

Long Term Debt Maturity Profile as at 30th September 2011

Time Frame	Value of Loans Maturing £'000	Proportion of Long Term Debt %
Within: 5 years	18,153	56.1
10 years	4,193	13.0
15 years	249	0.8
20 years	387	1.2
25 years	329	1.0
30 years	0	0.0
35 years	0	0.0
40 years	0	0.0
Over: 40 years	9,068	28.0
Total	32,378	100

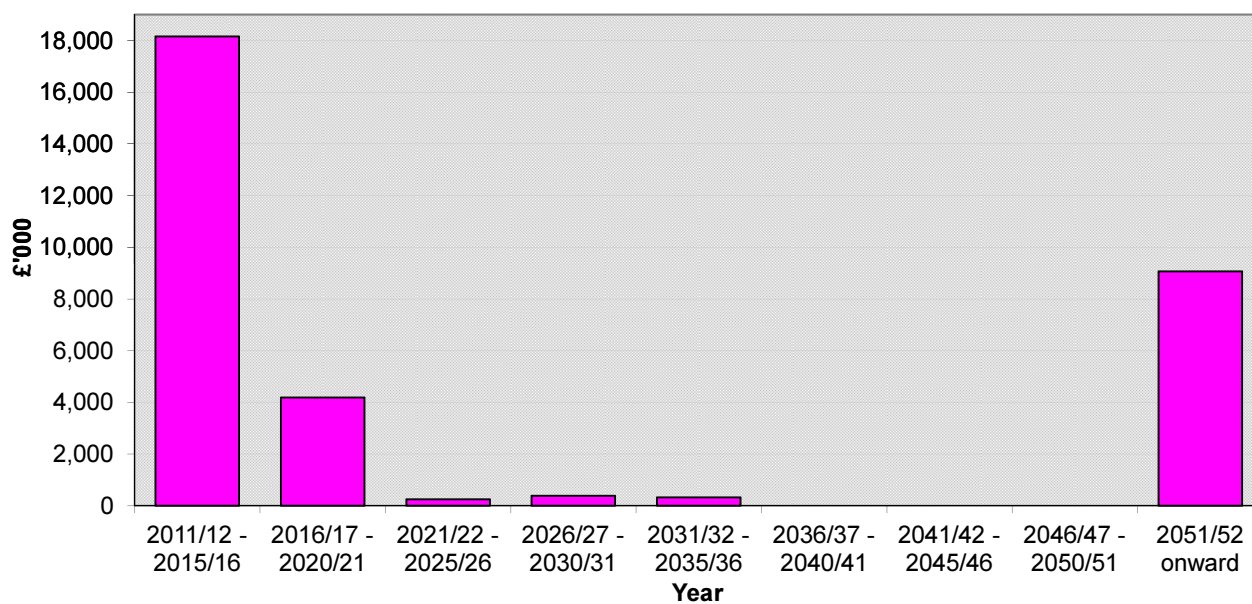
The LOBO loans mature in 2014-15 (£15.7m) and in 2065/66 (£9.1m).

The PWLB Loans mature in 2016, 2017 and 2018 (£2m each year, £6m in total).

The HCA annuity is repaid across the term of the loan, with the final payment due in 2033-34.

The finance leases all mature within the next five years

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Figures shown at original (cash) value rather than amortised cost to reflect commitment at maturity