

Swan Trust Series 2010-1

May 1st 2019 - May 30th 2019

Monthly Information Report

Portfolio: Swan Trust Series 2010-1

Monthly Information Report: May 1st 2019 - May 30th 2019

Amounts denominated in currency of note class

Monthly Payment date: 25 June 2019

| Bond report | Class A - AUD | Class AB - AUD | Class B - AUD |
|----------------------------|----------------|----------------|---------------|
| ISIN Code | AU3FN0010435 | AU3FN0010443 | AU3FN0010450 |
| Interest rate * | 1-M BBSW | 1-M BBSW | 1-M BBSW |
| % Spread per annum * | 1.30 | 1.75 | undisclosed |
| Original Balance | 586,000,000.00 | 23,400,000.00 | 10,600,000.00 |
| Balance before Payment | 56,430,354.26 | 4,819,757.60 | 2,183,309.00 |
| Principal Redemption | 1,187,302.12 | 101,408.34 | 45,937.11 |
| Balance after Payment | 55,243,052.13 | 4,718,349.26 | 2,137,371.89 |
| Bond Factor before Payment | 0.09629753 | 0.20597255 | 0.20597255 |
| Bond Factor after Payment | 0.09427142 | 0.20163886 | 0.20163886 |
| Interest Payment | 123,296.46 | 12,254.07 | 6,244.86 |

* If on the First Optional Redemption Date, the relevant classes of Notes have not been redeemed in full, the applicable margins on the relevant Classes of Notes will reset.

| Portfolio Information Reporting Period - AUD | | | | | | | |
|--|------------------------------|----------------------------|-------------|---------|-----------------|---------------|------------------------|
| Month | Beginning of Mortgage Period | Repayments and prepayments | Repurchases | Redraws | Defaulted loans | Substitutions | End of Mortgage Period |
| May-19 | 63,433,421 | -2,011,693 | -129,883 | 806,928 | - | - | 62,098,773 |

| Portfolio Information Cumulative (since Closing Date) - AUD | | | | | | | |
|---|-----------------|----------------------------|--------------|-------------|-----------------|---------------|------------------------|
| Portfolio | Initial balance | Repayments and prepayments | Repurchases | Redraws | Defaulted loans | Substitutions | End of Mortgage Period |
| Mortgage loans | 620,000,000 | -648,372,088 | -111,496,997 | 199,719,141 | 2,248,717 | - | 62,098,773 |

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| | | | |
|-----------------------------|------------|----|------------|
| Monthly Calculation Period: | 1/05/2019 | to | 30/05/2019 |
| Monthly Determination Date: | 18/06/2019 | | |
| Monthly Payment Date: | 25/06/2019 | | 29 days |

Loan Portfolio Amounts

May-19

| | |
|---------------------------------|-------------------|
| Outstanding principal | 63,433,421 |
| Scheduled Principal | 154,607 |
| Prepayments | 1,857,086 |
| Redraws | 806,928 |
| Defaulted Loans | - |
| Loans repurchased by the seller | 129,883 |
| Total | 62,098,773 |

| | |
|---|---|
| Gross cumulative realised losses (Net of Post-foreclosure proceeds) | - |
| Mortgage Insurance payments | - |
| Net cumulative realised losses | - |

Monthly Cash Flows

| | |
|--|----------------|
| <u>Investor Revenues</u> | |
| Finance Charge collections | 238,486 |
| Interest Rate Swap receivable amount | - |
| Any other non-Principal income | 1,262 |
| Principal draws | - |
| Liquidity Facility drawings | - |
| Total Investor Revenues | 239,748 |
| <u>Total Investor Revenues Priority of Payments:</u> | |
| Taxes ** | - |
| Trustee Fees ** | 228 |
| Servicing Fee ** | 15,641 |
| Management Fee ** | 1,564 |
| Custodian Fee ** | - |
| Other Senior Expenses ** | 22,068 |
| i) Interest Rate Swap payable amount ** | 57,379 |
| ii) Liquidity Facility fees and interest ** | 1,073 |
| Repayment of Liquidity Facility drawings ** | - |
| Class A Interest Amount ** | 123,296 |
| Class AB Interest Amount ** | 12,254 |
| Class B Interest Amount ** | 6,245 |
| Reimbursing Principal draws | - |
| Class A Defaulted Amount | - |
| Class B Defaulted Amount | - |
| Unreimbursed Class A Charge-Offs | - |
| Unreimbursed Class B Charge-Offs | - |
| Subordinated Termination Payments | - |
| Loss Covered by Excess Spread | - |
| Income Unitholder | 0 |
| Total of Interest Amount Payments | 239,748 |

