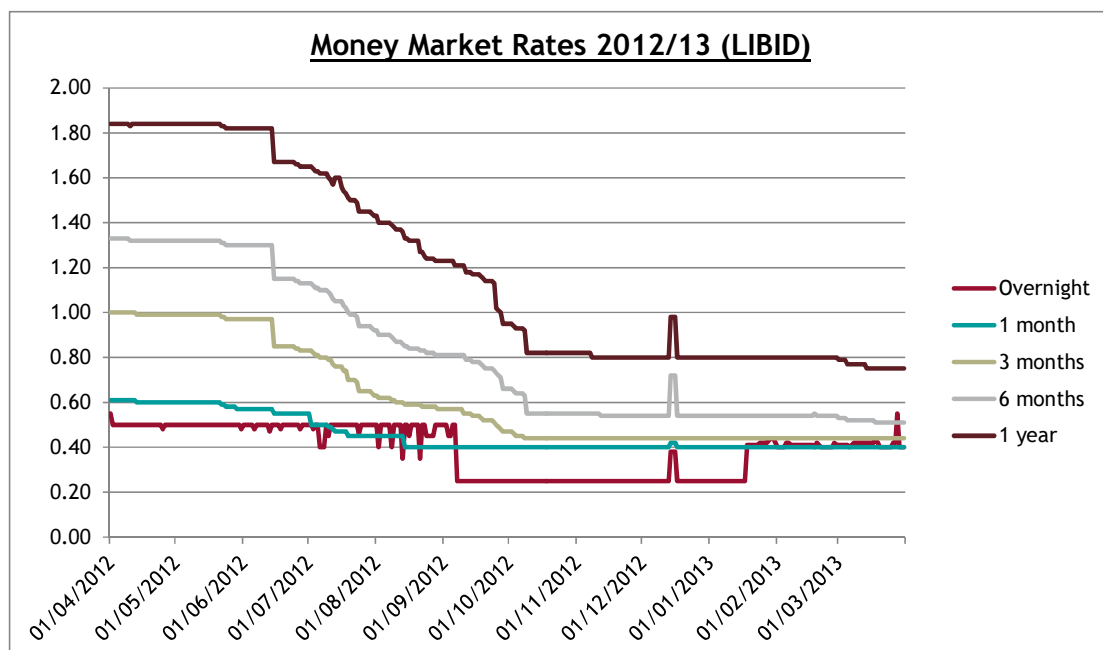


## SUMMARY OF INTEREST RATES MOVEMENT DURING 2012/13

The average, minimum and maximum rates quoted in the tables below correspond to the rates during the financial year rather than those in the tables below which are for specific dates.

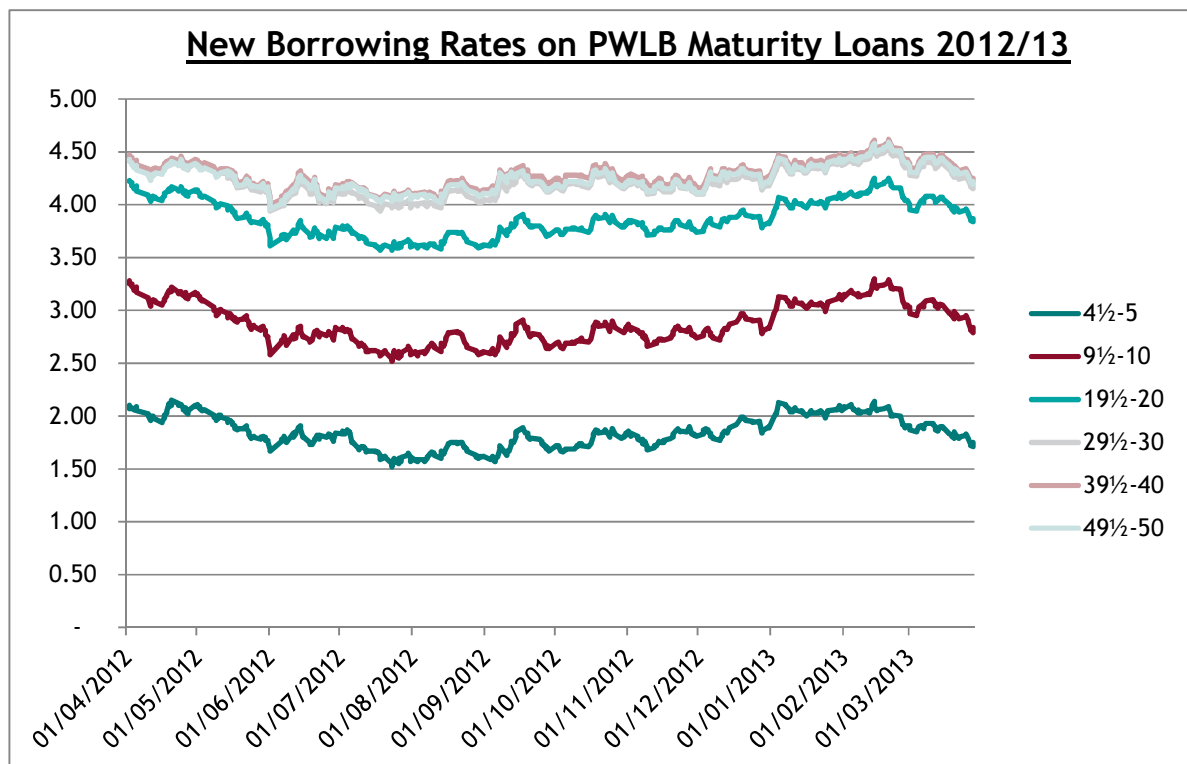
**Table 1: Bank Rate, Money Market Rates**

