

# **Swan Trust Series 2010-2**

*1st May 2015 - 30th May 2015*

## **Monthly Information Report**

**Portfolio: Swan Trust Series 2010-2**

**Monthly Information Report: 1st May 2015 - 30th May 2015**

**Amounts denominated in currency of note class**

**Monthly Payment date: 25 June 2015**

| Bond report                | Class A1 - AUD | Class A2- AUD  | Class A3 - AUD | Class AB - AUD | Class AC - AUD | Class B - AUD |
|----------------------------|----------------|----------------|----------------|----------------|----------------|---------------|
| ISIN Code                  | AU3FN0012191   | AU3FN0012209   | AU3CB0164937   | AU3FN0012217   | AU3FN0012225   | AU3FN0012233  |
| Interest rate *            | 1-M BBSW       | 1-M BBSW       | FIXED (5 yrs)  | 1-M BBSW       | 1-M BBSW       | 1-M BBSW      |
| % Spread per annum *       | 1.00           | 1.30           |                | 2.00           | 2.50           | undisclosed   |
| Fixed Note Coupon %        |                |                | 7.00           |                |                |               |
| Original Balance           | 477,000,000.00 | 234,000,000.00 | 210,000,000.00 | 39,000,000.00  | 20,000,000.00  | 20,000,000.00 |
| Balance before Payment     | 0.00           | 4,231,625.90   | 210,000,000.00 | 20,112,682.04  | 10,314,195.92  | 20,000,000.00 |
| Principal Redemption       | 0.00           | 4,231,625.90   | 0.00           | 483,316.48     | 247,854.60     | 0.00          |
| Balance after Payment      | 0.00           | 0.00           | 210,000,000.00 | 19,629,365.56  | 10,066,341.31  | 20,000,000.00 |
| Bond Factor before Payment | 0.00000000     | 0.01808387     | 1.00000000     | 0.51570980     | 0.51570980     | 1.00000000    |
| Bond Factor after Payment  | 0.00000000     | 0.00000000     | 1.00000000     | 0.50331707     | 0.50331707     | 1.00000000    |
| Interest Payment           | 0.00           | 11,950.00      | 0.00           | 68,755.07      | 39,639.01      | undisclosed   |

\* 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-15                                       | 264,658,503.86               | -7,641,949.71              | -1,075,666.55 | 2,838,366.26 | -               | -             | 258,779,253.86         |

| Portfolio Information Cumulative (since Closing Date) - AUD |                 |                            |                 |                |                 |               |                        |
|---|-----------------|----------------------------|-----------------|----------------|-----------------|---------------|------------------------|
| Portfolio   | Initial balance | Repayments and prepayments | Repurchases     | Redraws        | Defaulted loans | Substitutions | End of Mortgage Period |
| Mortgage loans  | 999,998,565.22  | -838,695,048.33            | -171,052,570.89 | 268,528,307.86 | -               | -             | 258,779,253.86         |

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Monthly Information Report: 1st May 2015 - 30th May 2015

|                             |            |    |            |
|-----------------------------|------------|----|------------|
| Monthly Calculation Period: | 1/05/2015  | to | 30/05/2015 |
| Monthly Determination Date: | 18/06/2015 |    |            |
| Monthly Payment Date:       | 25/06/2015 |    | 31 days    |

