



Commonwealth Bank of Australia

Covered Bond Trust - Monthly Investor Report

Monthly Covered Bond Report Date:	31 May 2012
Determination Date:	1 June 2012
Distribution Date:	20 June 2012

Covered Bond Guarantor	Perpetual Corporate Trust Limited
Security Trustee	P.T. Limited
Bond Trustee	Deutsche Trustee Company Limited
Servicer	Commonwealth Bank of Australia
Trust Manager	Securitisation Advisory Services P/L
Cover Pool Monitor	PricewaterhouseCoopers

Ratings Overview	Moody's	Fitch
CBA Short Term Senior Unsecured Rating	P-1 (Stable)	F1+ (Affirmed)
CBA Long Term Senior Unsecured Rating	Aa2 (Stable)	AA- (Stable)
Covered Bond Rating	Aaa	AAA

Compliance Tests	
Asset Coverage Test	Pass
Issuer Event of Default	No
Covered Bond Guarantor Event of Default	No
Interest Rate Shortfall Test	Pass
Pre-Maturity Test	N/A

Asset Coverage Test as at 01 June 2012

<u>Calculation of Adjusted Aggregate Mortgage Loan Amount</u>		
A	The lower of:	
	(i) LVR Adjusted Mortgage Loan Balance Amount, and	\$19,927,467,049
	(ii) Asset Percentage Adjusted Mortgage Loan Balance Amount.	<u>\$16,536,266,822</u>
		\$16,536,266,822
B	Aggregate Amount of any Proceeds of any Term Advances and/or any Demand Loan Advances which have not been applied as at the Determination Date.	\$0
C	Aggregate Principal Balance of any Substitution Assets and Authorised Investments as at the relevant Determination Date.	\$0
D	Aggregate Amount of Principal Collections collected by the Servicer during the Collection Period excluding any amounts applied in accordance with the Priority of Payments.	\$0
E	The sum Sale Proceeds credited to the GIC Account, Remaining Available Principal held in the GIC Account and any amount transferred from the OC Account to the GIC Account.	\$827,515,455
Z	Negative Carry Factor	\$0
Adjusted Aggregate Mortgage Loan Amount		
(A+B+C+D+E)-Z		\$17,363,782,277

<u>Results of Asset Coverage Test</u>	
Adjusted Aggregate Mortgage Loan Amount	\$17,363,782,277
AUD Equivalent of the Aggregate Principal Amount Outstanding of the Covered Bonds	\$11,382,578,219
Asset Coverage Test is Satisfied	Yes
Asset Percentage	82.10%
Current Overcollateralisation Percentage	75.07%



Summary as at 01 June 2012

Bond Issuance

Bonds	Issue Date	Principal Balance	AUD Equiv. of Principal	Exchange Rate	Coupon Frequency	Coupon Rate
Series 1	12-Jan-2012	EUR 1,500,000,000.00	\$1,883,248,000.00	0.7965	Annually	2.625%
Series 2	27-Jan-2012	NOK 3,375,000,000.00	\$547,208,753.16	6.1677	Annually	5.000%
Series 3	25-Jan-2012	AUD 2,000,000,000.00	\$2,000,000,000.00	1.0000	Semi-annually	5.750%
Series 4	25-Jan-2012	AUD 1,500,000,000.00	\$1,500,000,000.00	1.0000	Quarterly	3M BBSW + 1.75%
Series 5	1-Feb-2012	EUR 109,000,000.00	\$133,812,333.46	0.8146	Annually	3.815%
Series 6	3-Feb-2012	USD 50,000,000.00	\$47,574,000.00	1.0510	Quarterly	3m USD LIBOR +1.35%
Series 7	2-Feb-2012	EUR 66,500,000.00	\$81,246,933.96	0.8185	Annually	3.925%
Series 8	13-Feb-2012	GBP 50,000,000.00	\$73,909,795.00	0.6765	Quarterly	3M GBP LIBOR +1.38%
Series 9	13-Feb-2012	EUR 117,000,000.00	\$141,901,697.12	0.8245	Annually	3.994%
Series 10	13-Mar-2012	CHF 425,000,000.00	\$432,551,615.88	0.9825	Quarterly	3M CHF LIBOR + 0.6%
Series 11	13-Mar-2012	CHF 350,000,000.00	\$356,385,918.91	0.9821	Annually	1.500%
Series 12	1-Mar-2012	EUR 50,000,000.00	\$62,055,873.25	0.8057	Annually	3.700%
Series 13	16-Mar-2012	USD 2,000,000,000.00	\$1,876,524,693.04	1.0658	Semi-annually	2.250%
Series 14	2-May-2012	CHF 100,000,000.00	\$105,977,895.14	0.9436	Annually	1.625%
Series 15	3-May-2012	EUR 1,500,000,000.00	\$1,897,314,529.00	0.7906	Annually	3.000%
Series 16	9-May-2012	NOK 750,000,000.00	\$126,407,165.00	5.9332	Annually	4.550%
Series 17	21-May-2012	EUR 90,000,000.00	\$116,459,016.00	0.7728	Annually	3.035%

