












Interest Rate Margins (effective 17th May, 2010)

<i>Interest rates are normally floating, based on a 3 month period (i.e. quarterly loan repayments)</i>		LTV (Interest Rate Margins)					
Property Location		50%		60%		70%	
	Great Britain	2.49%	2.69%	2.69%	2.89%	2.99%	3.19%
	USA	<i>California, Florida, Nevada, Oregon Colorado, Connecticut, Hawaii, New Jersey, New York, Washington State</i>					
		2.99%	3.19%	3.19%	3.39%	-	-
	Canada	<i>British Columbia (Greater Vancouver, Squamish, Whistler, Victoria, Kelowna & Nanaimo) Ontario (Greater Toronto & Peterborough), Quebec (Mont-Tremblant, Quebec City & Montreal) Alberta (Calgary & Edmonton)</i>					
	France	1.09%	1.29%	1.19%	1.39%	1.29%	1.49%
	Spain	2.39%	2.59%	2.59%	2.79%	-	-
	Portugal	1.99%	2.19%	2.09%	2.29%	2.19%	2.39%
	Australia	<i>New South Wales, Queensland, South Australia, Western Australia & Victoria</i>					
	New Zealand	0.99%	1.19%	1.09%	1.29%	1.29%	1.49%
	Dubai	<i>Villas only Selected Developers Only</i>					
	Hong Kong	1.29%	1.49%	1.39%	1.59%	1.49%	1.69%
	Singapore	0.89%	1.09%	0.99%	1.19%	1.19%	1.39%

The interest rate margins shown in bold are to be used for loans taken in the currency of the property location. These show the margins over the bank's Cost of Funds rate for the relevant currency with the exception of Sterling (GBP), where this is the margin over UK Base Rate, and Spain and Portugal, where this rate shows the margin over Bank of England Base/Euribor/LIBOR rate. Note that local currency loans are not available in Dubai.

The interest rate margins shown in red are to be used for loans taken in the currency of the applicant's primary income.

For all interest only loans, add 0.20% to the above margins. Interest only is not available for property located in Dubai. For properties located in Spain, interest only can be selected for the first 5 years after which the loan will switch to a capital and interest basis for the remainder of the loan term.