

# **Swan Trust Series 2010-1**

*Jul 31st 2019 - Aug 30th 2019*

## **Monthly Information Report**

**Portfolio: Swan Trust Series 2010-1**

**Monthly Information Report: Jul 31st 2019 - Aug 30th 2019**

Amounts denominated in currency of note class

Monthly Payment date: 25 September 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	54,153,474.98	4,625,287.68	2,095,215.79
Principal Redemption	54,153,474.98	4,625,287.68	2,095,215.79
Balance after Payment	0.00	0.00	0.00
Bond Factor before Payment	0.09241207	0.19766187	0.19766187
Bond Factor after Payment	0.00000000	0.00000000	0.00000000
Interest Payment	104,063.69	10,598.88	5,490.04

\* 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
Aug-19	60,873,978	-61,573,580	-244,408	944,010	-	-	0

Portfolio Information Cumulative (since Closing Date) - AUD							
Portfolio	Initial balance	Repayments and prepayments	Repurchases	Redraws	Defaulted loans	Substitutions	End of Mortgage Period
Mortgage loans	605,163,475	-698,411,455	-111,875,757	202,875,020	2,248,717	-	0

**Portfolio: Swan Trust Series 2010-1**

**Monthly Information Report: Jul 31st 2019 - Aug 30th 2019**

Monthly Calculation Period:	31/07/2019	to	30/08/2019
Monthly Determination Date:	18/09/2019		
Monthly Payment Date:	25/09/2019		30 days

**Loan Portfolio Amounts**

Aug-19

Outstanding principal	60,873,978
Scheduled Principal	-
Prepayments	61,573,580
Redraws	944,010
Defaulted Loans	-
Loans repurchased by the seller	244,408
<b>Total</b>	<b>0-</b>

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	341,656
Interest Rate Swap receivable amount	-
Any other non-Principal income	1,202
Principal draws	-
Liquidity Facility drawings	-
<b>Total Investor Revenues</b>	<b>342,858</b>
<u>Total Investor Revenues Priority of Payments:</u>	
Taxes **	-
Trustee Fees **	226
Servicing Fee **	15,510
Management Fee **	1,551
Custodian Fee **	-
Other Senior Expenses **	9,526
i) Interest Rate Swap payable amount **	182,477
ii) Liquidity Facility fees and interest **	1,110
Repayment of Liquidity Facility drawings **	-
Class A Interest Amount **	104,064
Class AB Interest Amount **	10,599
Class B Interest Amount **	5,490
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	12,305
<b>Total of Interest Amount Payments</b>	<b>342,858</b>

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

<u>Principal Collections</u>	
Scheduled Principal repayments	-
Unscheduled Principal repayments	60,629,570
Repurchases of (Principal )	244,408
Reimbursement of Principal draws from Investor Revenues	-
Any other Principal income	-
<b>Total Principal Collections</b>	<b>60,873,978</b>
<u>Total Principal Collections Priority of Payments:</u>	
Redraws funded by the seller	-
Redraw Adjusted Principal repayment	-
Class A Principal	54,153,475
Class AB Principal	4,625,288
Class B Principal	2,095,216
<b>Total Principal Priority of Payments</b>	<b>60,873,978</b>

**Portfolio: Swan Trust Series 2010-1**

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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	-

	<b>Class A - AUD</b>
Outstanding Balance beginning of the period	54,153,475
Outstanding Balance end of the period	0
Interest rate	1-M BBSW+1.3
Rating (S&P/Fitch)	AAA/AAA

<b>Charge-off Analysis</b>	<b>Class A</b>
Previous Balance	-
Charge-Off Additions	-
Charge-Off Removals	-
Final Balance	-

	<b>Class AB - AUD</b>
Outstanding Balance beginning of the period	4,625,288
Outstanding Balance end of the period	0
Interest rate	1-M BBSW+1.75
Rating (S&P/Fitch)	AAA/AAA

<b>Charge-off Analysis</b>	<b>Class AB</b>
Previous Balance	-
Charge-Off Additions	-
Charge-Off Removals	-
Final Balance	-