Bonds	ISIN	CUSIP	Listing	Note Type	Expected Maturity Date	Final Maturity Date
Series 1	XS0729014281	n/a	London	Hard Bullet	12-Jan-2017	12-Jan-2017
Series 2	XS0733058969	n/a	London	Hard Bullet	27-Jan-2022	27-Jan-2022
Series 3	AU3CB0188951	n/a	Unlisted	Hard Bullet	25-Jan-2017	25-Jan-2017
Series 4	AU3FN0014866	n/a	Unlisted	Hard Bullet	25-Jan-2017	25-Jan-2017
Series 5	XS0737866060	n/a	London	Hard Bullet	1-Feb-2027	1-Feb-2027
Series 6	US20271AAA51	20271AAA5	Unlisted	Hard Bullet	3-Feb-2017	3-Feb-2017
Series 7	XS0739982980	n/a	London	Hard Bullet	2-Feb-2027	2-Feb-2027
Series 8	XS0744839415	n/a	London	Hard Bullet	13-Feb-2017	13-Feb-2017
Series 9	XS0745915826	n/a	London	Hard Bullet	13-Feb-2030	13-Feb-2030
Series 10	CH0180071612	n/a	SIX Swiss Exchange	Hard Bullet	13-Mar-2015	13-Mar-2015
Series 11	CH0180071613	n/a	SIX Swiss Exchange	Hard Bullet	13-Sep-2019	13-Sep-2019
Series 12	XS0751446872	n/a	Unlisted	Hard Bullet	1-Mar-2027	1-Mar-2027
Series 13	US20271AAB35, US20271BAB18	20271AAB3, 20271BAB1	ASX	Hard Bullet	16-Mar-2017	16-Mar-2017
Series 14	CH0183597266	n/a	SIX Swiss Exchange	Hard Bullet	2-May-2022	2-May-2022
Series 15	XS0775914277	n/a	London	Hard Bullet	3-May-2022	3-May-2022
Series 16	XS0778752047	n/a	London	Hard Bullet	9-May-2022	9-May-2022
Series 17	XS0782692940	n/a	London	Hard Bullet	21-May-2027	21-May-2027



Pool Summary

Portfolio Cut off Date	31-May-12
Current Principal Balance (AUD)	\$ 20,141,616,105
Number of Loans	82,417
Average Loan Size	\$ 244,387
Maximum Housing Loan Balance	\$ 1,642,000
Weighted Average Loan Interest Rate	6.43%
Weighted Average Current Loan to Value Ratio (LVR)	60.65%
Weighted Average Indexed Loan to Value Ratio (LVR)	58.31%
Weighted Average Seasoning (Months)	35.23
Weighted Average Remaining Term (Months)	314.94

Prepayment Information

	1 Month	3 Month	12 Month	Cumulative
Prepayment History (CPR)	18.04%	17.92%	15.42%	15.42%
Prepayment History (SMM)	1.64%	1.63%	1.39%	1.39%

Mortgage Pool by Current Loan to Value Ratio (LVR)