** Shortfall in these items can be met with Liquidity Facility drawings

| | |
|--|------------------|
| <u>Principal Collections</u> | |
| Scheduled Principal repayments | 154,607 |
| Unscheduled Principal repayments | 1,050,158 |
| Repurchases of (Principal) | 129,883 |
| Reimbursement of Principal draws from Investor Revenues | - |
| Any other Principal income | - |
| Total Principal Collections | 1,334,648 |
| <u>Total Principal Collections Priority of Payments:</u> | |
| Redraws funded by the seller | - |
| Redraw Adjusted Principal repayment | - |
| Class A Principal | 1,187,302 |
| Class AB Principal | 101,408 |
| Class B Principal | 45,937 |
| Total Principal Priority of Payments | 1,334,648 |

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Additional Information

| | |
|----------------------------------|-----------|
| Liquidity Facility (364 days) | |
| Available amount | 1,500,000 |
| Liquidity Facility drawn amount | - |
| Interest due on drawn amount | - |
| Interest payment on drawn amount | - |
| Repayment of drawn amount | - |

| | |
|---|----------------------|
| | Class A - AUD |
| Outstanding Balance beginning of the period | 56,430,354 |
| Outstanding Balance end of the period | 55,243,052 |
| Interest rate | 1-M BBSW+1.3 |
| Rating (S&P/Fitch) | AAA/AAA |

| | |
|----------------------------|----------------|
| Charge-off Analysis | Class A |
| Previous Balance | - |
| Charge-Off Additions | - |
| Charge-Off Removals | - |
| Final Balance | - |

| | |
|---|-----------------------|
| | Class AB - AUD |
| Outstanding Balance beginning of the period | 4,819,758 |
| Outstanding Balance end of the period | 4,718,349 |
| Interest rate | 1-M BBSW+1.75 |
| Rating (S&P/Fitch) | AAA/AAA |

| | |
|----------------------------|-----------------|
| Charge-off Analysis | Class AB |
| Previous Balance | - |
| Charge-Off Additions | - |
| Charge-Off Removals | - |
| Final Balance | - |

| | |
|---|----------------------|
| | Class B - AUD |
| Outstanding Balance beginning of the period | 2,183,309 |
| Outstanding Balance end of the period | 2,137,372 |
| Interest rate | 1-M BBSW+undisclosed |
| Rating (S&P/Fitch) | AA-/not rated |

| | |
|----------------------------|----------------|
| Charge-off Analysis | Class B |
| Previous Balance | - |
| Charge-Off Additions | - |
| Charge-Off Removals | - |
| Final Balance | - |

| Key Characteristics of the Mortgage Pool (summary) | Offering Circular | 30 May 2019 |
|--|-------------------|-------------|
| Number of Loans | 4,367 | 892 |
| Min (Interest Rate) | 2.93% | 3.75% |
| Max (Interest Rate) | 9.29% | 6.42% |
| Weighted Average (Interest Rate) | 6.46% | 5.00% |
| Weighted Average Seasoning (Months) | 70.74 | 183.43 |
| Weighted Average Maturity (Months) | 284.00 | 177.40 |
| Original Balance (AUD) | 619,936,612 | 63,433,421 |
| Outstanding Principal Balance (AUD) | 619,936,612 | 62,098,773 |
| Average Loan Size (AUD) | 141,959 | 69,617 |
| Maximum Loan Value (AUD) | 542,772 | 433,078 |
| Current Average Loan-to-Value | 43.65% | 20.29% |
| Current Weighted Average Loan-to-Value | 55.29% | 38.22% |
| Current Maximum Loan-to-Value | 99.00% | 89.00% |

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| Counterparty Ratings/Trigger Events | |
|--|----------|
| <u>Perfection of Title Events</u> | |
| Unremedied breach of representation or warranty by Seller | None |
| Event of default by Seller under Interest Rate Swaps | None |
| Servicer Default | None |
| Insolvency Event occurs in relation to Seller | None |
| Seller's long term credit rating downgraded below BBB by S&P or BBB by Fitch | AA-/AA- |
| <u>Collection Account (Commonwealth Bank of Australia)</u> | |
| Short-Term Rating (S&P/Fitch) | A-1+/F1+ |
| Rating Requirement (S&P/Fitch) | A-1/F1 |
| <u>Mortgage Insurance Provider (QBE Lender's Mortgage insurance)</u> | |
| Long-Term Rating (S&P/Fitch) | AA-/AA- |
| <u>Liquidity Facility Provider (Commonwealth Bank of Australia)</u> | |
| Short-Term Rating (S&P/Fitch) | A-1+/F1+ |
| Rating Requirement (S&P/Fitch) | A-1/F1 |