	<b>Class B - AUD</b>
Outstanding Balance beginning of the period	2,095,216
Outstanding Balance end of the period	0
Interest rate	1-M BBSW+undisclosed
Rating (S&P/Fitch)	AA-/not rated

<b>Charge-off Analysis</b>	<b>Class B</b>
Previous Balance	-
Charge-Off Additions	-
Charge-Off Removals	-
Final Balance	-

Key Characteristics of the Mortgage Pool (summary)	Offering Circular	30 August 2019
Number of Loans	4,367	-
Min (Interest Rate)	2.93%	0.00%
Max (Interest Rate)	9.29%	0.00%
Weighted Average (Interest Rate)	6.46%	0.00%
Weighted Average Seasoning (Months)	70.74	0.00
Weighted Average Maturity (Months)	284.00	0.00
Original Balance (AUD)	619,936,612	60,873,978
Outstanding Principal Balance (AUD)	619,936,612	0.00
Average Loan Size (AUD)	141,959	-
Maximum Loan Value (AUD)	542,772	-
Current Average Loan-to-Value	43.65%	0.00%
Current Weighted Average Loan-to-Value	55.29%	0.00%
Current Maximum Loan-to-Value	99.00%	0.00%

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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	0	0.00%	-	0.00%	-
91-120	0	0.00%	-	0.00%	-
121-150	0	0.00%	-	0.00%	-
151-180	0	0.00%	-	0.00%	-
>181	0	0.00%	-	0.00%	-
Grand Total	0	0.00%	-	0.00%	-

### 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
-	-	-	-	-	-	-	-	-

### 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
12	12	129,247.14	129,580.26	112,555.48	17,024.78	37,097.23	-	500.72

### CPR Statistics

Annualised Prepayments (CPR)	Aug-19
	N/A

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<b>Interest Rate Distribution Report</b>						
	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
<b>Total Variable</b>	-	-	-	-	-	-
<b>Fixed (Term Remaining)</b>	-	-	-	-	-	-
<= 1 Year	-	-	-	-	-	-
>1 Year <=2 Years	-	-	-	-	-	-
>2 Year <=3 Years	-	-	-	-	-	-
>3 Year <=4 Years	-	-	-	-	-	-
>4 Year <=5 Years	-	-	-	-	-	-
>5 Years	-	-	-	-	-	-
<b>Total Fixed</b>	-	-	-	-	-	-
<b>Grand Total</b>	-	-	-	-	-	-

<b>Loan to Value Ratio Distribution</b>						
LVR Tier	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
<=20%	-	-	-	-	-	-
> 20% <= 25%	-	-	-	-	-	-
> 25% <= 30%	-	-	-	-	-	-
> 30% <= 35%	-	-	-	-	-	-
> 35% <= 40%	-	-	-	-	-	-
> 40% <= 45%	-	-	-	-	-	-
> 45% <= 50%	-	-	-	-	-	-
> 50% <= 55%	-	-	-	-	-	-
> 55% <= 60%	-	-	-	-	-	-
> 60% <= 65%	-	-	-	-	-	-
> 65% <= 70%	-	-	-	-	-	-
> 70% <= 75%	-	-	-	-	-	-
> 75% <= 80%	-	-	-	-	-	-
> 80% <= 85%	-	-	-	-	-	-
> 85% <= 90%	-	-	-	-	-	-
> 90% <= 95%	-	-	-	-	-	-
> 95% <= 100%	-	-	-	-	-	-
> 100%	-	-	-	-	-	-
<b>Total</b>	-	-	-	-	-	-

<b>Mortgage Insurer Distribution</b>						
Mortgage Insurer	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
PMI	-	-	-	-	-	-
PMI POOL	-	-	-	-	-	-
WLENDER	-	-	-	-	-	-
<b>Total</b>	-	-	-	-	-	-

