Eurobank Ergasias S.A. business plan, that it will provide capital, in order to ensure that EFG Eurobank Ergasias S.A. is sufficiently capitalized to the current minimum level of 8% (Total Capital Adequacy Ratio),
- (c) the availability of additional recapitalisation funds from the official sector that can support any capital needs on top of the amounts already committed by HFSF,
- (d) the existence of the comprehensive financial support program of the EC/ECB/IMF (including the € 50 bn recapitalisation facility), aiming to correct Greece's competitiveness gap and restore growth, employment and public debt sustainability and secure the banking system stability,
- (e) the Greek authorities' commitment to support the banking system and create a viable and well capitalised private banking sector, and
- (f) EFG Eurobank Ergasias S.A.'s continued access to Eurosystem funding (ECB and ELA liquidity facilities) over the foreseeable future
- (g) As at 30 May 2012, the total capital adequacy ratio of the Originator was restored to 9.0% (on a pro-forma basis) following the €4 billion advance from the HFSF. Core Tier I according to EBA definition was 7.9% (pro-forma)

THEMELEION III HOLDINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (continued)

FOR THE YEAR ENDED 31 DECEMBER 2011

1 PRINCIPAL ACCOUNTING POLICIES (continued)

Going concern (continued)

The directors have a reasonable expectation that the recapitalisation of EFG Eurobank Ergasias S A will be successfully completed within the timetable provisionally agreed between EFG Eurobank Ergasias S A , the BoG and the HFSF and that EFG Eurobank Ergasias S A and therefore the Company will continue in operational existence for the foreseeable future

Standards affecting presentation and disclosure

The directors consider that there are no new and revised standards relevant to the Company which should be adopted and reported in the 2011 Financial Statements

Early adoption of standards

The directors consider that there are no new standards, amendments and interpretations issued and available for early adoption for the financial year beginning 1 January 2011 that are relevant to the Company

A summary of the more important accounting policies which have been used for the preparation of these financial statements is set out below

Investments

Investments are stated in the statement of financial position at cost, less any provision for impairment The Originator is deemed to be the parent of the group undertakings in which the Company has share holdings The company therefore does not prepare consolidated financial statements

Interest income and interest expense

Interest income and expense for all interest-bearing financial instruments are recognised on an accruals basis within 'interest income' and 'interest expense' in the statement of comprehensive income using the effective interest rate method

Foreign currencies

Monetary assets and liabilities in foreign currencies are translated into Euros at the rates of exchange ruling at the reporting date Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at year-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the statement of comprehensive income

Effective interest rates

The effective interest rate method calculates the amortised cost of a financial asset or financial liability (or a group of financial assets or liabilities) and allocates the interest income or interest expense over the expected life of the asset or liability The effective interest rate is the rate that exactly discounts estimated future cash payments or receipts through the expected life of the financial instrument or, when appropriate, a shorter period to the net carrying amount of the financial asset or financial liability Calculation of the effective interest rate takes into account early redemption fees and transaction costs All contractual terms of a financial instrument are considered when estimating future cash flows

In order to determine the effective interest rate applicable to loans an estimate must be made of the expected life of the loans and hence the cash flows relating to them These estimates are based on historical data from historical patterns and are updated regularly The accuracy of the effective interest rate would therefore be affected by any differences between the actual borrower behaviour and that predicted

Share capital

Ordinary shares are classified as equity

THEMELEION III HOLDINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (continued)

FOR THE YEAR ENDED 31 DECEMBER 2011

1 PRINCIPAL ACCOUNTING POLICIES (continued)

Taxation

The Company has elected to be taxed under the Taxation of Securitisation Companies Regulations 2006 (the Permanent Tax Regime”) by reference to its net cash flows during the year

2 CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS

Certain estimates in the financial statements are based wholly or in part on estimates or assumptions made by the directors. There is, therefore, a potential risk that they may be subject to change in future periods

3 LOSS ON ORDINARY ACTIVITIES BEFORE TAX

Loss before taxation is stated after charging

	2011	2010
	€	€
Exchange losses/(gains) recognised	<u>5</u>	<u>(52)</u>

Apart from the directors, the Company has no employees and, other than the fees paid to Wilmington Trust SP Services (London) Limited as set out in note 9, the directors received no remuneration during the period

The auditors' remuneration for the year ended 31 December 2011 of €9,000 (2010 €9,000) was borne by the Issuer

4 OTHER EXPENSES

	2011	2010
	€	€
Dividends from equity investments	<u>-</u>	<u>(14,838)</u>

THEMELEION III HOLDINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (continued)

FOR THE YEAR ENDED 31 DECEMBER 2011

5 TAXATION

(a) Analysis of charge in the year

	2011	2010
	€	€
Current tax		
Current tax charge for the year	<u>-</u>	<u>15</u>
Total income tax charge in the statement of comprehensive Income	<u>-</u>	<u>15</u>

(b) Reconciliation of effective tax rate

The tax on the Company's profit before tax differs from the theoretical amount that would arise using the weighted average tax rate applicable to profits of the Company as follows

	2011	2010
	€	€
(Loss)/ profit before tax	<u>(5)</u>	<u>14,786</u>
(Loss)/ profit before tax multiplied by the standard rate of corporation tax in the UK of 26.5% (2010 28%)	(1)	15
Non-taxable items	<u>1</u>	<u>-</u>
Total income tax charge	<u>-</u>	<u>15</u>

The standard rate of Corporation Tax in the UK changed from 28% to 26% with effect from 1 April 2011. Accordingly, the Company's profits for this accounting period are taxed at an effective rate of 26.5% and will be taxed at 26% in the future.

