Annex 2

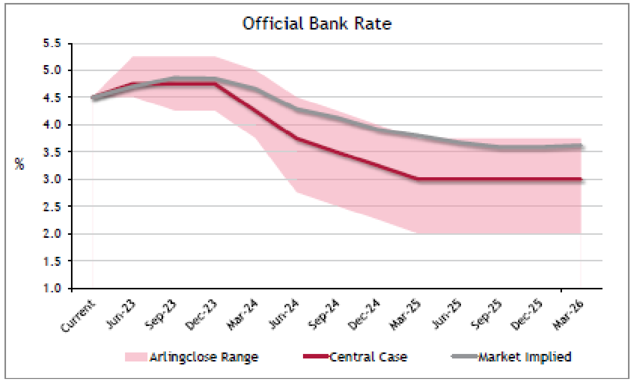
Arlingclose and Market Projections
15th May 2023

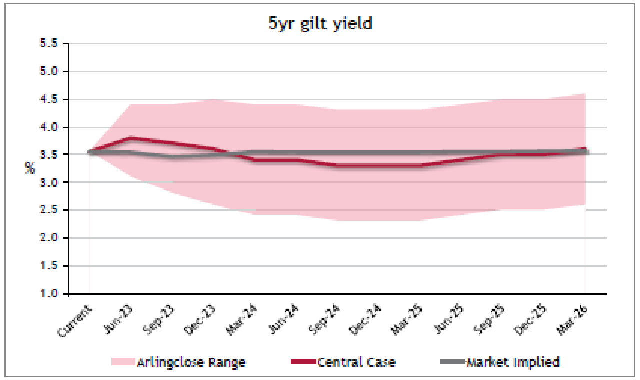
Charts show the Arlingclose central case along with upside and downside risks:
Arlingclose judges that the risks around its Bank Rate and gilt yield forecasts are weighted to the upside in the near-term and to the downside in the medium-term.

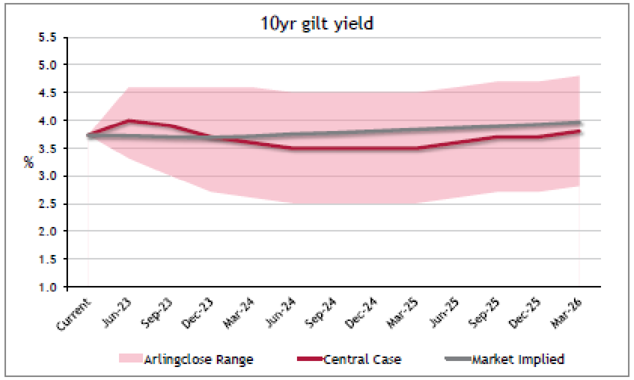
PWLB Standard Rate (Maturity Loans) = Gilt yield + 1.00%
PWLB Certainty Rate (Maturity Loans) = Gilt yield + 0.80%
PWLB HRA Rate (Maturity Loans) = Gilt yield + 0.40% (from June 2023)
UKIB Rate (Maturity Loans) = Gilt yield + 0.60%

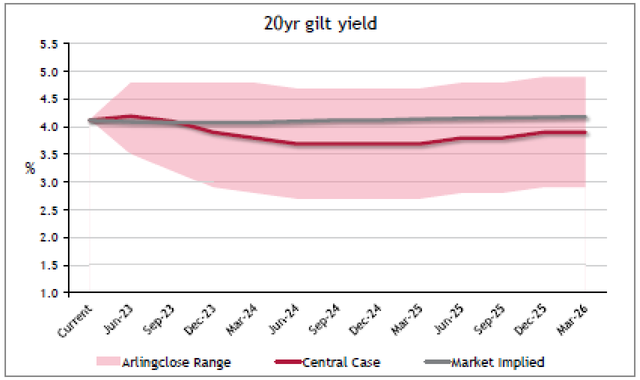
Arlingclose forecast:
15th May 2023

Market forward curves:
15th May 2023









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