<b>Loan Maturity Distribution</b>						
Loan Maturity (year)	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
2019	-	-	-	-	-	-
2020	-	-	-	-	-	-
2021	-	-	-	-	-	-
2022	-	-	-	-	-	-
2023	-	-	-	-	-	-
2024	-	-	-	-	-	-
2025	-	-	-	-	-	-
2026	-	-	-	-	-	-
2027	-	-	-	-	-	-
2028	-	-	-	-	-	-
2029	-	-	-	-	-	-
2030	-	-	-	-	-	-
2031	-	-	-	-	-	-
2032	-	-	-	-	-	-
2033	-	-	-	-	-	-
2034	-	-	-	-	-	-
2035	-	-	-	-	-	-
2036	-	-	-	-	-	-
2037	-	-	-	-	-	-
2038	-	-	-	-	-	-
2039	-	-	-	-	-	-
2040	-	-	-	-	-	-
2041	-	-	-	-	-	-
2043	-	-	-	-	-	-
2044	-	-	-	-	-	-
2045	-	-	-	-	-	-
2046	-	-	-	-	-	-
<b>Total</b>	-	-	-	-	-	-

**Loan Purpose Distribution**

Loan Purpose	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
Purchase	-	-	-	-	-	-
Refinance	-	-	-	-	-	-
Renovation	-	-	-	-	-	-
Construction	-	-	-	-	-	-
Other	-	-	-	-	-	-
<b>Total</b>	-	-	-	-	-	-

**Loan Seasoning Distribution**

Loan Seasoning	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
<= 3 Months	-	-	-	-	-	-
> 3 Months <= 6 Months	-	-	-	-	-	-
> 6 Months <= 9 Months	-	-	-	-	-	-
> 9 Months <= 12 Months	-	-	-	-	-	-
> 12 Months <= 18 Months	-	-	-	-	-	-
> 18 Months <= 24 Months	-	-	-	-	-	-
> 24 Months <= 36 Months	-	-	-	-	-	-
> 36 Months <= 48 Months	-	-	-	-	-	-
> 48 Months <= 60 Months	-	-	-	-	-	-
> 60 Months	-	-	-	-	-	-
<b>Total</b>	-	-	-	-	-	-

**Loan Size Distribution**

Loan Size	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
<= 50,000	-	-	-	-	-	-
>50,000 <= 100,000	-	-	-	-	-	-
>100,000 <= 150,000	-	-	-	-	-	-
>150,000 <= 200,000	-	-	-	-	-	-
>200,000 <= 250,000	-	-	-	-	-	-
>250,000 <= 300,000	-	-	-	-	-	-
>300,000 <= 350,000	-	-	-	-	-	-
>350,000 <= 400,000	-	-	-	-	-	-
>400,000 <= 450,000	-	-	-	-	-	-
>450,000 <= 500,000	-	-	-	-	-	-
>500,000 <= 550,000	-	-	-	-	-	-
>550,000	-	-	-	-	-	-
<b>Total</b>	-	-	-	-	-	-

**Occupancy Type Distribution**

Occupancy Type	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
Owner Occupied	-	-	-	-	-	-
Investment	-	-	-	-	-	-
<b>Total</b>	-	-	-	-	-	-

**Property Type Distribution**

Property Type	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
Detached	-	-	-	-	-	-
Duplex	-	-	-	-	-	-
Unit	-	-	-	-	-	-
Semi Detached	-	-	-	-	-	-
Vacantland	-	-	-	-	-	-
Other	-	-	-	-	-	-
<b>Total</b>	-	-	-	-	-	-

**Geographical Distribution - by State**

State	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
WA	-	-	-	-	-	-
NSW	-	-	-	-	-	-
Victoria	-	-	-	-	-	-
Queensland	-	-	-	-	-	-
South Australia	-	-	-	-	-	-
Tasmania	-	-	-	-	-	-
ACT	-	-	-	-	-	-
Northern Territory	-	-	-	-	-	-
<b>Total</b>	-	-	-	-	-	-



## Portfolio: Swan Trust Series 2010-1

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### 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