Date	Bank Rate	O/N LIBID	7-day LIBID	1-month LIBID	3-month LIBID	6-month LIBID	12-month LIBID	2-yr SWAP Bid	3-yr SWAP Bid	5-yr SWAP Bid
01/04/2012	0.50	0.55	0.55	0.61	1.00	1.33	1.84	1.24	1.30	1.59
30/04/2012	0.50	0.50	0.65	0.60	0.99	1.32	1.84	1.35	1.43	1.68
31/05/2012	0.50	0.48	0.65	0.57	0.97	1.30	1.82	1.20	1.20	1.34
30/06/2012	0.50	0.50	0.50	0.55	0.83	1.13	1.65	0.96	0.99	1.25
31/07/2012	0.50	0.50	0.65	0.45	0.63	0.92	1.43	0.76	0.77	1.02
31/08/2012	0.50	0.50	0.52	0.40	0.57	0.81	1.23	0.75	0.78	1.01
30/09/2012	0.50	0.25	0.52	0.40	0.47	0.66	0.95	0.70	0.76	1.00
31/10/2012	0.50	0.25	0.44	0.40	0.44	0.55	0.82	0.69	0.77	1.05
30/11/2012	0.50	0.25	0.30	0.40	0.44	0.54	0.80	0.73	0.80	1.05
31/12/2012	0.50	0.25	0.43	0.40	0.44	0.54	0.80	0.69	0.76	1.00
31/01/2013	0.50	0.42	0.43	0.40	0.44	0.54	0.80	0.73	0.86	1.17
29/02/2013	0.50	0.41	0.42	0.40	0.44	0.54	0.80	0.59	0.69	1.05
31/03/2013	0.50	0.40	0.40	0.40	0.44	0.51	0.75	0.59	0.68	0.97
<b>Minimum</b>	<b>0.50</b>	<b>0.25</b>	<b>0.30</b>	<b>0.40</b>	<b>0.44</b>	<b>0.51</b>	<b>0.75</b>	<b>0.55</b>	<b>0.65</b>	<b>0.90</b>
<b>Average</b>	<b>0.50</b>	<b>0.39</b>	<b>0.49</b>	<b>0.45</b>	<b>0.62</b>	<b>0.82</b>	<b>1.19</b>	<b>0.84</b>	<b>0.90</b>	<b>1.17</b>
<b>Maximum</b>	<b>0.50</b>	<b>0.55</b>	<b>0.65</b>	<b>0.61</b>	<b>1.00</b>	<b>1.33</b>	<b>1.84</b>	<b>1.38</b>	<b>1.45</b>	<b>1.72</b>
<b>Spread</b>	<b>0.00</b>	<b>0.30</b>	<b>0.35</b>	<b>0.21</b>	<b>0.56</b>	<b>0.82</b>	<b>1.09</b>	<b>0.83</b>	<b>0.80</b>	<b>0.82</b>