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Arrears Breakdown

| Days in Arrears | Loans in Arrears | Number of Loans Outstanding (1) (%) | of Delinquent Loans | Principal Outstand. of the Loans (1) (%) | Arrears amount(1) |
|-----------------|------------------|-------------------------------------|---------------------|--|-------------------|
| 31-60 | 0 | 0.00% | - | 0.00% | - |
| 61-90 | 1 | 0.11% | 134,036.77 | 0.22% | 3,246.03 |
| 91-120 | 0 | 0.00% | - | 0.00% | - |
| 121-150 | 1 | 0.11% | 408,441.21 | 0.66% | 17,430.27 |
| 151-180 | 0 | 0.00% | - | 0.00% | - |
| >181 | 6 | 0.67% | 849,503.87 | 1.37% | 276,646.24 |
| Grand Total | 8 | 0.90% | 1,391,981.85 | 2.24% | 297,322.54 |

Default Statistics During Monthly Period

| Defaulted Loans | Properties Foreclosed | Loss on Sale of Property | Claims Submitted to Insurer | Claims Paid by Insurer | Claims Denied by Insurer | Loss Covered by Excess Spread | Loss Charged off to Noted | Loss Covered by Bankwest |
|-----------------|-----------------------|--------------------------|-----------------------------|------------------------|--------------------------|-------------------------------|---------------------------|--------------------------|
| 2 | - | - | - | - | - | - | - | - |

Default Statistics Since Closing

| Defaulted Loans | Properties Foreclosed | Loss on Sale of Property | Claims Submitted to Insurer | Claims Paid by Insurer | Claims Denied by Insurer | Loss Covered by Excess Spread | Loss Charged off to Noted | Loss Covered by Bankwest |
|-----------------|-----------------------|--------------------------|-----------------------------|------------------------|--------------------------|-------------------------------|---------------------------|--------------------------|
| 14 | 12 | 129,247.14 | 129,580.26 | 112,555.48 | 17,024.78 | 37,097.23 | - | 500.72 |

CPR Statistics

| Annualised Prepayments (CPR) | May-19 |
|------------------------------|--------|
| | 20.18% |

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Interest Rate Distribution Report

| | Number | Number % | Current Balances | Current Balances % | Average Loan Size | Weighted Average LVR % |
|-------------------------------|------------|---------------|-----------------------|--------------------|-------------------|------------------------|
| Total Variable | 882 | 98.88 | -60,830,188.68 | 97.96 | -68,968.47 | 37.99 |
| Fixed (Term Remaining) | | | | | | |
| <= 1 Year | 3 | 0.34 | -618,729.26 | 1.00 | -206,243.09 | 55.20 |
| >1 Year <=2 Years | 5 | 0.56 | -420,908.70 | 0.68 | -84,181.74 | 47.11 |
| >2 Year <=3 Years | 2 | 0.22 | -228,946.64 | 0.37 | -114,473.32 | 36.36 |
| >3 Year <=4 Years | 0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| >4 Year <=5 Years | 0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| >5 Years | 0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Fixed | 10 | 1.12 | -1,268,584.60 | 2.04 | -126,858.46 | 49.12 |
| Grand Total | 892 | 100.00 | -62,098,773.28 | 100.00 | -69,617.46 | 38.22 |