Loan Portfolio Amounts

May-15

|                                 |                       |
|---------------------------------|-----------------------|
| Outstanding principal           | 264,658,503.86        |
| Scheduled Principal             | 956,728.00            |
| Prepayments                     | 6,685,221.71          |
| Redraws                         | 2,838,366.26          |
| Defaulted Loans                 | -                     |
| Loans repurchased by the seller | 1,075,666.55          |
| <b>Total</b>                    | <b>258,779,253.86</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                           | 1,025,521.62        |
| Interest Rate Swap receivable amount                 | -                   |
| <b>Any other non-Principal income</b>                | <b>13,505.35</b>    |
| Principal draws                                      | -                   |
| Liquidity Facility drawings                          | -                   |
| <b>Total Investor Revenues</b>                       | <b>1,039,026.97</b> |
| <u>Total Investor Revenues Priority of Payments:</u> |                     |
| Taxes **   | -                   |
| Trustee Fees **                                      | 951.14              |
| Servicing Fee **                                     | 65,258.26           |
| Management Fee **                                    | 6,525.83            |
| Custodian Fee **                                     | -                   |
| Other Senior Expenses **                             | 34,826.76           |
| Interest Rate Swap payable amount **                 | 68,838.00           |
| Liquidity Facility fees and interest **              | 1,910.96            |
| Repayment of Liquidity Facility drawings **          | -                   |
| Class A1 Interest Amount **                          | -                   |
| Class A2 Interest Amount **                          | 11,950.00           |
| Class A3 Interest Amount (allocation to swap)**      | 612,653.42          |
| Redraw Notes Interest Amount                         | -                   |
| Class AB Interest Amount **                          | 68,755.07           |
| Class AC Interest Amount **                          | 39,639.01           |
| Reimbursing Principal draws                          | -                   |
| Payment of current period Defaulted Amount           | -                   |
| Reinstate prior period unreimbursed Charge-Offs      | -                   |
| reimbursement of Extraordinary Expense Reserve Draw  | -                   |
| Subordinated Termination Payments                    | -                   |
| Reimbursement of Income Reserve                      | -                   |
| Class B Interest Amount                              | -                   |
| Excess Distributions to Income Unitholder            | 29,622.64           |
| <b>Total of Interest Amount Payments</b>             | <b>1,039,026.97</b> |

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

**Portfolio: Swan Trust Series 2010-2**

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|   |                     |
|---|---------------------|
| <u>Principal Collections</u>                                |                     |
| Scheduled Principal repayments                              | 956,728.00          |
| Unscheduled Principal repayments                            | 3,846,855.45        |
| Repurchases of (Principal )                                 | 1,075,666.55        |
| Reimbursement of Principal draws from Investor Revenues     | -                   |
| Any other Principal income                                  | -                   |
| <b>Total Principal Collections</b>                          | <b>5,879,250.00</b> |
| Total Principal Collections Priority of Payments:           |                     |
| Principal Draw  | -                   |
| Redraw Notes repayment                                      | -                   |
| Class A1 Principal  | -                   |
| Class A2 Principal  | 4,231,625.90        |
| Class A3 Principal  | -                   |
| Principal Payment to Guaranteed Investment Contract Account | 916,453.02          |
| Class AB Principal  | 483,316.48          |
| Class AC Principal  | 247,854.60          |
| Class B Principal   | -                   |
| <b>Total Principal Priority of Payments</b>                 | <b>5,879,250.00</b> |

**Additional Information**

|                                  |              |
|----------------------------------|--------------|
| Liquidity Facility (364 days)    |              |
| Available amount                 | 6,000,000.00 |
| Liquidity Facility drawn amount  | -            |
| Interest due on drawn amount     | -            |
| Interest payment on drawn amount | -            |
| Repayment of drawn amount        | -            |

|   |                |
|---|----------------|
|   | Class A1 - AUD |
| Outstanding Balance beginning of the period | -              |
| Outstanding Balance end of the period       | -              |
| Interest rate                               | 1-M BBSW+1%    |
| Rating (S&P/Fitch)                          | AAA(sf)/AAAsf  |

|                      |                |
|----------------------|----------------|
|                      | Class A1 - AUD |
| Charge-off Analysis  |                |
| Previous Balance     | -              |
| Charge-Off Additions | -              |
| Charge-Off Removals  | -              |
| Final Balance        | -              |

|   |               |
|---|---------------|
|   | Class A2- AUD |
| Outstanding Balance beginning of the period | 4,231,626     |
| Outstanding Balance end of the period       | 0             |
| Interest rate                               | 1-M BBSW+1.3% |
| Rating (S&P/Fitch)                          | AAA(sf)/AAAsf |

|                      |               |
|----------------------|---------------|
|                      | Class A2- AUD |
| Charge-off Analysis  |               |
| Previous Balance     | -             |
| Charge-Off Additions | -             |
| Charge-Off Removals  | -             |
| Final Balance        | -             |

|   |                    |
|---|--------------------|
|   | Class A3 - AUD     |
| Outstanding Balance beginning of the period | 210,000,000        |
| Outstanding Balance end of the period       | 210,000,000        |
| Interest rate                               | FIXED (5 yrs) @ 7% |
| Rating (S&P/Fitch)                          | AAA(sf)/AAAsf      |

