

## SUMMARY OF INTEREST RATES MOVEMENT DURING 2011

The average, minimum and maximum rates quoted 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
01/04/2011	0.50	0.40	0.54	0.54	0.69	1.12	1.59	1.89	2.36	3.00
30/04/2011	0.50	0.50	0.40	0.49	0.69	1.05	1.52	1.62	2.07	2.74
31/05/2011	0.50	0.40	0.40	0.52	0.69	1.08	1.56	1.53	1.89	2.54
30/06/2011	0.50	0.50	0.40	0.50	0.77	1.06	1.54	1.44	1.82	1.50
31/07/2011	0.50	0.40	0.40	0.50	0.78	1.07	1.55	1.29	1.53	2.09
31/08/2011	0.50	0.40	0.40	0.56	0.86	1.15	1.63	1.27	1.43	1.92
30/09/2011	0.50	0.60	0.60	0.54	0.92	1.21	1.69	1.25	1.38	1.75
31/10/2011	0.50	0.63	0.55	0.56	0.96	1.25	1.74	1.30	1.42	1.81
30/11/2011	0.50	0.65	0.58	0.64	1.01	1.31	1.80	1.41	1.49	1.76
31/12/2011	0.50	0.50	0.65	0.67	1.05	1.35	1.84	1.31	1.34	1.54
31/01/2012	0.50	0.50	0.70	0.68	1.06	1.38	1.87	1.20	1.23	1.46
29/02/2012	0.50	0.50	0.75	0.67	1.05	1.37	1.87	1.22	1.29	1.54
31/03/2012	0.50	0.55	0.55	0.61	1.00	1.33	1.84	1.22	1.30	1.59
<b>Minimum</b>	<b>0.50</b>	<b>0.40</b>	<b>0.35</b>	<b>0.49</b>	<b>0.68</b>	<b>1.01</b>	<b>1.40</b>	<b>1.08</b>	<b>1.23</b>	<b>1.46</b>
<b>Average</b>	<b>0.50</b>	<b>0.47</b>	<b>0.52</b>	<b>0.58</b>	<b>0.89</b>	<b>1.21</b>	<b>1.69</b>	<b>1.36</b>	<b>1.55</b>	<b>1.98</b>
<b>Maximum</b>	<b>0.50</b>	<b>0.65</b>	<b>0.95</b>	<b>0.68</b>	<b>1.06</b>	<b>1.38</b>	<b>1.87</b>	<b>1.95</b>	<b>2.42</b>	<b>3.07</b>
<b>Spread</b>	<b>--</b>	<b>0.25</b>	<b>0.60</b>	<b>0.19</b>	<b>0.38</b>	<b>0.37</b>	<b>0.47</b>	<b>0.87</b>	<b>1.19</b>	<b>1.60</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
01/04/2011	128/11	1.93	3.66	4.81	5.33	5.35	5.31	5.28
30/04/2011	162/11	1.73	3.45	4.61	5.18	5.21	5.17	5.14
28/05/2011	202/11	1.64	3.21	4.43	5.08	5.12	5.09	5.07
30/06/2011	246/11	1.61	3.09	4.42	5.17	5.21	5.20	5.18
30/07/2011	288/11	1.52	2.75	4.06	4.97	5.07	5.06	5.04
31/08/2011	332/11	1.48	2.50	3.71	4.66	4.84	4.87	4.85
30/09/2011	376/11	1.51	2.41	3.47	4.35	4.61	4.69	4.69
29/10/2011	418/11	1.45	2.42	3.56	4.29	4.46	4.47	4.44
30/11/2011	462/11	1.32	2.14	3.21	3.84	4.02	4.03	3.98
31/12/2011	501/11	1.21	1.99	3.04	3.86	4.09	4.12	4.08
31/01/2012	042/12	1.29	1.99	3.08	3.89	4.11	4.15	4.12
29/02/2012	084/12	1.31	1.96	3.11	4.04	4.25	4.26	4.21
30/03/2012	128/12	1.28	2.05	3.21	4.17	4.38	4.41	4.36
	<b>Low</b>	<b>1.19</b>	<b>1.93</b>	<b>2.98</b>	<b>3.77</b>	<b>3.98</b>	<b>4.02</b>	<b>3.98</b>
	<b>Average</b>	<b>1.47</b>	<b>2.53</b>	<b>3.70</b>	<b>4.50</b>	<b>4.65</b>	<b>4.67</b>	<b>4.64</b>
	<b>High</b>	<b>1.97</b>	<b>3.73</b>	<b>4.89</b>	<b>5.41</b>	<b>5.42</b>	<b>5.39</b>	<b>5.35</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
01/04/2011	128/11	0.82	2.37	3.62	4.21	4.24	4.16	4.10
30/04/2011	162/11	0.62	2.16	3.42	4.06	4.10	4.02	3.96
28/05/2011	202/11	0.53	1.93	3.23	3.97	4.01	3.94	3.90
30/06/2011	246/11	0.50	1.80	3.22	4.05	4.10	4.05	4.01
30/07/2011	288/11	0.41	1.48	2.86	3.84	3.96	3.91	3.87
31/08/2011	332/11	0.37	1.25	2.50	3.53	3.73	3.72	3.68
30/09/2011	376/11	0.38	1.20	2.33	3.26	3.53	3.57	3.55
29/10/2011	418/11	0.34	1.16	2.37	3.16	3.35	3.32	3.26
30/11/2011	462/11	0.21	0.90	2.03	2.71	2.91	2.88	2.81
31/12/2011	501/11	0.10	0.75	1.85	2.72	2.97	2.97	2.90
31/01/2012	042/12	0.18	0.76	1.88	2.76	3.00	3.00	2.95
29/02/2012	084/12	0.20	0.74	1.91	2.91	3.13	3.11	3.03
30/03/2012	128/12	0.17	0.81	2.01	3.04	3.27	3.26	3.19
	Low	0.08	0.70	1.79	2.64	2.87	2.87	2.81
	Average	0.36	1.28	2.51	3.37	3.54	3.51	3.46
	High	0.86	2.44	3.71	4.29	4.31	4.23	4.18

