

COMPARISON RATE SCHEDULE

Credit provider: HSBC Bank Australia Limited ABN 48 006 434 162



Date of Issue: 31-Jan-2005

Consumer Credit Product (PowerVantage)	Annual Percentage Rate (p.a)			Comparison Rate (p.a)							
	Intro/Initial period (variable rate)	Fixed Rate Period	Remaining term of loan (variable rate)	\$100,000 for a term of 25 years	\$130,000 for a term of 25 years	\$150,000 for a term of 25 years	\$200,000 for a term of 25 years	\$225,000 for a term of 25 years	\$250,000 for a term of 25 years	\$275,000 for a term of 30 years	\$300,000 for a term of 30 years
Fixed Rate (1 year) Home Loan (principal and interest repayments)	N/A	6.75% for 1 year	6.595%	6.67%	6.66%	6.65%	6.64%	6.64%	6.63%	6.63%	6.63%
Fixed Rate (1 year) Home Loan (1 year interest only then principal and interest repayments)	N/A	6.75% for 1 year	6.595%	6.67%	6.66%	6.65%	6.64%	6.64%	6.63%	6.63%	6.63%
Fixed Rate (1 year) Home Loan (2 year interest only then principal and interest repayments)	N/A	6.75% for 1 year	6.595%	6.67%	6.65%	6.65%	6.64%	6.64%	6.63%	6.63%	6.63%
Fixed Rate (1 year) Home Loan (3 year interest only then principal and interest repayments)	N/A	6.75% for 1 year	6.595%	6.67%	6.65%	6.65%	6.64%	6.64%	6.63%	6.63%	6.63%
Fixed Rate (2 years) Home Loan (principal and interest repayments)	N/A	6.89% for 2 years	6.595%	6.71%	6.70%	6.69%	6.68%	6.68%	6.68%	6.67%	6.66%
Fixed Rate (2 years) Home Loan (1 year interest only then principal and interest repayments)	N/A	6.89% for 2 years	6.595%	6.71%	6.70%	6.69%	6.68%	6.68%	6.68%	6.67%	6.66%
Fixed Rate (2 years) Home Loan (2 year interest only then principal and interest repayments)	N/A	6.89% for 2 years	6.595%	6.71%	6.70%	6.69%	6.68%	6.68%	6.68%	6.67%	6.66%
Fixed Rate (2 years) Home Loan (3 year interest only then principal and interest repayments)	N/A	6.89% for 2 years	6.595%	6.71%	6.70%	6.69%	6.68%	6.68%	6.67%	6.66%	6.66%
Fixed Rate (3 years) Home Loan (principal and interest repayments)	N/A	6.75% for 3 years	6.595%	6.70%	6.68%	6.68%	6.67%	6.67%	6.66%	6.65%	6.65%
Fixed Rate (3 years) Home Loan (1 year interest only then principal and interest repayments)	N/A	6.75% for 3 years	6.595%	6.70%	6.68%	6.68%	6.67%	6.67%	6.66%	6.65%	6.65%