Loan to Value Ratio Distribution

| LVR Tier | Number | Number % | Current Balances | Current Balances % | Average Loan Size | Weighted Average LVR % |
|---------------|------------|---------------|-----------------------|--------------------|-------------------|------------------------|
| <=20% | 544 | 60.99 | -15,436,078.22 | 24.86 | -28,375.14 | 11.93 |
| > 20% <= 25% | 37 | 4.15 | -3,508,227.33 | 5.65 | -94,816.95 | 22.88 |
| > 25% <= 30% | 39 | 4.37 | -3,475,321.45 | 5.60 | -89,110.81 | 27.67 |
| > 30% <= 35% | 60 | 6.73 | -7,693,139.88 | 12.39 | -128,219.00 | 32.94 |
| > 35% <= 40% | 30 | 3.36 | -3,861,871.98 | 6.22 | -128,729.07 | 38.29 |
| > 40% <= 45% | 35 | 3.92 | -4,168,312.65 | 6.71 | -119,094.65 | 43.21 |
| > 45% <= 50% | 34 | 3.81 | -5,407,015.60 | 8.71 | -159,029.87 | 47.66 |
| > 50% <= 55% | 26 | 2.91 | -3,834,750.39 | 6.18 | -147,490.40 | 53.61 |
| > 55% <= 60% | 31 | 3.48 | -4,713,416.73 | 7.59 | -152,045.70 | 57.96 |
| > 60% <= 65% | 20 | 2.24 | -3,193,141.34 | 5.14 | -159,657.07 | 62.63 |
| > 65% <= 70% | 19 | 2.13 | -3,340,709.19 | 5.38 | -175,826.80 | 67.38 |
| > 70% <= 75% | 8 | 0.90 | -1,737,284.93 | 2.80 | -217,160.62 | 72.85 |
| > 75% <= 80% | 5 | 0.56 | -737,574.88 | 1.19 | -147,514.98 | 77.66 |
| > 80% <= 85% | 1 | 0.11 | -238,380.67 | 0.38 | -238,380.67 | 84.00 |
| > 85% <= 90% | 3 | 0.34 | -753,548.04 | 1.21 | -251,182.68 | 87.36 |
| > 90% <= 95% | 0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| > 95% <= 100% | 0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| > 100% | 0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total | 892 | 100.00 | -62,098,773.28 | 100.00 | -69,617.46 | 38.22 |

Mortgage Insurer Distribution

| Mortgage Insurer | Number | Number % | Current Balances | Current Balances % | Average Loan Size | Weighted Average LVR % |
|------------------|------------|---------------|-----------------------|--------------------|-------------------|------------------------|
| PMI | 3 | 0.34 | -217,803.47 | 0.35 | -72,601.16 | 42.91 |
| PMI POOL | 708 | 79.37 | -45,457,704.99 | 73.20 | -64,205.80 | 33.38 |
| WLENDER | 181 | 20.29 | -16,423,264.82 | 26.45 | -90,736.27 | 51.53 |
| Total | 892 | 100.00 | -62,098,773.28 | 100.00 | -69,617.46 | 38.22 |

Loan Maturity Distribution

| Loan Maturity (year) | Number | Number % | Current Balances | Current Balances % | Average Loan Size | Weighted Average LVR % |
|----------------------|------------|---------------|-----------------------|--------------------|-------------------|------------------------|
| 2019 | 1 | 0.11 | -1,799.80 | 0.00 | -1,799.80 | 0.00 |
| 2020 | 2 | 0.22 | -16,154.19 | 0.03 | -8,077.10 | 10.95 |
| 2021 | 1 | 0.11 | -3,593.42 | 0.01 | -3,593.42 | 1.00 |
| 2022 | 17 | 1.91 | -99,586.24 | 0.16 | -5,858.01 | 17.93 |
| 2023 | 33 | 3.70 | -312,205.63 | 0.50 | -9,460.78 | 12.39 |
| 2024 | 40 | 4.48 | -894,545.21 | 1.44 | -22,363.63 | 17.33 |
| 2025 | 22 | 2.47 | -656,325.26 | 1.06 | -29,832.97 | 24.10 |
| 2026 | 13 | 1.46 | -499,212.34 | 0.80 | -38,400.95 | 17.09 |
| 2027 | 21 | 2.35 | -543,663.49 | 0.88 | -25,888.74 | 17.37 |
| 2028 | 15 | 1.68 | -803,868.22 | 1.29 | -53,591.21 | 30.29 |
| 2029 | 9 | 1.01 | -454,628.96 | 0.73 | -50,514.33 | 30.82 |
| 2030 | 6 | 0.67 | -489,661.95 | 0.79 | -81,610.32 | 35.70 |
| 2031 | 26 | 2.91 | -2,020,532.38 | 3.25 | -77,712.78 | 32.01 |
| 2032 | 131 | 14.69 | -8,674,663.07 | 13.97 | -66,218.80 | 33.16 |
| 2033 | 203 | 22.76 | -15,043,783.90 | 24.23 | -74,107.31 | 36.99 |
| 2034 | 128 | 14.35 | -9,670,554.74 | 15.57 | -75,551.21 | 39.93 |
| 2035 | 78 | 8.74 | -7,618,812.66 | 12.27 | -97,677.09 | 42.62 |
| 2036 | 108 | 12.11 | -10,417,933.32 | 16.78 | -96,462.35 | 49.21 |
| 2037 | 12 | 1.35 | -1,443,124.24 | 2.32 | -120,260.35 | 48.35 |
| 2038 | 5 | 0.56 | -425,264.09 | 0.69 | -85,052.82 | 11.03 |
| 2039 | 2 | 0.22 | -189,818.54 | 0.31 | -94,909.27 | 29.95 |
| 2040 | 3 | 0.34 | -173,165.63 | 0.28 | -57,721.88 | 11.41 |
| 2041 | 6 | 0.67 | -392,004.95 | 0.63 | -65,334.16 | 15.12 |
| 2043 | 4 | 0.45 | -536,173.25 | 0.86 | -134,043.31 | 35.20 |
| 2044 | 2 | 0.22 | -363,786.57 | 0.59 | -181,893.29 | 39.99 |
| 2045 | 2 | 0.22 | -252,906.57 | 0.41 | -126,453.29 | 30.95 |
| 2046 | 2 | 0.22 | -101,004.66 | 0.16 | -50,502.33 | 5.49 |
| Total | 892 | 100.00 | -62,098,773.28 | 100.00 | -69,617.46 | 38.22 |

