

BAA LIMITED'S CONSOLIDATED DEBT AND COST OF DEBT AT 31 December 2009



	Total facility amount £m	Nominal amount drawn or outstanding £m	Accounting adjustments £m	Accounting value £m	Average cost of debt	Maturity/scheduled redemption
Regulated Airports Bank Debt						
<u>Refinancing Facility</u>						
Tranche B	218.8	218.8	n/a	n/a		31 March 2011
Tranche C	1,000.0	1,000.0	n/a	n/a		31 March 2012
Tranche D	1,064.6	1,064.6	n/a	n/a		31 March 2013
	2,283.4	2,283.4	n/a	n/a		
EIB Term Loans	374.2	374.2	n/a	n/a		Various through to 2022
Capital Expenditure Facility	2,700.0	700.0	n/a	n/a		18 August 2013
Working Capital Facility	50.0	-	n/a	n/a		18 August 2013
Total regulated airports bank debt	5,407.6	3,357.6	(79.3)	3,278.3	6.37%	
Non-regulated Airports Bank Debt						
Term Loan Facility	1,000.0	1,000.0	n/a	n/a		14 August 2015
Capital Expenditure Facility	205.0	48.0	n/a	n/a		14 August 2015
Working Capital Facility	50.0	0.0	n/a	n/a		14 August 2015
Total non-regulated airports bank debt	1,255.0	1,048.0	(22.9)	1,025.1	6.16%	
Regulated Airports bonds						
€999.9m 3.975%	680.2	680.2	n/a	n/a		15 February 2012
£396.4m 5.850%	396.4	396.4	n/a	n/a		27 November 2013
€749.9m 4.600%	512.9	512.9	n/a	n/a		30 September 2014
£299.9m 12.450%	299.9	299.9	n/a	n/a		31 March 2016
€750m 4.600%	510.2	510.2	n/a	n/a		15 February 2018
£249.8m 9.200%	249.8	249.8	n/a	n/a		29 March 2021
£749.6m 5.225%	749.6	749.6	n/a	n/a		15 February 2023
£700m 6.750%	700.0	700.0	n/a	n/a		3 December 2026
£199.9m 7.075%	199.9	199.9	n/a	n/a		4 August 2028
£900m 6.450%	900.0	900.0	n/a	n/a		10 December 2031
£235m RPI +3.334%	235.4	235.4	n/a	n/a		9 December 2039
Total bonds	5,434.3	5,434.3	731.5	6,165.8	5.46%	
Subordinated debt facility	1,565.8	1,565.8	(10.4)	1,555.4	4.56%	7 April 2011
APP debt	121.3	121.3	(121.3)	0.0	5.54%	9 March 2012
Lynton Debenture	30.0	30.0	10.6	40.6	10.25%	31 July 2017
Other	10.6	10.6	0.0	10.6	2.01%	Various through to 2014
Interest payable	0.0	0.0	160.6	160.6		
Total	13,824.6	11,567.6	668.9	12,236.4	5.68%	

Notes

- (1) Accounting values prepared under IFRS
- (2) Accounting adjustment on bank debt represents unamortised element of capitalised fees arising on refinancing in August 2008
- (3) Accounting adjustment on bonds is combination of fair value adjustment on novation of bonds from BAA Airports Limited to BAA Funding Limited, unamortised element of fees capitalised on refinancing in August 2008 and foreign exchange revaluation reflecting movement in £/€ exchange rate between 18 August 2008 and 31 December 2009
- (4) APP debt represents BAA's share of the net debt in its joint venture Airport Property Partnership ('APP') which is included within assets held for sale. APP accounting value is zero as it is equity consolidated in the accounts.
- (5) Accounting adjustment on Lynton Debenture represents a fair value adjustment from the date of acquisition
- (6) Accounting adjustments and accounting value of 'Other' debt include bank overdrafts
- (7) Average cost of debt is based on nominal values of debt and is calculated after all hedging including the real cost of index-linked hedges
- (8) Data in table includes only external debt and excludes index-linked derivative accretion
- (9) Figures are as at 31 December 2009