Consumer Credit Product (PowerVantage)	Annual Percentage Rate (p.a)			Comparison Rate (p.a)							
	Intro/Initial period (variable rate)	Fixed Rate Period	Remaining term of loan (variable rate)	\$100,000 for a term of 25 years	\$130,000 for a term of 25 years	\$150,000 for a term of 25 years	\$200,000 for a term of 25 years	\$225,000 for a term of 25 years	\$250,000 for a term of 25 years	\$275,000 for a term of 30 years	\$300,000 for a term of 30 years
Fixed Rate (3 years) Home Loan (2 year interest only then principal and interest repayments)	N/A	6.75% for 3 years	6.595%	6.70%	6.68%	6.68%	6.67%	6.66%	6.66%	6.65%	6.65%
Fixed Rate (3 years) Home Loan (3 year interest only then principal and interest repayments)	N/A	6.75% for 3 years	6.595%	6.69%	6.68%	6.68%	6.67%	6.66%	6.66%	6.65%	6.65%
Fixed Rate (4 years) Home Loan (principal and interest repayments)	N/A	6.95% for 4 years	6.595%	6.79%	6.77%	6.77%	6.76%	6.75%	6.75%	6.73%	6.73%
Fixed Rate (4 years) Home Loan (1 year interest only then principal and interest repayments)	N/A	6.95% for 4 years	6.595%	6.78%	6.77%	6.76%	6.76%	6.75%	6.75%	6.73%	6.73%
Fixed Rate (4 years) Home Loan (2 year interest only then principal and interest repayments)	N/A	6.95% for 4 years	6.595%	6.78%	6.77%	6.76%	6.75%	6.75%	6.75%	6.73%	6.73%
Fixed Rate (4 years) Home Loan (3 year interest only then principal and interest repayments)	N/A	6.95% for 4 years	6.595%	6.78%	6.77%	6.76%	6.75%	6.75%	6.75%	6.73%	6.73%
Fixed Rate (5 years) Home Loan (principal and interest repayments)	N/A	6.99% for 5 years	6.595%	6.83%	6.82%	6.81%	6.80%	6.80%	6.79%	6.77%	6.77%
Fixed Rate (5 years) Home Loan (1 year interest only then principal and interest repayments)	N/A	6.99% for 5 years	6.595%	6.83%	6.82%	6.81%	6.80%	6.80%	6.79%	6.77%	6.77%
Fixed Rate (5 years) Home Loan (2 year interest only then principal and interest repayments)	N/A	6.99% for 5 years	6.595%	6.83%	6.81%	6.81%	6.80%	6.80%	6.79%	6.77%	6.77%
Fixed Rate (5 years) Home Loan (3 year interest only then principal and interest repayments)	N/A	6.99% for 5 years	6.595%	6.83%	6.81%	6.81%	6.80%	6.79%	6.79%	6.77%	6.77%
Intro Variable Rate Loan (principal and interest repayments)	5.99% for 1 year	N/A	6.595%	6.59%	6.58%	6.57%	6.56%	6.56%	6.56%	6.56%	6.56%
Intro Variable Rate Loan (1 year interest only then principal and interest repayments)	5.99% for 1 year	N/A	6.595%	6.59%	6.58%	6.57%	6.56%	6.56%	6.56%	6.56%	6.56%

Consumer Credit Product (PowerVantage)	Annual Percentage Rate (p.a)			Comparison Rate (p.a)							
	Intro/Initial period (variable rate)	Fixed Rate Period	Remaining term of loan (variable rate)	\$100,000 for a term of 25 years	\$130,000 for a term of 25 years	\$150,000 for a term of 25 years	\$200,000 for a term of 25 years	\$225,000 for a term of 25 years	\$250,000 for a term of 25 years	\$275,000 for a term of 30 years	\$300,000 for a term of 30 years
Intro Variable Rate Loan (2 years interest only then principal and interest repayments)	5.99% for 1 year	N/A	6.595%	6.59%	6.58%	6.57%	6.56%	6.56%	6.56%	6.56%	6.56%
Intro Variable Rate Loan (3 years interest only then principal and interest repayments)	5.99% for 1 year	N/A	6.595%	6.59%	6.58%	6.57%	6.56%	6.56%	6.56%	6.56%	6.56%
Variable Rate Loan (principal and interest repayments)	N/A	N/A	6.595%	6.65%	6.64%	6.63%	6.62%	6.62%	6.62%	6.61%	6.61%
Variable Rate Loan (1 year interest only then principal and interest repayments)	N/A	N/A	6.595%	6.65%	6.64%	6.63%	6.62%	6.62%	6.62%	6.61%	6.61%
Variable Rate Loan (2 years interest only then principal and interest repayments)	N/A	N/A	6.595%	6.65%	6.64%	6.63%	6.62%	6.62%	6.62%	6.61%	6.61%
Variable Rate Loan (3 years interest only then principal and interest repayments)	N/A	N/A	6.595%	6.65%	6.64%	6.63%	6.62%	6.62%	6.62%	6.61%	6.61%
Intro Home Smart	5.99% for 1 year	N/A	6.775%	6.72%	6.71%	6.71%	6.71%	6.70%	6.70%	6.71%	6.71%
Home Smart	N/A	N/A	6.775%	6.83%	6.82%	6.81%	6.80%	6.80%	6.80%	6.79%	6.79%

WARNING: This comparison rate applies only to the example or examples given. Different amounts and terms will result in different comparison rates. Costs such as redraw fees or early repayment fees, and cost savings such as fee waivers, are not included in the comparison rate but may influence the cost of the loan.

Fees and charges are payable