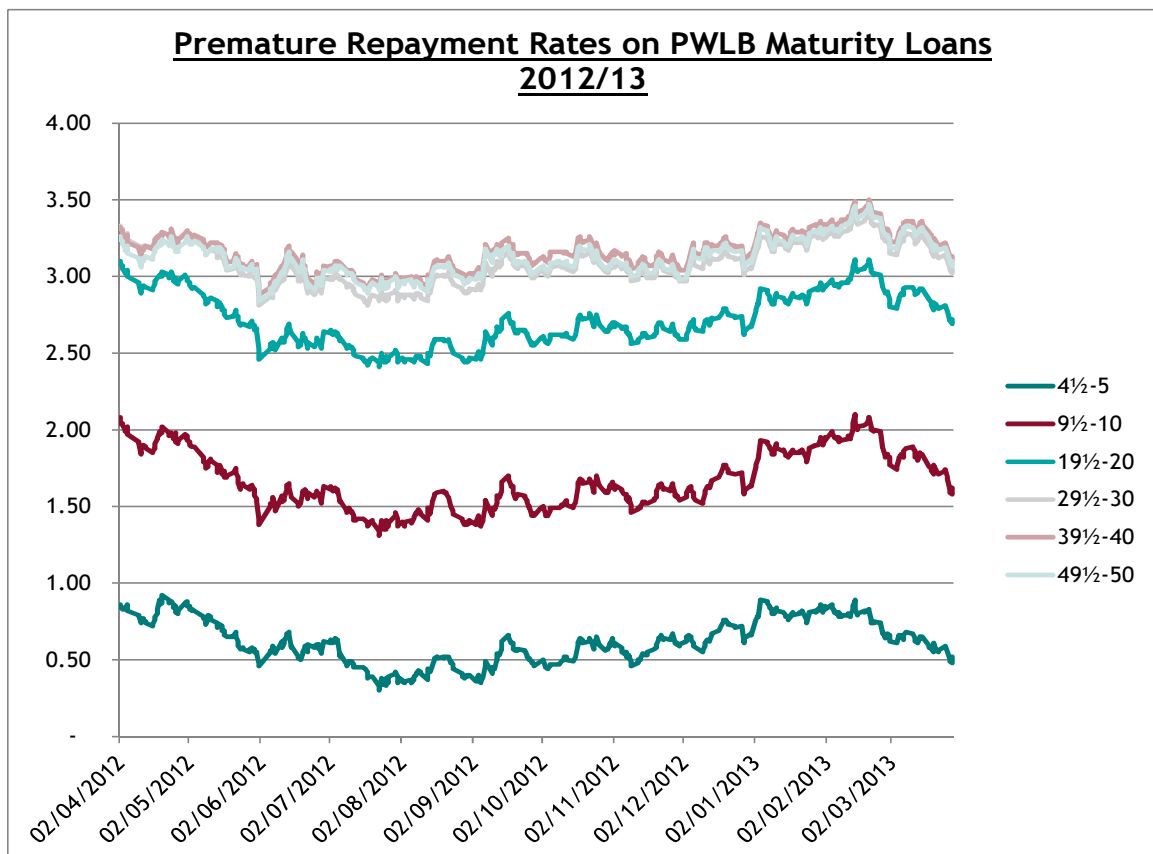
**Table 2: PWLB Borrowing Rates – Fixed Rate, Maturity Loans**