|                      |                |
|----------------------|----------------|
|                      | Class A3 - AUD |
| Charge-off Analysis  |                |
| Previous Balance     | -              |
| Charge-Off Additions | -              |
| Charge-Off Removals  | -              |
| Final Balance        | -              |

|   |                |
|---|----------------|
|   | Class AB - AUD |
| Outstanding Balance beginning of the period | 39,000,000     |
| Outstanding Balance end of the period       | 19,629,366     |
| Interest rate                               | 1-M BBSW+2%    |
| Rating (S&P/Fitch)                          | AAA(sf)/AAAsf  |

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

|   | Class AC - AUD |
|---|----------------|
| Outstanding Balance beginning of the period | 20,000,000     |
| Outstanding Balance end of the period       | 10,066,341     |
| Interest rate                               | 1-M BBSW+2.5%  |
| Rating (S&P/Fitch)                          | AAA(sf)/AAAsf  |

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

|   | Class B - AUD |
|---|---------------|
| Outstanding Balance beginning of the period | 20,000,000    |
| Outstanding Balance end of the period       | 20,000,000    |
| Interest rate                               | undisclosed   |
| Rating (S&P/Fitch)                          | NR / NR       |

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

| Key Characteristics of the Mortgage Pool (summary) | Offering Circular | 30 May 2015    |
|--|-------------------|----------------|
| Number of Loans                                    | 4,690             | 1,682          |
| Min (Interest Rate)                                | 5.19%             | 4.27%          |
| Max (Interest Rate)                                | 9.29%             | 7.74%          |
| Weighted Average (Interest Rate)                   | 7.15%             | 4.92%          |
| Weighted Average Seasoning (Months)                | 32.50             | 88.05          |
| Weighted Average Maturity (Months)                 | 326.25            | 272.42         |
| Original Balance (AUD)                             | 999,998,565.22    | 264,658,503.86 |
| Outstanding Principal Balance (AUD)                | 999,998,565.22    | 258,779,253.86 |
| Average Loan Size (AUD)                            | 213,219.00        | 153,852.11     |
| Maximum Loan Value (AUD)                           | 971,546.00        | 899,705.00     |
| Current Average Loan-to-Value                      | 54.00%            | 36.27%         |
| Current Weighted Average Loan-to-Value             | 61.56%            | 50.30%         |
| Current Maximum Loan-to-Value                      | 95.00%            | 159.00%        |

| Counterparty Ratings/Trigger Events  |          |
|--|----------|
| <b>Perfection of Title Events</b>  |          |
| 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-  |
| <b>Collection Account (Commonwealth Bank of Australia)</b>                   |          |
| Short-Term Rating (S&P/Fitch)  | A-1+/F1+ |
| Rating Requirement (S&P/Fitch)   | A-1/F1   |
| <b>Mortgage Insurance Provider (QBE Lender's Mortgage insurance)</b>         |          |
| Long-Term Rating (S&P/Fitch)   | AA-/AA-  |
| <b>Liquidity Facility Provider (Commonwealth Bank of Australia)</b>          |          |
| 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 | Number of Loans in Arrears | Percentage of Number of Loans Outstanding (1) (%) | Principal Balance of Delinquent Loans | Percentage of Principal Outstand. of the Loans (1) (%) | Total Arrears amount(1) |
|-----------------|----------------------------|---|---------------------------------------|--|-------------------------|
| 31-60           | 1                          | 0.06%   | 208,825.68                            | 0.08%  | 3,613.97                |
| 61-90           | 2                          | 0.12%   | 432,989.97                            | 0.17%  | 8,962.82                |
| 91-120          | 0                          | 0.00%   | -                                     | 0.00%  | -                       |
| 121-150         | 0                          | 0.00%   | -                                     | 0.00%  | -                       |
| 151-180         | 0                          | 0.00%   | -                                     | 0.00%  | -                       |
| >181            | 3                          | 0.18%   | 743,523.35                            | 0.29%  | 66,395.40               |
| Grand Total     | 6                          | 0.36%   | 1,385,339.00                          | 0.54%  | 78,972.19               |