**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
01/04/2011	128/11	-	2.76	3.73	4.83	5.21	5.33	5.36
30/04/2011	162/11	-	2.55	3.53	4.64	5.05	5.18	5.22
28/05/2011	202/11	-	2.37	3.30	4.46	4.93	5.09	5.12
30/06/2011	246/11	-	2.25	3.17	4.46	4.99	5.17	5.22
30/07/2011	288/11	-	2.01	2.83	4.11	4.73	4.97	5.06
31/08/2011	332/11	-	1.88	2.57	3.75	4.38	4.67	4.80
30/09/2011	376/11	-	1.85	2.48	3.51	4.06	4.36	4.53
29/10/2011	418/11	-	1.80	2.49	3.59	4.07	4.30	4.42
30/11/2011	462/11	-	1.59	2.21	3.24	3.65	3.85	3.97
31/12/2011	501/11	-	1.47	2.05	3.08	3.59	3.87	4.02
31/01/2012	042/12	-	1.50	2.05	3.12	3.64	3.9	4.05
29/02/2012	084/12	-	1.50	2.03	3.15	3.76	4.05	4.19
30/03/2012	128/12	-	1.54	2.11	3.26	3.87	4.18	4.33
	Low	-	1.45	1.99	3.02	3.53	3.78	3.92
	Average	-	1.89	2.60	3.74	4.27	4.51	4.61
	High	-	2.82	3.82	4.92	5.30	5.41	5.44

**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
01/04/2011	128/11	-	1.54	2.55	3.70	4.10	4.22	4.25
30/04/2011	162/11	-	1.33	2.34	3.50	3.93	4.07	4.11
28/05/2011	202/11	-	1.16	2.10	3.32	3.81	3.97	4.01
30/06/2011	246/11	-	1.04	1.98	3.31	3.87	4.06	4.11
30/07/2011	288/11	-	0.82	1.64	2.95	3.60	3.86	3.94
31/08/2011	332/11	-	0.70	1.39	2.60	3.25	3.55	3.68
30/09/2011	376/11	-	0.68	1.30	2.36	2.93	3.24	3.41
29/10/2011	418/11	-	0.70	1.42	2.57	3.05	3.27	3.39
30/11/2011	462/11	-	0.43	1.03	2.10	2.53	2.73	2.85
31/12/2011	501/11	-	0.31	0.88	1.93	2.46	2.75	2.90
31/01/2012	042/12	-	0.35	0.88	1.97	2.51	2.78	2.93
29/02/2012	084/12	-	0.35	0.85	2.00	2.63	2.93	3.08
30/03/2012	128/12	-	0.38	0.94	2.10	2.74	3.06	3.21
	Low		0.29	0.82	1.87	2.40	2.66	2.80
	Average		0.71	1.42	2.59	3.14	3.39	3.50
	High		1.59	2.62	3.78	4.18	4.30	4.33

**Table 6: PWLB Variable Rates**

	Pre-CSR			Post-CSR		
	1-Month Rate	3-Month Rate	6-Month Rate	1-Month Rate	3-Month Rate	6-Month Rate
01/04/2011	0.67	0.77	0.89	1.57	1.67	1.79
30/06/2011	0.67	0.71	0.79	1.57	1.61	1.69
30/09/2011	0.65	0.65	0.66	1.55	1.55	1.56
31/12/2011	0.58	0.59	0.61	1.48	1.49	1.51
30/03/2012	0.59	0.60	0.62	1.49	1.50	1.52
Low	0.58	0.59	0.60	1.48	1.49	1.50
Average	0.63	0.65	0.68	1.53	1.55	1.58
High	0.69	0.79	0.91	1.59	1.69	1.81