	Number of Loans	(%) Number of Loans	Balance Outstanding	(%) Balance Outstanding
up to and including 50%	32,282	39.17%	\$ 6,038,419,681	29.98%
> 50% up to and including 55%	6,658	8.08%	\$ 1,606,045,441	7.97%
> 55% up to and including 60%	6,963	8.45%	\$ 1,790,300,249	8.89%
> 60% up to and including 65%	6,097	7.40%	\$ 1,647,663,644	8.18%
> 65% up to and including 70%	6,556	7.95%	\$ 1,798,071,715	8.93%
> 70% up to and including 75%	6,763	8.21%	\$ 1,994,702,254	9.90%
> 75% up to and including 80%	7,862	9.54%	\$ 2,575,461,960	12.79%
> 80% up to and including 85%	3,413	4.14%	\$ 1,021,429,566	5.07%
> 85% up to and including 90%	3,809	4.62%	\$ 1,085,110,165	5.39%
> 90% up to and including 95%	2,011	2.44%	\$ 583,561,463	2.90%
> 95% up to and including 100%	3	0.00%	\$ 849,965.58	0.00%
> 100%	-	0.00%	\$ -	0.00%
Total	82,417	100.00%	\$ 20,141,616,105	100.00%

Mortgage Pool by Indexed Loan to Value Ratio (LVR)*

	Number of Loans	(%) Number of Loans	Balance Outstanding	(%) Balance Outstanding
up to and including 50%	38,171	46.31%	\$ 7,172,502,124	35.61%
> 50% up to and including 55%	6,347	7.70%	\$ 1,635,775,435	8.12%
> 55% up to and including 60%	5,887	7.14%	\$ 1,578,077,499	7.83%
> 60% up to and including 65%	6,062	7.36%	\$ 1,703,497,251	8.46%
> 65% up to and including 70%	5,416	6.57%	\$ 1,594,702,630	7.92%
> 70% up to and including 75%	5,023	6.09%	\$ 1,532,579,420	7.61%
> 75% up to and including 80%	4,810	5.84%	\$ 1,489,103,454	7.39%
> 80% up to and including 85%	6,721	8.15%	\$ 2,188,025,988	10.86%
> 85% up to and including 90%	1,966	2.39%	\$ 612,511,624	3.04%
> 90% up to and including 95%	2,012	2.44%	\$ 634,156,986	3.15%
> 95% up to and including 100%	2	0.00%	\$ 683,694.93	0.00%
> 100%	-	0.00%	\$ -	0.00%
Total	82,417	100.00%	\$ 20,141,616,105	100.00%

*Based on quarterly data provided by the Australian Bureau of Statistics.

Mortgage Pool by Mortgage Loan Interest Rate

	Number of Loans	(%) Number of Loans	Balance Outstanding	(%) Balance Outstanding
up to and including 5%	1	0.00%	\$ 170,000.00	0.00%
> 5% up to and including 5.5%	2	0.00%	\$ 471,805	0.00%
> 5.5% up to and including 6.0%	426	0.52%	\$ 156,867,855	0.78%
> 6.0% up to and including 6.5%	62,946	76.38%	\$ 16,418,643,660	81.52%
> 6.5% up to and including 7.0%	8,725	10.59%	\$ 1,674,926,723	8.32%
> 7.0% up to and including 7.5%	7,793	9.46%	\$ 1,397,055,370	6.94%
> 7.5% up to and including 8.0%	1,270	1.54%	\$ 255,789,194	1.27%
> 8.0% up to and including 8.5%	820	0.99%	\$ 162,140,997	0.81%
> 8.5% up to and including 9.0%	337	0.41%	\$ 61,053,989	0.30%
> 9.0% up to and including 9.5%	97	0.12%	\$ 14,496,513	0.07%
> 9.5% up to and including 10.0%	-	0.00%	\$ -	0.00%
> 10%	-	0.00%	\$ -	0.00%
Total	82,417	100.00%	\$ 20,141,616,105	100.00%

