

Workings		Obligation in the 1yr	Loan repayment	Unitary Payment				
Annuity formula	10.11742293	16,000,000.00	1,581,430.38	2,000,000.00				
CPI	4.00%							
Depreciation	266,666.67							
	Opening Bal Oblig at beginning	Loan Repayment	Capital repayment B/S	Interest Expense OCS	Service Charge OCS	Unitary Payment	Depreciation OCS	Closing Bal Obligations at the year end
				7.60%				
Apr-09	16,000,000.00	1,581,430.38	365,430.38	1,216,000.00	418,569.62	2,000,000.00	266,666.67	15,634,569.62
Apr-10	15,634,569.62	1,581,430.38	393,203.09	1,188,227.29	498,569.62	2,080,000.00	266,666.67	15,241,366.53
Apr-11	15,241,366.53	1,581,430.38	423,086.53	1,158,343.86	581,769.62	2,163,200.00	266,666.67	14,818,280.00
Apr-12	14,818,280.00	1,581,430.38	455,241.10	1,126,189.28	668,297.62	2,249,728.00	266,666.67	14,363,038.90
Apr-13	14,363,038.90	1,581,430.38	489,839.43	1,091,590.96	758,286.74	2,339,717.12	266,666.67	13,873,199.48
Apr-14	13,873,199.48	1,581,430.38	527,067.22	1,054,363.16	851,875.42	2,433,305.80	266,666.67	13,346,132.25
Apr-15	13,346,132.25	1,581,430.38	567,124.33	1,014,306.05	949,207.66	2,530,638.04	266,666.67	12,779,007.92
Apr-16	12,779,007.92	1,581,430.38	610,225.78	971,204.60	1,050,433.18	2,631,863.56	266,666.67	12,168,782.15
Apr-17	12,168,782.15	1,581,430.38	656,602.94	924,827.44	1,155,707.72	2,737,138.10	266,666.67	11,512,179.21
Apr-18	11,512,179.21	1,581,430.38	706,504.76	874,925.62	1,265,193.24	2,846,623.62	266,666.67	10,805,674.45
Apr-19	10,805,674.45	1,581,430.38	760,199.12	821,231.26	1,379,058.19	2,960,488.57	266,666.67	10,045,475.32
Apr-20	10,045,475.32	1,581,430.38	817,974.26	763,456.12	1,497,477.73	3,078,908.11	266,666.67	9,227,501.06
Apr-21	9,227,501.06	1,581,430.38	880,140.30	701,290.08	1,620,634.06	3,202,064.44	266,666.67	8,347,360.76
Apr-22	8,347,360.76	1,581,430.38	947,030.96	634,399.42	1,748,716.63	3,330,147.01	266,666.67	7,400,329.80
Apr-23	7,400,329.80	1,581,430.38	1,019,005.32	562,425.06	1,881,922.51	3,463,352.90	266,666.67	6,381,324.48
Apr-24	6,381,324.48	1,581,430.38	1,096,449.72	484,980.66	2,020,456.63	3,601,887.01	266,666.67	5,284,874.76
Apr-25	5,284,874.76	1,581,430.38	1,179,779.90	401,650.48	2,164,532.11	3,745,962.49	266,666.67	4,105,094.86
Apr-26	4,105,094.86	1,581,430.38	1,269,443.17	311,987.21	2,314,370.61	3,895,800.99	266,666.67	2,835,651.69
Apr-27	2,835,651.69	1,581,430.38	1,365,920.85	215,509.53	2,470,202.65	4,051,633.03	266,666.67	1,469,730.84
Apr-28	1,469,730.84	1,581,430.38	1,469,730.84	111,699.54	2,632,267.97	4,213,698.35	266,666.67	0.00

31,628,607.63

16,000,000.00

15,628,607.63

27,927,549.52

59,556,157.15

5,333,333.33

Using the PMT function to calculate the capital repayment	
loan amount	£16,000,000
Annual Interest Rate	7.60%
Loan period	20
No of payments	20
Start	01/04/2009
Yearly repayment	-£1,581,430.38
Total Loan Repayment	£31,628,607.63
Imputed Interest charge	£15,628,607.63