

Comparison of Official cash rate (OCR) and Standard Variable Bank home lending rate (SVR)

**MONTH-**

| <b>YEAR</b> | <b>OCR</b>  | <b>SVR</b> | <b>Difference</b>  |
|-------------|-------------|------------|--|
| Apr-05      | 5.25        | 7.30       | 2.05 Source for Bank lending rates   |
| May-05      | 5.5         | 7.30       | 1.80 <a href="http://www.rba.gov.au/Statistics/Bulletin/F05hist.xls">http://www.rba.gov.au/Statistics/Bulletin/F05hist.xls</a> |
| Jun-05      | 5.5         | 7.30       | 1.80   |
| Jul-05      | 5.5         | 7.30       | 1.80 OCR source  |
| Aug-05      | 5.5         | 7.30       | 1.80 <a href="http://www.rba.gov.au/statistics/cashrate_target.html">http://www.rba.gov.au/statistics/cashrate_target.html</a> |
| Sep-05      | 5.5         | 7.30       | 1.80   |
| Oct-05      | 5.5         | 7.30       | 1.80   |
| Nov-05      | 5.5         | 7.30       | 1.80 The spread between Overnight swap index rate and  |
| Dec-05      | 5.5         | 7.30       | 1.80 London Interbank Offer rate a measure of credit risk  |
| Jan-06      | 5.5         | 7.30       | 1.80 in interbank market narrowed considerably   |
| Feb-06      | 5.5         | 7.30       | 1.80 since Jan 2009 but difference between OCR and   |
| Mar-06      | 5.5         | 7.30       | 1.80 SVR of Aussie banks increased   |
| Apr-06      | 5.5         | 7.30       | 1.80 Source: Bloomberg   |
| May-06      | <b>5.75</b> | 7.55       | 1.80 The LIBOR which was 4.05 one year prior (Sept 08)   |
| Jun-06      | 5.75        | 7.55       | 1.80 was 1.21 (6months prior, 0.60 (3month prior) and  |
| Jul-06      | 5.75        | 7.55       | 1.80 0.35 one month prior and 0.29 currently.  |
| Aug-06      | <b>6</b>    | 7.80       | 1.80   |
| Sep-06      | 6           | 7.80       | 1.80   |
| Oct-06      | 6           | 7.80       | 1.80   |
| Nov-06      | <b>6.25</b> | 8.05       | 1.80   |
| Dec-06      | 6.25        | 8.05       | 1.80   |
| Jan-07      | 6.25        | 8.05       | 1.80   |
| Feb-07      | 6.25        | 8.05       | 1.80   |
| Mar-07      | 6.25        | 8.05       | 1.80   |
| Apr-07      | 6.25        | 8.05       | 1.80   |
| May-07      | 6.25        | 8.05       | 1.80   |
| Jun-07      | 6.25        | 8.05       | 1.80   |
| Jul-07      | 6.25        | 8.05       | 1.80   |
| Aug-07      | <b>6.5</b>  | 8.30       | 1.80   |
| Sep-07      | 6.5         | 8.30       | 1.80   |
| Oct-07      | 6.5         | 8.30       | 1.80   |
| Nov-07      | <b>6.75</b> | 8.55       | 1.80   |
| Dec-07      | 6.75        | 8.55       | 1.80   |
| Jan-08      | 6.75        | 8.70       | 1.95   |
| Feb-08      | 7           | 9.00       | 2.00   |
| Mar-08      | <b>7.25</b> | 9.35       | 2.10   |
| Apr-08      | 7.25        | 9.45       | 2.20   |
| May-08      | 7.25        | 9.45       | 2.20   |
| Jun-08      | 7.25        | 9.45       | 2.20   |
| Jul-08      | 7.25        | 9.60       | 2.35   |
| Aug-08      | 7.25        | 9.60       | 2.35   |
| Sep-08      | <b>7</b>    | 9.35       | 2.35   |
| Oct-08      | <b>6</b>    | 8.35       | 2.35   |
| Nov-08      | <b>5.25</b> | 7.75       | 2.50   |
| Dec-08      | <b>4.25</b> | 6.85       | 2.60   |
| Jan-09      | 4.25        | 6.85       | 2.60   |
| Feb-09      | <b>3.25</b> | 5.85       | 2.60   |
| Mar-09      | 3.25        | 5.85       | 2.60   |
| Apr-09      | <b>3</b>    | 5.75       | 2.75   |
| May-09      | 3           | 5.75       | 2.75   |
| Jun-09      | 3           | 5.80       | 2.80   |
| Jul-09      | 3           | 5.80       | 2.80   |
| Aug-09      | 3           | 5.80       | 2.80   |