Mortgage Pool by Interest Option

	Number of Loans	(%) Number of Loans	Balance Outstanding	(%) Balance Outstanding
1 Year Fixed	10,431	12.66%	\$ 2,329,125,759	11.56%
2 Year Fixed	1,612	1.96%	\$ 356,464,094	1.77%
3 Year Fixed	262	0.32%	\$ 57,507,763	0.29%
4 Year Fixed	164	0.20%	\$ 28,537,111	0.14%
5 Year Fixed	90	0.11%	\$ 13,932,330	0.07%
6 + Years Fixed	219	0.27%	\$ 37,609,100	0.19%
Total Fixed Rate	12,778	15.50%	\$ 2,823,176,157	14.02%
Total Variable Rate	69,639	84.50%	\$ 17,318,439,948	85.98%
Total	82,417	100.00%	\$ 20,141,616,105	100.00%



Mortgage Pool by Loan Size (Consolidated)

	Number of Loans	(%) Number of Loans	Balance Outstanding	(%) Balance Outstanding
up to and including \$100,000	9,341	11.33%	\$ 714,636,925	3.55%
> \$100,000 up to and including \$200,000	30,738	37.30%	\$ 4,661,089,956	23.14%
> \$200,000 up to and including \$300,000	20,983	25.46%	\$ 5,195,737,779	25.80%
> \$300,000 up to and including \$400,000	10,311	12.51%	\$ 3,546,520,804	17.61%
> \$400,000 up to and including \$500,000	5,387	6.54%	\$ 2,393,166,502	11.88%
> \$500,000 up to and including \$600,000	2,653	3.22%	\$ 1,445,204,057	7.18%
> \$600,000 up to and including \$700,000	1,395	1.69%	\$ 894,232,087	4.44%
> \$700,000 up to and including \$800,000	871	1.06%	\$ 644,208,109	3.20%
> \$800,000 up to and including \$900,000	457	0.55%	\$ 382,785,669	1.90%
> \$900,000 up to and including \$1m	273	0.33%	\$ 255,106,567	1.27%
> \$1m up to and including \$1.25m	7	0.01%	\$ 7,285,651	0.04%
> \$1.25m up to and including \$1.50m	-	0.00%	-	0.00%
> \$1.50m up to and including \$1.75m	1	0.00%	\$ 1,642,000	0.01%
> \$1.75m up to and including \$2m	-	0.00%	-	0.00%
> \$2m	-	0.00%	-	0.00%
Total	82,417	100.00%	\$ 20,141,616,105	100.00%

Mortgage Pool by Geographic Distribution

	Number of Loans	(%) Number of Loans	Balance Outstanding	(%) Balance Outstanding
NSW/ACT	29,639	35.96%	\$ 7,843,008,714	38.94%
VIC	31,517	38.24%	\$ 7,254,823,004	36.02%
TAS	3,015	3.66%	\$ 507,162,245	2.52%
QLD	-	0.00%	-	0.00%
SA	7,546	9.16%	\$ 1,550,050,293	7.70%
WA	9,875	11.98%	\$ 2,761,740,036	13.71%
NT	825	1.00%	\$ 224,831,814	1.12%
Total	82,417	100.00%	\$ 20,141,616,105	100.00%

Mortgage Pool by Loan Type

	Number of Loans	(%) Number of Loans	Balance Outstanding	(%) Balance Outstanding
P&I	69,940	84.86%	\$ 15,802,553,443	78.46%
Interest Only	12,477	15.14%	\$ 4,339,062,662	21.54%
Total	82,417	100.00%	\$ 20,141,616,105	100.00%

Mortgage Pool by Documentation Type

	Number of Loans	(%) Number of Loans	Balance Outstanding	(%) Balance Outstanding
Full Doc Loans	82,417	100.00%	\$ 20,141,616,105	100.00%
Low Doc Loans	-	0.00%	-	0.00%
No Doc Loans	-	0.00%	-	0.00%
Total	82,417	100.00%	\$ 20,141,616,105	100.00%