Change Date	Notice No	1 year	4½-5 yrs	9½-10 yrs	19½-20 yrs	29½-30 yrs	39½-40 yrs	49½-50 yrs
02/04/2012	130/12	1.29	2.07	3.25	4.22	4.43	4.46	4.41
30/04/2012	166/12	1.31	2.09	3.15	4.13	4.38	4.42	4.39
31/05/2012	210/12	1.19	1.76	2.74	3.79	4.13	4.19	4.16
29/06/2012	248/12	1.20	1.84	2.83	3.79	4.11	4.19	4.16
31/07/2012	292/12	1.01	1.57	2.58	3.60	3.97	4.07	4.05
31/08/2012	336/12	1.07	1.62	2.61	3.62	4.05	4.14	4.11
28/09/2012	376/12	1.15	1.67	2.64	3.71	4.12	4.2	4.14
28/10/2012	422/12	1.19	1.82	2.82	3.81	4.17	4.25	4.19
30/11/2012	466/12	1.22	1.81	2.74	3.74	4.1	4.16	4.11
31/12/2012	504/12	1.22	1.89	2.83	3.82	4.18	4.25	4.21
31/01/2013	044/13	1.26	2.06	3.10	4.06	4.37	4.43	4.40
28/02/2013	084/13	1.16	1.91	3.04	4.04	4.36	4.43	4.40
28/03/2013	124/13	1.13	1.75	2.84	3.87	4.18	4.25	4.22
	<b>Low</b>	<b>1.01</b>	<b>1.57</b>	<b>2.58</b>	<b>3.60</b>	<b>3.97</b>	<b>4.07</b>	<b>4.05</b>
	<b>Average</b>	<b>1.18</b>	<b>1.84</b>	<b>2.86</b>	<b>3.86</b>	<b>4.20</b>	<b>4.26</b>	<b>4.23</b>
	<b>High</b>	<b>1.31</b>	<b>2.09</b>	<b>3.25</b>	<b>4.22</b>	<b>4.43</b>	<b>4.46</b>	<b>4.41</b>



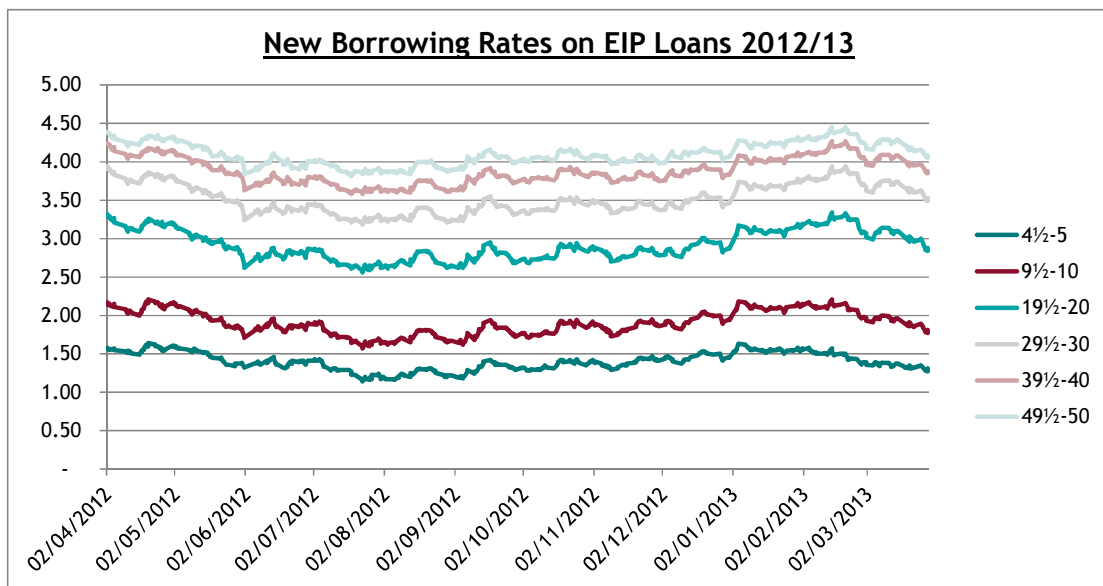
**Table 3: PWLB Repayment Rates - Fixed Rate, Maturity Loans**