#### 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 |
|-----------------|-----------------------|--------------------------|-----------------------------|------------------------|--------------------------|-------------------------------|---------------------------|--------------------------|
| 5               | 3                     | 50,420.84                | 51,309.54                   | 51,309.54              | -                        | -                             | -                         | -                        |

#### CPR Statistics

|                              |        |
|------------------------------|--------|
| Annualised Prepayments (CPR) | May-15 |
|                              | 20.17% |

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Interest Rate Distribution Report

|                               | Number       | Number %      | Current Balances       | Current Balances % | Average Loan Size  | Weighted Average LVR % |
|-------------------------------|--------------|---------------|------------------------|--------------------|--------------------|------------------------|
| <b>Total Variable</b>         | 1,646        | 97.86         | -250,538,056.82        | 96.82              | -152,210.24        | 49.92                  |
| <b>Fixed (Term Remaining)</b> |              |               |                        |                    |                    |                        |
| <= 1 Year                     | 20           | 1.19          | -4,291,666.10          | 1.66               | -214,583.30        | 60.56                  |
| > 1 Year <= 2 Years           | 13           | 0.77          | -3,295,747.13          | 1.27               | -253,519.01        | 64.61                  |
| > 2 Years <= 3 Years          | 3            | 0.18          | -653,783.81            | 0.25               | -217,927.94        | 57.48                  |
| > 3 Years <= 4 Years          | 0            | 0.00          | 0.00                   | 0.00               | 0.00               | 0.00                   |
| > 4 Years <= 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                   |
| <b>Total Fixed</b>            | 36           | 2.14          | -8,241,197.04          | 3.18               | -228,922.14        | 61.94                  |
| <b>Grand Total</b>            | <b>1,682</b> | <b>100.00</b> | <b>-258,779,253.86</b> | <b>100.00</b>      | <b>-153,852.11</b> | <b>50.30</b>           |

Loan to Value Ratio Distribution

| LVR Tier      | Number       | Number %      | Current Balances       | Current Balances % | Average Loan Size  | Weighted Average LVR % |
|---------------|--------------|---------------|------------------------|--------------------|--------------------|------------------------|
| <=20%         | 570          | 33.89         | -27,947,333.75         | 10.80              | -49,030.41         | 12.78                  |
| > 20% <= 25%  | 105          | 6.24          | -14,665,050.11         | 5.67               | -139,667.14        | 23.29                  |
| > 25% <= 30%  | 94           | 5.59          | -15,468,870            | 5.98               | -164,562.45        | 28.03                  |
| > 30% <= 35%  | 90           | 5.35          | -15,262,807.02         | 5.90               | -169,586.74        | 33.24                  |
| > 35% <= 40%  | 107          | 6.36          | -18,988,940.27         | 7.34               | -177,466.73        | 38.17                  |
| > 40% <= 45%  | 91           | 5.41          | -17,024,250.88         | 6.58               | -187,079.68        | 42.99                  |
| > 45% <= 50%  | 84           | 4.99          | -16,899,167.07         | 6.53               | -201,180.56        | 47.72                  |
| > 50% <= 55%  | 81           | 4.82          | -16,689,738.51         | 6.45               | -206,046.15        | 53.23                  |
| > 55% <= 60%  | 98           | 5.83          | -21,296,094.53         | 8.23               | -217,307.09        | 58.17                  |
| > 60% <= 65%  | 77           | 4.58          | -20,435,405.53         | 7.90               | -265,394.88        | 63.09                  |
| > 65% <= 70%  | 74           | 4.40          | -18,024,276.05         | 6.97               | -243,571.30        | 68.34                  |
| > 70% <= 75%  | 65           | 3.86          | -16,724,871.51         | 6.46               | -257,305.72        | 72.66                  |
| > 75% <= 80%  | 63           | 3.75          | -18,259,646.44         | 7.06               | -289,835.66        | 78.48                  |
| > 80% <= 85%  | 49           | 2.91          | -12,071,514.65         | 4.66               | -246,357.44        | 83.36                  |
| > 85% <= 90%  | 31           | 1.84          | -8,124,863.87          | 3.14               | -262,092.38        | 86.84                  |
| > 90% <= 95%  | 1            | 0.06          | -379,613.46            | 0.15               | -379,613.46        | 93.00                  |
| > 95% <= 100% | 0            | 0.00          | 0.00                   | 0.00               | 0.00               | 0.00                   |
| > 100%        | 2            | 0.12          | -516,810.12            | 0.20               | -258,405.06        | 134.79                 |
| <b>Total</b>  | <b>1,682</b> | <b>100.00</b> | <b>-258,779,253.86</b> | <b>100.00</b>      | <b>-153,852.11</b> | <b>50.30</b>           |

