



SouthernFUNDING

# Interest UPDATE

INTEREST RATES AND DATA FOR PROPERTY INVESTORS AND DEVELOPERS

Dateline	Years	1 Year Ago	6 Months Ago	3 Months Ago	1 Month Ago	2 Weeks Ago	1 Week Ago	Today
<b>23rd July 2008</b>								
<b>3 Month £ LIBOR</b>		5.69	6.27	5.85	5.91	5.87	5.82	<b>5.79</b>
<b>3 Month € LIBOR</b>		4.00	4.60	4.86	4.96	4.95	4.96	<b>4.96</b>
<b>£ / \$</b>		1.99	2.07	1.98	1.96	1.98	2.01	<b>2.00</b>
<b>£ / €</b>		1.46	1.43	1.26	1.26	1.26	1.26	<b>1.27</b>
<b>LIBOR Swaps</b>	3	5.83	5.66	5.85	6.26	5.94	5.88	<b>5.88</b>
	5	5.73	5.56	5.70	6.06	5.81	5.76	<b>5.79</b>
	10	5.63	5.36	5.39	5.63	5.51	5.46	<b>5.51</b>
	15	5.50	5.22	5.24	5.43	5.30	5.27	<b>5.32</b>
	20	5.33	5.10	5.11	5.27	5.13	5.10	<b>5.13</b>
<b>EURO Swaps</b>	3	4.36	4.43	4.75	5.41	5.10	5.05	<b>5.30</b>
	5	4.37	4.44	4.63	5.13	4.98	4.95	<b>5.20</b>
	10	4.45	4.57	4.75	4.91	4.93	4.90	<b>5.10</b>
<b>Gilt Redemption Yield</b>								
Treasury 4.00% 2009	1-3	5.53	5.50	4.93	5.33	4.86	4.96	<b>5.08</b>
Treasury 5.00% 2012	3-5	5.44	4.91	4.82	5.26	4.90	4.87	<b>4.99</b>
Treasury 8.00% 2013	5-7	5.29	4.88	4.93	5.31	4.99	4.93	<b>5.02</b>
Treasury 5.00% 2018	9-13	5.04	4.90	4.93	5.15	4.91	4.89	<b>4.99</b>
Treasury 8.00% 2021	13-17	4.96	4.84	5.07	5.26	5.05	5.04	<b>5.13</b>
Treasury 5.00% 2025	17-21	4.81	4.72	4.96	5.07	4.98	4.96	<b>5.04</b>
Treasury 4.25% 2032	25+	4.60	4.55	4.76	4.87	4.76	4.76	<b>4.82</b>

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