Mortgage Pool by Remaining Interest Only Period

	Number of Loans	(%) Number of Loans	Balance Outstanding	(%) Balance Outstanding
up to and including 1 year	2,308	18.50%	\$ 767,838,697	17.70%
> 1 up to and including 2 years	2,541	20.37%	\$ 846,649,787	19.51%
> 2 up to and including 3 years	2,593	20.78%	\$ 914,696,788	21.08%
> 3 up to and including 4 years	3,098	24.83%	\$ 1,142,880,347	26.34%
> 4 up to and including 5 years	1,034	8.29%	\$ 356,113,487	8.21%
> 5 up to and including 6 years	71	0.57%	\$ 21,357,978	0.49%
> 6 up to and including 7 years	176	1.41%	\$ 56,140,332	1.29%
> 7 up to and including 8 years	249	2.00%	\$ 87,709,607	2.02%
> 8 up to and including 9 years	258	2.07%	\$ 96,365,486	2.22%
> 9 years	149	1.19%	\$ 49,310,154	1.14%
Total	12,477	100.00%	\$ 4,339,062,662	100.00%

Mortgage Pool by Occupancy Status

	Number of Loans	(%) Number of Loans	Balance Outstanding	(%) Balance Outstanding
Owner Occupied (<i>Full Recourse</i>)	60,510	73.42%	\$ 14,085,912,126	69.93%
Residential Investment (<i>Full Recourse</i>)	21,907	26.58%	\$ 6,055,703,979	30.07%
Residential Investment (<i>Limited Recourse</i>)	-	0.00%	-	0.00%
Total	82,417	100.00%	\$ 20,141,616,105	100.00%

Mortgage Pool by Loan Purpose

	Number of Loans	(%) Number of Loans	Balance Outstanding	(%) Balance Outstanding
Purchase new dwelling	4,265	5.17%	\$ 1,103,477,034	5.25%
Purchase existing dwelling	52,199	63.34%	\$ 13,169,756,048	64.67%
Refinance	25,952	31.49%	\$ 5,867,748,239	30.09%
Other	1	0.00%	\$ 634,784	0.00%
Total	82,417	100.00%	\$ 20,141,616,105	100.00%



Mortgage Pool by Loan Seasoning

	Number of Loans	(%) Number of Loans	Balance Outstanding	(%) Balance Outstanding
> 0 up to and including 3 months	1,221	1.48%	\$ 319,893,141	1.59%
> 3 up to and including 6 months	367	0.45%	\$ 102,133,539	0.51%
> 6 up to and including 9 months	173	0.21%	\$ 54,657,593	0.27%
> 9 up to and including 12 months	3,474	4.22%	\$ 1,007,582,232	5.00%
> 12 up to and including 15 months	5,699	6.91%	\$ 1,613,829,858	8.01%
> 15 up to and including 18 months	5,730	6.95%	\$ 1,660,340,162	8.24%
> 18 up to and including 21 months	5,216	6.33%	\$ 1,490,710,082	7.40%
> 21 up to and including 24 months	4,413	5.35%	\$ 1,298,282,915	6.45%
> 24 up to and including 27 months	4,054	4.92%	\$ 1,167,451,458	5.80%
> 27 up to and including 30 months	4,198	5.09%	\$ 1,190,854,674	5.91%
> 30 up to and including 33 months	4,270	5.18%	\$ 1,151,433,327	5.72%
> 33 up to and including 36 months	5,533	6.71%	\$ 1,394,204,590	6.92%
> 36 up to and including 48 months	14,638	17.76%	\$ 3,476,210,281	17.26%
> 48 up to and including 60 months	9,185	11.14%	\$ 1,800,919,485	8.94%
> 60 up to and including 72 months	5,764	6.99%	\$ 991,648,858	4.92%
> 72 up to and including 84 months	3,610	4.38%	\$ 618,151,429	3.07%
> 84 up to and including 96 months	2,096	2.54%	\$ 353,778,226	1.76%
> 96 up to and including 108 months	1,349	1.64%	\$ 237,877,224	1.18%
> 108 up to and including 120 months	1,202	1.46%	\$ 179,188,343	0.89%
> 120 months	225	0.27%	\$ 32,468,689	0.16%
Total	82,417	100.00%	\$ 20,141,616,105	100.00%