Mortgage Insurer Distribution

| Mortgage Insurer | Number       | Number %      | Current Balances       | Current Balances % | Average Loan Size  | Weighted Average LVR % |
|------------------|--------------|---------------|------------------------|--------------------|--------------------|------------------------|
| PMI              | 175          | 10.40         | -38,685,234.26         | 14.95              | -221,058.48        | 71.88                  |
| PMI POOL         | 1,408        | 83.71         | -201,581,180.23        | 77.90              | -143,168.45        | 44.15                  |
| WLENDER          | 99           | 5.89          | -18,512,839.37         | 7.15               | -186,998.38        | 72.13                  |
| <b>Total</b>     | <b>1,682</b> | <b>100.00</b> | <b>-258,779,253.86</b> | <b>100.00</b>      | <b>-153,852.11</b> | <b>50.30</b>           |

Loan Maturity Distribution

| Loan Maturity (year) | Number       | Number %      | Current Balances       | Current Balances % | Average Loan Size  | Weighted Average LVR % |
|----------------------|--------------|---------------|------------------------|--------------------|--------------------|------------------------|
| 2018                 | 1            | 0.06          | 100.00                 | 0.00               | 100.00             | 0.00                   |
| 2019                 | 3            | 0.18          | -13,114.32             | 0.01               | -4,371.44          | 3.74                   |
| 2020                 | 2            | 0.12          | -82,731.70             | 0.03               | -41,365.85         | 15.93                  |
| 2021                 | 9            | 0.54          | -388,760.42            | 0.15               | -43,195.60         | 21.26                  |
| 2022                 | 6            | 0.36          | -226,306.66            | 0.09               | -37,717.78         | 18.95                  |
| 2023                 | 12           | 0.71          | -508,444.64            | 0.20               | -42,370.39         | 29.80                  |
| 2024                 | 28           | 1.66          | -1,707,334.91          | 0.66               | -60,976.25         | 25.85                  |
| 2025                 | 27           | 1.61          | -1,328,010.70          | 0.51               | -49,185.58         | 30.20                  |
| 2026                 | 19           | 1.13          | -641,949.94            | 0.25               | -33,786.84         | 26.50                  |
| 2027                 | 9            | 0.54          | -826,608.46            | 0.32               | -91,845.38         | 20.21                  |
| 2028                 | 9            | 0.54          | -1,047,071.31          | 0.41               | -116,341.26        | 56.75                  |
| 2029                 | 16           | 0.95          | -1,354,329.25          | 0.52               | -84,645.58         | 33.58                  |
| 2030                 | 13           | 0.77          | -769,283.31            | 0.30               | -59,175.64         | 32.95                  |
| 2031                 | 21           | 1.25          | -1,443,646.02          | 0.56               | -68,745.05         | 31.03                  |
| 2032                 | 25           | 1.49          | -2,009,547.28          | 0.78               | -80,381.89         | 37.62                  |
| 2033                 | 17           | 1.01          | -1,871,067.08          | 0.72               | -110,062.77        | 39.10                  |
| 2034                 | 32           | 1.90          | -4,508,427.48          | 1.74               | -140,888.36        | 40.38                  |
| 2035                 | 34           | 2.02          | -5,855,932.45          | 2.26               | -172,233.31        | 45.31                  |
| 2036                 | 104          | 6.18          | -18,105,996.94         | 7.00               | -174,096.12        | 51.65                  |
| 2037                 | 203          | 12.07         | -38,235,080.05         | 14.78              | -188,350.15        | 60.43                  |
| 2038                 | 335          | 19.92         | -52,651,452.44         | 20.35              | -157,168.51        | 49.75                  |
| 2039                 | 737          | 43.82         | -122,174,480.73        | 47.21              | -165,772.70        | 50.24                  |
| 2040                 | 1            | 0.06          | -140,641.34            | 0.05               | -140,641.34        | 38.00                  |
| 2041                 | 4            | 0.24          | -699,911.38            | 0.27               | -174,977.85        | 15.87                  |
| 2042                 | 6            | 0.36          | -916,178.48            | 0.35               | -152,696.41        | 25.02                  |
| 2043                 | 3            | 0.18          | -150,531.18            | 0.06               | -50,177.06         | 10.13                  |
| 2044                 | 5            | 0.30          | -1,080,430.85          | 0.42               | -216,086.17        | 49.45                  |
| 2045                 | 1            | 0.06          | -42,084.54             | 0.02               | -42,084.54         | 5.00                   |
| <b>Total</b>         | <b>1,682</b> | <b>100.00</b> | <b>-258,779,253.86</b> | <b>100.00</b>      | <b>-153,852.11</b> | <b>50.30</b>           |