Change Date	Notice No	1 year	4½-5 yrs	9½-10 yrs	19½-20 yrs	29½-30 yrs	39½-40 yrs	49½-50 yrs
02/04/2012	130/12	0.18	0.84	2.04	3.08	3.32	3.31	3.24
30/04/2012	166/12	0.20	0.87	1.95	3.00	3.27	3.27	3.22
31/05/2012	210/12	0.07	0.54	1.53	2.64	3.01	3.07	3.04
29/06/2012	248/12	0.07	0.62	1.63	2.64	2.99	3.07	3.04
31/07/2012	292/12	0.02	0.35	1.37	2.44	2.84	2.94	2.92
31/08/2012	336/12	0.02	0.40	1.41	2.47	2.92	3.02	2.99
28/09/2012	376/12	0.03	0.46	1.44	2.55	2.99	3.08	3.02
28/10/2012	422/12	0.07	0.59	1.62	2.66	3.05	3.13	3.07
30/11/2012	466/12	0.10	0.60	1.54	2.59	2.97	3.04	2.98
31/12/2012	504/12	0.10	0.66	1.63	2.67	3.05	3.13	3.09
31/01/2013	044/13	0.14	0.81	1.90	2.91	3.24	3.31	3.27
28/02/2013	084/13	0.04	0.66	1.83	2.89	3.23	3.31	3.27
28/03/2013	124/13	0.02	0.52	1.62	2.72	3.05	3.13	3.10
	<b>Low</b>	<b>0.02</b>	<b>0.30</b>	<b>1.31</b>	<b>2.41</b>	<b>2.81</b>	<b>2.88</b>	<b>2.84</b>
	<b>Average</b>	<b>0.08</b>	<b>0.62</b>	<b>1.67</b>	<b>2.72</b>	<b>3.09</b>	<b>3.16</b>	<b>3.12</b>
	<b>High</b>	<b>0.22</b>	<b>0.92</b>	<b>2.10</b>	<b>3.11</b>	<b>3.42</b>	<b>3.50</b>	<b>3.47</b>



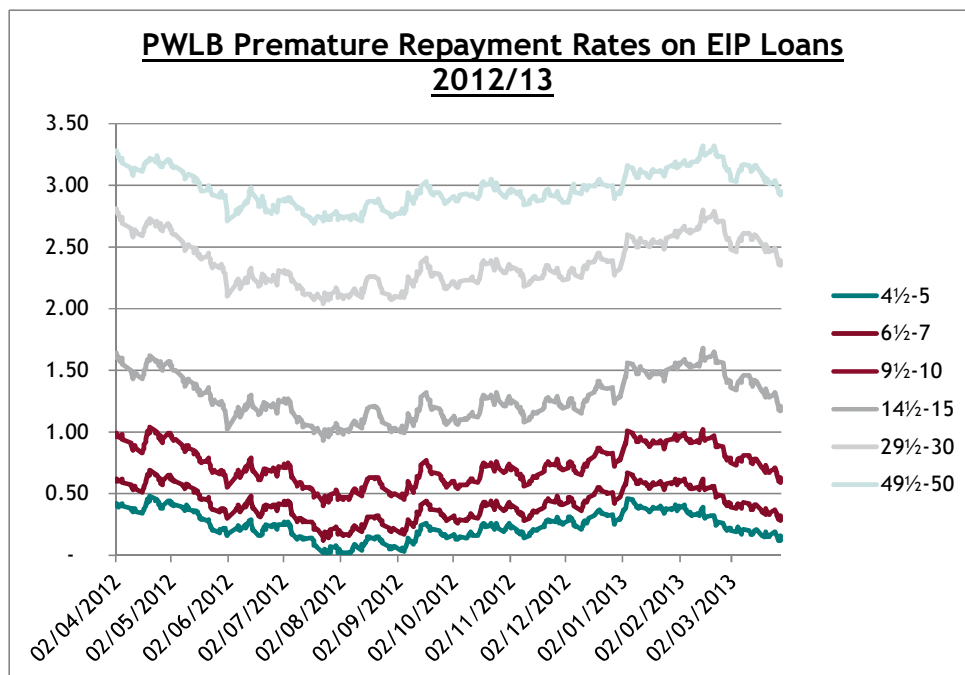
**Table 4: PWLB Borrowing Rates – Fixed Rate, EIP Loans**