Loan Purpose Distribution

| Loan Purpose | Number | Number % | Current Balances | Current Balances % | Average Loan Size | Weighted Average LVR % |
|--------------|------------|---------------|-----------------------|--------------------|-------------------|------------------------|
| Purchase | 653 | 73.21 | -45,618,443.23 | 73.46 | -69,859.79 | 39.51 |
| Refinance | 173 | 19.39 | -13,306,847.63 | 21.43 | -76,918.19 | 35.49 |
| Renovation | 20 | 2.24 | -910,981.71 | 1.47 | -45,549.09 | 25.71 |
| Construction | 36 | 4.04 | -1,460,865.26 | 2.35 | -40,579.59 | 30.70 |
| Other | 10 | 1.12 | -801,635.45 | 1.29 | -80,163.54 | 37.88 |
| Total | 892 | 100.00 | -62,098,773.28 | 100.00 | -69,617.46 | 38.22 |

Loan Seasoning Distribution

| Loan Seasoning | Number | Number % | Current Balances | Current Balances % | Average Loan Size | Weighted Average LVR % |
|--------------------------|------------|---------------|-----------------------|--------------------|-------------------|------------------------|
| <= 3 Months | 0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| > 3 Months <= 6 Months | 0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| > 6 Months <= 9 Months | 0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| > 9 Months <= 12 Months | 0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| > 12 Months <= 18 Months | 0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| > 18 Months <= 24 Months | 0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| > 24 Months <= 36 Months | 0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| > 36 Months <= 48 Months | 0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| > 48 Months <= 60 Months | 0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| > 60 Months | 892 | 100.00 | -62,098,773.28 | 100.00 | -69,617.46 | 38.22 |
| Total | 892 | 100.00 | -62,098,773.28 | 100.00 | -69,617.46 | 38.22 |

Loan Size Distribution

| Loan Size | Number | Number % | Current Balances | Current Balances % | Average Loan Size | Weighted Average LVR % |
|---------------------|------------|---------------|-----------------------|--------------------|-------------------|------------------------|
| <= 50,000 | 474 | 53.14 | -5,696,854.90 | 9.17 | -12,018.68 | 14.45 |
| >50,000 <= 100,000 | 166 | 18.61 | -12,119,852.83 | 19.52 | -73,011.16 | 27.82 |
| >100,000 <= 150,000 | 109 | 12.22 | -13,635,114.48 | 21.96 | -125,092.79 | 39.47 |
| >150,000 <= 200,000 | 79 | 8.86 | -13,489,930.63 | 21.72 | -170,758.62 | 43.62 |
| >200,000 <= 250,000 | 28 | 3.14 | -6,227,830.71 | 10.03 | -222,422.53 | 51.74 |
| >250,000 <= 300,000 | 19 | 2.13 | -5,132,071.49 | 8.26 | -270,109.03 | 54.43 |
| >300,000 <= 350,000 | 13 | 1.46 | -4,191,277.77 | 6.75 | -322,405.98 | 34.06 |
| >350,000 <= 400,000 | 1 | 0.11 | -352,000.00 | 0.57 | -352,000.00 | 42.00 |
| >400,000 <= 450,000 | 3 | 0.34 | -1,253,840.47 | 2.02 | -417,946.82 | 54.23 |
| >450,000 <= 500,000 | 0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| >500,000 <= 550,000 | 0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| >550,000 | 0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total | 892 | 100.00 | -62,098,773.28 | 100.00 | -69,617.46 | 38.22 |