### Loan Purpose Distribution

| Loan Purpose | Number       | Number %      | Current Balance        | Current Balance % | Ave Loan Size      | Wgt Ave LVR % |
|--------------|--------------|---------------|------------------------|-------------------|--------------------|---------------|
| Purchase     | 969          | 57.61         | -153,760,753.12        | 59.42             | -158,679.83        | 53.65         |
| Refinance    | 601          | 35.73         | -87,476,761.71         | 33.80             | -145,552.02        | 44.95         |
| Renovation   | 16           | 0.95          | -1,526,934.27          | 0.59              | -95,433.39         | 35.39         |
| Construction | 96           | 5.71          | -16,014,804.76         | 6.19              | -166,820.88        | 48.77         |
| <b>Total</b> | <b>1,682</b> | <b>100.00</b> | <b>-258,779,253.86</b> | <b>100.00</b>     | <b>-153,852.11</b> | <b>50.30</b>  |

### Loan Seasoning Distribution

| Loan Seasoning Distribution | Number       | Number %      | Current Balance        | Current Balance % | Ave Loan Size      | Wgt Ave LVR % |
|-----------------------------|--------------|---------------|------------------------|-------------------|--------------------|---------------|
| > 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                 | 1,682        | 100.00        | -258,779,253.86        | 100.00            | -153,852.11        | 50.30         |
| <b>Total</b>                | <b>1,682</b> | <b>100.00</b> | <b>-258,779,253.86</b> | <b>100.00</b>     | <b>-153,852.11</b> | <b>50.30</b>  |

### Loan Size Distribution

| Loan Size           | Number       | Number %      | Current Balance        | Current Balance % | Ave Loan Size      | Wgt Ave LVR % |
|---------------------|--------------|---------------|------------------------|-------------------|--------------------|---------------|
| <= 50,000           | 418          | 24.85         | -6,878,879.21          | 2.66              | -16,456.65         | 14.23         |
| >50,000 <= 100,000  | 223          | 13.26         | -16,724,049.67         | 6.46              | -74,995.74         | 25.30         |
| >100,000 <= 150,000 | 261          | 15.52         | -32,916,366.71         | 12.72             | -126,116.35        | 38.16         |
| >150,000 <= 200,000 | 246          | 14.63         | -42,772,164.72         | 16.53             | -173,870.59        | 47.43         |
| >200,000 <= 250,000 | 186          | 11.06         | -41,184,732.29         | 15.92             | -221,423.29        | 54.89         |
| >250,000 <= 300,000 | 150          | 8.92          | -40,975,800.58         | 15.83             | -273,172.00        | 59.92         |
| >300,000 <= 350,000 | 84           | 4.99          | -27,443,666.61         | 10.61             | -326,710.32        | 56.74         |
| >350,000 <= 400,000 | 54           | 3.21          | -20,211,168.91         | 7.81              | -374,280.91        | 60.37         |
| >400,000 <= 450,000 | 24           | 1.43          | -10,054,699.48         | 3.89              | -418,945.81        | 56.88         |
| >450,000 <= 500,000 | 16           | 0.95          | -7,662,416.95          | 2.96              | -478,901.06        | 54.73         |
| >500,000 <= 550,000 | 8            | 0.48          | -4,156,237.78          | 1.61              | -519,529.72        | 55.66         |
| >550,000            | 12           | 0.71          | -7,799,070.95          | 3.01              | -649,922.58        | 63.37         |
| <b>Total</b>        | <b>1,682</b> | <b>100.00</b> | <b>-258,779,253.86</b> | <b>100.00</b>     | <b>-153,852.11</b> | <b>50.30</b>  |