Change Date	Notice No	1 year	4½-5 yrs	9½-10 yrs	19½-20 yrs	29½-30 yrs	39½-40 yrs	49½-50 yrs
02/04/2012	130/12	-	1.56	1.77	2.14	2.77	3.91	4.38
30/04/2012	166/12	-	1.60	1.81	2.15	2.72	3.81	4.31
31/05/2012	210/12	-	1.37	1.52	1.81	2.33	3.41	4.03
29/06/2012	248/12	-	1.41	1.59	1.89	2.42	3.45	4.01
31/07/2012	292/12	-	1.17	1.33	1.63	2.16	3.23	3.85
31/08/2012	336/12	-	1.22	1.38	1.67	2.20	3.25	3.90
28/09/2012	376/12	-	1.29	1.44	1.72	2.23	3.31	3.99
28/10/2012	422/12	-	1.39	1.56	1.88	2.42	3.46	4.05
30/11/2012	466/12	-	1.41	1.58	1.86	2.36	3.37	3.98
31/12/2012	504/12	-	1.45	1.64	1.94	2.45	3.46	4.06
31/01/2013	044/13	-	1.54	1.76	2.12	2.69	3.73	4.27
28/02/2013	084/13	-	1.39	1.60	1.97	2.59	3.70	4.25
28/03/2013	124/13	-	1.31	1.49	1.81	2.38	3.53	4.08
	<b>Low</b>	-	<b>1.14</b>	<b>1.28</b>	<b>1.57</b>	<b>2.10</b>	<b>3.18</b>	<b>3.81</b>
	<b>Average</b>	-	<b>1.40</b>	<b>1.58</b>	<b>1.90</b>	<b>2.45</b>	<b>3.52</b>	<b>4.10</b>
	<b>High</b>	-	<b>1.64</b>	<b>1.85</b>	<b>2.21</b>	<b>2.85</b>	<b>3.94</b>	<b>4.45</b>



**Table 5: PWLB Repayment Rates - Fixed Rate, EIP Loans**

Change Date	Notice No	1 year	4½-5 yrs	9½-10 yrs	19½-20 yrs	29½-30 yrs	39½-40 yrs	49½-50 yrs
02/04/2012	130/12	-	0.40	0.60	0.96	1.60	2.78	3.26
30/04/2012	166/12	-	0.44	0.64	0.98	1.56	2.67	3.20
31/05/2012	210/12	-	0.21	0.36	0.64	1.16	2.27	2.90
29/06/2012	248/12	-	0.25	0.42	0.72	1.25	2.31	2.88
31/07/2012	292/12	-	0.02	0.17	0.45	0.99	2.09	2.72
31/08/2012	336/12	-	0.07	0.21	0.50	1.03	2.10	2.77
28/09/2012	376/12	-	0.14	0.28	0.55	1.06	2.16	2.86
28/10/2012	422/12	-	0.23	0.39	0.70	1.24	2.32	2.93
30/11/2012	466/12	-	0.26	0.41	0.69	1.19	2.23	2.86
31/12/2012	504/12	-	0.29	0.47	0.77	1.28	2.32	2.93
31/01/2013	044/13	-	0.37	0.58	0.94	1.52	2.59	3.14
28/02/2013	084/13	-	0.22	0.42	0.79	1.41	2.56	3.12
28/03/2013	124/13	-	0.16	0.32	0.63	1.21	2.39	2.95
	<b>Low</b>		<b>0.02</b>	<b>0.12</b>	<b>0.40</b>	<b>0.93</b>	<b>2.04</b>	<b>2.69</b>
	<b>Average</b>		<b>0.24</b>	<b>0.41</b>	<b>0.73</b>	<b>1.28</b>	<b>2.37</b>	<b>2.98</b>
	<b>High</b>		<b>0.48</b>	<b>0.69</b>	<b>1.04</b>	<b>1.68</b>	<b>2.81</b>	<b>3.32</b>



**Table 6: PWLB Variable Rates**

	1-M Rate	3-M Rate	6-M Rate	1-M Rate	3-M Rate	6-M Rate
	Pre-CSR			Post-CSR		
02/04/2012	0.59	0.60	0.62	1.49	1.50	1.52
29/06/2012	0.58	0.57	0.56	1.48	1.47	1.46
28/09/2012	0.57	0.56	0.54	1.47	1.46	1.44
31/12/2012	0.56	0.56	0.56	1.46	1.46	1.46
28/03/2013	0.57	0.56	0.55	1.47	1.46	1.45
<b>Low</b>	<b>0.54</b>	<b>0.53</b>	<b>0.48</b>	<b>1.44</b>	<b>1.43</b>	<b>1.38</b>
<b>Average</b>	<b>0.57</b>	<b>0.56</b>	<b>0.55</b>	<b>1.47</b>	<b>1.46</b>	<b>1.45</b>
<b>High</b>	<b>0.60</b>	<b>0.60</b>	<b>0.62</b>	<b>1.50</b>	<b>1.50</b>	<b>1.52</b>