Occupancy Type Distribution

| Occupancy Type | Number | Number % | Current Balances | Current Balances % | Average Loan Size | Weighted Average LVR % |
|----------------|------------|---------------|-----------------------|--------------------|-------------------|------------------------|
| Owner Occupied | 689 | 77.24 | -43,441,165.33 | 69.95 | -63,049.59 | 38.35 |
| Investment | 203 | 22.76 | -18,657,607.95 | 30.05 | -91,909.40 | 37.90 |
| Total | 892 | 100.00 | -62,098,773.28 | 100.00 | -69,617.46 | 38.22 |

Property Type Distribution

| Property Type | Number | Number % | Current Balances | Current Balances % | Average Loan Size | Weighted Average LVR % |
|---------------|------------|---------------|-----------------------|--------------------|-------------------|------------------------|
| Detached | 733 | 82.17 | -50,298,563.37 | 81.00 | -68,620.14 | 37.02 |
| Duplex | 7 | 0.78 | -466,970.68 | 0.75 | -66,710.10 | 44.05 |
| Unit | 143 | 16.03 | -10,526,726.41 | 16.95 | -73,613.47 | 43.97 |
| Semi Detached | 8 | 0.90 | -725,821.99 | 1.17 | -90,727.75 | 35.64 |
| Vacantland | 0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Other | 1 | 0.11 | -80,690.83 | 0.13 | -80,690.83 | 21.00 |
| Total | 892 | 100.00 | -62,098,773.28 | 100.00 | -69,617.46 | 38.22 |

Geographical Distribution - by State

| State | Number | Number % | Current Balances | Current Balances % | Average Loan Size | Weighted Average LVR % |
|--------------------|------------|---------------|-----------------------|--------------------|-------------------|------------------------|
| WA | 483 | 54.15 | -28,152,353.65 | 45.33 | -58,286.45 | 33.43 |
| NSW | 192 | 21.52 | -18,976,462.73 | 30.56 | -98,835.74 | 40.12 |
| Victoria | 117 | 13.12 | -8,061,500.94 | 12.98 | -68,901.72 | 42.97 |
| Queensland | 58 | 6.50 | -4,474,532.66 | 7.21 | -77,147.11 | 48.60 |
| South Australia | 32 | 3.59 | -1,261,237.90 | 2.03 | -39,413.68 | 47.57 |
| Tasmania | 8 | 0.90 | -621,659.48 | 1.00 | -77,707.43 | 28.59 |
| ACT | 2 | 0.22 | -551,025.92 | 0.89 | -275,512.96 | 52.93 |
| Northern Territory | 0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total | 892 | 100.00 | -62,098,773.28 | 100.00 | -69,617.46 | 38.22 |

Portfolio: Swan Trust Series 2010-1

Transaction parties

Issuer

Perpetual Trustee Company Limited
Level 12 Angel Place
123 Pitt Street
Sydney NSW 2000

Security Trustee

P.T. Limited
Level 12 Angel Place
123 Pitt Street
Sydney NSW 2000

Seller and Servicer

Bank of Western Australia Ltd
Level 34, BankWest Tower
108 St Georges Terrace
Perth WA 6000

Trust Manager

Securitisation Advisory Services Pty Limited
Ground Floor Tower 1
201 Sussex Street
Sydney NSW 2000

Monthly Information Report

Commonwealth Bank of Australia
Ground Floor Darling Park Tower 1
201 Sussex Street
Sydney NSW 2000

Arranger and Joint Lead Managers

The Royal Bank of Scotland plc, Australia Branch
Level 22 RBS Tower
88 Phillip Street
Sydney NSW 2000

Commonwealth Bank of Australia
Ground Floor Darling Park Tower 1
201 Sussex Street
Sydney NSW 2000

Legal Advisers to Bank of Western Australia Ltd and Commonwealth Bank of Australia

Mallesons Stephen Jaques
Level 61 Governor Phillip Tower
1 Farrer Place
Sydney NSW 2000