### Occupancy Type Distribution

| Occupancy Type | Number       | Number %      | Current Balance        | Current Balance % | Ave Loan Size      | Wgt Ave LVR % |
|----------------|--------------|---------------|------------------------|-------------------|--------------------|---------------|
| Owner Occupied | 1,483        | 88.17         | -223,432,174.86        | 86.34             | -150,662.29        | 50.84         |
| Investment     | 199          | 11.83         | -35,347,079.00         | 13.66             | -177,623.51        | 46.90         |
| <b>Total</b>   | <b>1,682</b> | <b>100.00</b> | <b>-258,779,253.86</b> | <b>100.00</b>     | <b>-153,852.11</b> | <b>50.30</b>  |

### Property Type Distribution

| Property Type | Number       | Number %      | Current Balance        | Current Balance % | Ave Loan Size      | Wgt Ave LVR % |
|---------------|--------------|---------------|------------------------|-------------------|--------------------|---------------|
| Detached      | 1,344        | 79.90         | -209,065,845.66        | 80.79             | -155,554.94        | 48.86         |
| Duplex        | 5            | 0.30          | -832,119.70            | 0.32              | -166,423.94        | 29.43         |
| Unit          | 293          | 17.42         | -42,023,780.88         | 16.24             | -143,425.87        | 56.34         |
| Semi Detached | 38           | 2.26          | -6,831,386.34          | 2.64              | -179,773.32        | 59.87         |
| Vacantland    | 0            | 0.00          | 0.00                   | 0.00              | 0.00               | 0.00          |
| Other         | 2            | 0.12          | -26,121.28             | 0.01              | -13,060.64         | 25.84         |
| <b>Total</b>  | <b>1,682</b> | <b>100.00</b> | <b>-258,779,253.86</b> | <b>100.00</b>     | <b>-153,852.11</b> | <b>50.30</b>  |

### Geographical Distribution - by State

| State              | Number       | Number %      | Current Balance        | Current Balance % | Ave Loan Size      | Wgt Ave LVR % |
|--------------------|--------------|---------------|------------------------|-------------------|--------------------|---------------|
| WA                 | 732          | 43.52         | -104,702,212.27        | 40.46             | -143,035.81        | 44.23         |
| NSW                | 479          | 28.48         | -79,257,647.14         | 30.63             | -165,464.82        | 52.06         |
| Victoria           | 330          | 19.62         | -52,078,188.70         | 20.12             | -157,812.69        | 55.69         |
| Queensland         | 98           | 5.83          | -18,356,938.27         | 7.09              | -187,315.70        | 60.95         |
| South Australia    | 17           | 1.01          | -1,194,513.72          | 0.46              | -70,265.51         | 48.53         |
| Tasmania           | 14           | 0.83          | -1,663,668.45          | 0.64              | -118,833.46        | 62.80         |
| ACT                | 10           | 0.59          | -1,366,442.26          | 0.53              | -136,644.23        | 53.22         |
| Northern Territory | 1            | 0.06          | -149,220.84            | 0.06              | -149,220.84        | 35.00         |
| NONE               | 1            | 0.06          | -10,422.21             | 0.00              | -10,422.21         | 0.00          |
| <b>Total</b>       | <b>1,682</b> | <b>100.00</b> | <b>-258,779,253.86</b> | <b>100.00</b>     | <b>-153,852.11</b> | <b>50.30</b>  |



## Portfolio: Swan Trust Series 2010-2

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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**

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

#### **Co-Manager**

Deutsche Bank AG, Sydney Branch  
Level 16  
Deutsche Bank Place  
Corner of Hunter and Phillip Streets  
Sydney NSW 2000

#### **Joint Lead Manager**

J.P Morgan Australia Limited  
Level 32  
Grosvenor Place  
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

#### **Joint Lead Manager**

Macquarie Bank Limited  
1 Martin Place  
Sydney NSW 2000