Mortgage Pool by Payment Frequency

	Number of Loans	(%) Number of Loans	Balance Outstanding	(%) Balance Outstanding
Weekly	17,362	21.07%	\$ 3,476,945,752	17.26%
Fortnightly	28,322	34.36%	\$ 6,014,366,463	29.86%
Monthly	36,733	44.57%	\$ 10,650,303,890	52.88%
Total	82,417	100.00%	\$ 20,141,616,105	100.00%

Mortgage Pool by Remaining Tenor

	Number of Loans	(%) Number of Loans	Balance Outstanding	(%) Balance Outstanding
up to and including 1 year	9	0.01%	\$ 2,895,545	0.01%
> 1 up to and including 2 years	9	0.01%	\$ 3,705,495	0.02%
> 2 up to and including 3 years	12	0.01%	\$ 3,809,546	0.02%
> 3 up to and including 4 years	14	0.02%	\$ 3,667,731	0.02%
> 4 up to and including 5 years	32	0.04%	\$ 4,926,237	0.02%
> 5 up to and including 6 years	60	0.07%	\$ 7,016,100	0.03%
> 6 up to and including 7 years	85	0.10%	\$ 11,453,676	0.06%
> 7 up to and including 8 years	111	0.13%	\$ 13,662,901	0.07%
> 8 up to and including 9 years	202	0.25%	\$ 28,328,946	0.14%
> 9 up to and including 10 years	205	0.25%	\$ 25,689,352	0.13%
> 10 up to and including 15 years	1,941	2.36%	\$ 294,344,123	1.46%
> 15 up to and including 20 years	3,686	4.47%	\$ 659,902,202	3.28%
> 20 up to and including 25 years	16,124	19.56%	\$ 3,069,151,739	15.24%
> 25 up to and including 30 years	59,927	72.71%	\$ 16,013,062,511	79.50%
Total	82,417	100.00%	\$ 20,141,616,105	100.00%

Mortgage Pool by Delinquencies

	Number of Loans	(%) Number of Loans	Balance Outstanding	(%) Balance Outstanding
0 month	80,768	98.00%	\$ 19,705,910,586	97.84%
> 0 up to and including 1 months	1,386	1.68%	\$ 365,443,231	1.81%
> 1 up to and including 2 months	199	0.24%	\$ 51,941,689	0.26%
> 2 up to and including 3 months	64	0.08%	\$ 18,320,600	0.09%
> 3 up to and including 4 months	-	0.00%	-	0.00%
> 4 up to and including 5 months	-	0.00%	-	0.00%
> 5 up to and including 6 months	-	0.00%	-	0.00%
> 6 months	-	0.00%	-	0.00%
Total	82,417	100.00%	\$ 20,141,616,105	100.00%

Mortgage Pool by Mortgage Insurer (LVR Specific)

	Number of Loans	(%) Number of Loans	Balance Outstanding	(%) Balance Outstanding
No primary Mortgage Insurer	69,670	85%	\$ 17,041,137,947	85%
Genworth	12,679	15.34%	\$ 3,090,654,782	15.38%
QBE LMI	68	0.05%	\$ 9,823,377	0.08%
Total	82,417	100.00%	\$ 20,141,616,105	100.00%



Mortgage Pool by Remaining Term on Fixed Rate Period

	Number of Loans	(%) Number of Loans	Balance Outstanding	(%) Balance Outstanding
> 0 up to and including 3 months	2,520	11.62%	506,613,831.28	10.78%
> 3 up to and including 6 months	2,238	10.32%	480,808,624.73	10.23%
> 6 up to and including 9 months	2,091	9.64%	446,765,129.39	9.51%
> 9 up to and including 12 months	2,092	9.65%	\$ 448,517,783	9.55%
> 12 up to and including 15 months	1,624	7.49%	\$ 346,577,409	7.38%
> 15 up to and including 18 months	2,494	11.50%	\$ 546,399,317	11.63%
> 18 up to and including 21 months	2,955	13.63%	\$ 677,501,910	14.42%
> 21 up to and including 24 months	3,376	15.57%	\$ 762,328,828	16.23%
> 24 up to and including 27 months	817	3.77%	\$ 178,585,783	3.80%
> 27 up to and including 30 months	392	1.81%	\$ 94,385,520	2.01%
> 30 up to and including 33 months	124	0.57%	\$ 24,600,404	0.52%
> 33 up to and including 36 months	235	1.08%	\$ 48,986,268	1.04%
> 36 up to and including 48 months	258	1.19%	\$ 56,357,224	1.20%
> 48 up to and including 60 months	162	0.75%	\$ 28,244,006	0.60%
> 60 months	309	1.42%	\$ 51,541,430	1.10%
Total	21,687	100.00%	\$ 4,698,213,468	100.00%