Under the powers conferred by Finance Act 2005, secondary legislation was enacted in 2006 which ensures that, subject to certain conditions being met and an election being made, for periods commencing on or after 1 January 2007, corporation tax for a 'securitisation company' will be calculated by reference to the profit of the securitisation company required to be retained in accordance with the relevant capital market arrangement. For UK corporation tax purposes, the Company has been considered as a Securitisation Company under the "Taxation of Securitisation Companies Regulations 2006 (SI 2006/3296)". Therefore the Company is not required to pay corporation tax on its accounting profit or loss. Instead, the Company is required to pay tax on its retained profits as specified in the documentation governing the Transaction and as defined by the "Taxation of Securitisation Companies Regulations 2006 (SI 2006/3296)".

The directors are satisfied that the Company meets the definition of a 'securitisation company' as defined by both The Finance Act 2005 and the subsequent secondary legislation and that no incremental unfunded tax liabilities will arise.

THEMELEION III HOLDINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (continued)

FOR THE YEAR ENDED 31 DECEMBER 2011

6 INVESTMENTS

	2011	2010
	€	€
Shares in group undertakings	<u>18,146</u>	<u>18,146</u>

Details of the investments in which the Company holds 20% or more of the nominal value of any class of share capital are as follows

Name of company	Country of incorporation	Details of investments and proportion held by country	Nature of business
Themeleion III Mortgage Finance PLC (previously Themeleion Mortgage Finance III PLC)	England and Wales	99.99% of ordinary shares	Special purpose entity which was established for the purpose of facilitating the securitisation of a portfolio of mortgage receivables originated by EFG Eurobank Ergasias S.A. through the issue of Asset-Backed Floating Rate Loan Notes

The directors believe that the carrying value of the investments is supported by their underlying net assets

7. SHARE CAPITAL

Authorised share capital

1,000 (2010 1,000) ordinary shares at £1 each

	2011	2010
	€	€
1 fully paid ordinary shares at £1 each	<u>1</u>	<u>1</u>

There are 1,000 authorised ordinary shares of £1 each. The issued share capital of the Company consists of 1 fully paid ordinary share. The issued share capital is reflected in the financial statements as €1 based on the prevailing exchange rate at 5 May 2006 (€£ 0.689) being the date the Company changed its functional and presentation currency from sterling to Euros. The holders of ordinary shares are entitled to receive dividends as declared from time to time and are entitled to one vote per share at meetings of the Company.

8 OTHER LIABILITIES

	2011	2010
	€	€
Amount owed to related company	<u>16,017</u>	<u>15,742</u>

9 RELATED PARTY TRANSACTIONS

During the year administration and accounting services were provided to the Themeleion III Mortgage Finance Plc and Themeleion III Holdings Limited by Wilmington Trust SP Services (London) Limited for which Wilmington Trust SP Services (London) Limited earned €25,025 (2010 €25,104) including irrecoverable value added tax.

Mr M H Filer and Mr M McDermott, directors of the Company, are also directors of Wilmington Trust SP Services (London) Limited.

THEMELEION III HOLDINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (continued)

FOR THE YEAR ENDED 31 DECEMBER 2011

10 FINANCIAL RISK MANAGEMENT

Going concern risk

The Company's financial risk management objectives and policies could be severely affected by the material uncertainties regarding its going concern as described in detail in note 1

Interest rate risk

The Company's financial instruments comprise an investment, cash and liquid resources and various receivables and payables are non interest bearing and therefore there is no interest rate risk

Credit risk

The Company manages its credit risk by contracting with related companies. The Company's assets are neither past due or impaired

Liquidity risk

The Company's responsibility to make cash payments is limited to the funds available and accordingly, the Company is insulated from liquidity risk as experienced in the financial markets during the year

Currency risk

With the minor exception of the Company's UK domiciled sterling cash deposit accounts, the remainder of the Company's assets and liabilities are denominated in Euros ("€"), and therefore currently there is no foreign currency risk. As explained in more detail in note 1, the Issuer's position on foreign currency risk could be impacted by the uncertainty about Greece's ability to remain within the Eurozone

Financial instruments

The Company's financial instruments comprise an investment, cash and cash equivalents and various receivables and payables that arise directly from its operations

Fair value

There is no significant difference between the carrying amount and the fair value of the Company's financial instruments

11. SEGMENTAL REPORTING

Having considered the Company's activities the directors have not identified any reportable segments

12. ULTIMATE PARENT UNDERTAKING AND CONTROLLING PARTY

The shares in the Company are held by Wilmington Trust SP Services (London) Limited under a Declaration of Trust for charitable purposes. EFG Eurobank Ergasias S.A. has no direct ownership interest in the Company. However, in accordance with IFRS, and particularly SIC 12, the Originator considers itself to be the controlling party of the Company and results of the Company are included in the consolidated financial statements of the EFG Eurobank Ergasias S.A., which are available online at www.eurobank.gr

EFG Eurobank Ergasias S.A. is a member of the worldwide EFG Group, which consists of credit institutions, financial services and financial holding companies. The operating parent company of the EFG Group is European Financial Group EFG (Luxembourg) S.A., whilst its ultimate parent company is Private Financial Holdings Limited (PFH), which is owned and controlled indirectly by members of the Latsis family. As at 31 December 2011, the EFG Group held 44.7% of the ordinary shares and voting rights of the Bank through wholly owned subsidiaries of the ultimate parent company, the remaining ordinary shares and voting rights being held by institutional and retail investors, none of which, to the knowledge of the Bank, holds 5% or more.