



### UK BANK LENDING INCLUDING LENDING SECURED ON COMMERCIAL PROPERTY

	2005			2006			2007				2008	
£bn, not seasonally adjusted	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1
Total outstanding bank debt	1,269	1,303	1,334	1,353	1,396	1,444	1,461	1,542	1,571	1,650	1,676	<b>1,736</b>
– outstanding debt to property	127.9	133.3	135.9	142.4	149.1	155.4	161.0	167.0	175.4	185.9	193.0	<b>202.2</b>
Property as a % of total outstanding debt	10.1	10.2	10.2	10.5	10.7	10.8	11.0	10.8	11.2	11.3	11.5	<b>11.6</b>
Total new lending	42.6	35.4	34.6	21.0	45.1	50.1	19.3	50.8	29.4	75.8	28.1	<b>60.9</b>
– new lending to property	6.9	5.5	4.4	6.4	6.7	6.3	5.6	6.1	8.4	10.9	8.1	<b>9.2</b>
5-yr swap rate (% , end-qtr)	4.53	4.37	4.62	4.65	5.11	5.05	5.12	5.47	5.99	5.95	5.25	<b>4.96</b>
IPD all-property income return (% , end-qtr)	6.31	6.14	5.96	5.77	5.56	5.35	5.17	5.04	4.96	4.91	4.94	<b>5.14</b>

Sources – Thomson Datastream, Bank of England, IPD