Indexation

Indexation is used in the Asset Coverage Test (ACT) and the Amortisation Test to protect investors from a downward move in property prices.

Indexation is applied to the LVR Adjusted Mortgage Loan Balance in the ACT and the Amortisation Test Current Principal Balance in the Amortisation Test.

Indexation is applied 85% for upward revision of House Price Index (HPI) and 100% for downward revision .

HPI is applied to each individual residential loan based on the loan's approval date.

HPI used is the quarterly Australian Bureau of Statistics (ABS) Weighted Average of Eight Capital Cities House Price Index available free to download in excel at <http://www.abs.gov.au/ausstats/abs@.nsf/mf/6416.0>

The HPI is designed to provide a measure of the inflation or deflation in the price of the stock of established houses over time. Separate indexes are produced for each capital city in Australia, and these indexes are combined to produce a weighted average index of the eight capital cities. The HPI is published quarterly, approximately five weeks after the end of the reference quarter. The figures published for the two most recent quarters are regarded as preliminary and are revised in subsequent publications as more data is collected.

Trust Manager

Securitisation Advisory Services P/L
ABN 88 064 133 946
Ground Floor
Tower 1, 201 Sussex St
Sydney NSW 2000

Commonwealth Bank of Australia
ABN 48 123 123 124
Ground Floor
Tower 1, 201 Sussex St
Sydney NSW 2000

Contacts:

Richard Nelson, Head of Investor Relations
Group Funding
Commonwealth Bank of Australia
Phone: (612) 9118 1343
richard.nelson@cba.com.au

Disclaimer

The information in this report has been obtained from Securitisation Advisory Services Pty Limited (**SAS**) as the Trust Manager of the CBA Covered Bond Trust. The report does not and is not intended to constitute an offer to sell or a solicitation of any offer to subscribe for or purchase or to continue to hold Covered Bonds issued by Commonwealth Bank of Australia (the **Bank**) in any country or jurisdiction. The report is provided on the basis that investors holding Covered Bonds issued by the Bank have reviewed, understood and obtained their own professional legal, regulatory, tax and accounting advice in relation to the relevant CBA Covered Bond Programme offering and programme documents. This report does not contain all information that may be relevant to a covered bond investor in relation to its investment in the Bank's covered bonds. The information in the report is no guarantee of the future performance of the Bank (as issuer of the covered bonds) or the performance of any of the Mortgage Loans held by Perpetual Corporate Trust Limited (the **Covered Bond Guarantor**). This report is for the information of covered bond holders only and no person is authorised to use it for any other purpose. No person is authorised to copy this report (or any part of it) or to distribute it (or any part of it) to any other person.

None of the Bank, SAS and the Covered Bond Guarantor give any warranty or representation that the information in this report is complete, accurate, up to date or reliable. To the fullest extent permitted by law, each of the Bank, SAS and the Covered Bond Guarantor expressly disclaim all and any liability to any person in respect of anything and of the consequences of anything done or omitted to be done by any person in reliance whether whole or partial, upon the whole or any part of the contents of the information (including the conclusions in the report or any omissions in it). No responsibility or liability will be accepted by the Bank, SAS or the Covered Bond Guarantor for any loss or damage howsoever arising which results from any person acting in whole or in part on the information.

No person should act on the basis of any matter contained in the information without considering and, if necessary, taking appropriate professional advice upon that person's own particular circumstances.