

# **Swan Trust Series 2010-2**

*1st October 2014 - 30th October 2014*

## **Monthly Information Report**

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

**Monthly Information Report: 1st October 2014 - 30th October 2014**

**Amounts denominated in currency of note class**

**Monthly Payment date: 25 November 2014**

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 %						
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	49,017,875.59	210,000,000.00	24,317,344.15	12,470,432.90	20,000,000.00
Principal Redemption	0.00	7,419,675.21	0.00	696,580.48	357,220.76	0.00
Balance after Payment	0.00	41,598,200.37	210,000,000.00	23,620,763.67	12,113,212.14	20,000,000.00
Bond Factor before Payment	0.00000000	0.20947810	1.00000000	0.62352164	0.62352164	1.00000000
Bond Factor after Payment	0.00000000	0.17777009	1.00000000	0.60566061	0.60566061	1.00000000
Interest Payment	0.00	153,056.64	7,350,000.00	89,454.52	50,828.12	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
Oct-14	315,805,652.63	-10,763,628.56	-2,054,633.27	4,344,785.38	-	-	307,332,176.18

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	-776,892,626.90	-162,710,033.84	246,936,271.70	-	-	307,332,176.18

Portfolio: Swan Trust Series 2010-2

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Monthly Calculation Period:	1/10/2014	to	30/10/2014
Monthly Determination Date:	18/11/2014		
Monthly Payment Date:	25/11/2014		29 days

Loan Portfolio Amounts	Oct-14
Outstanding principal	315,805,652.63
Scheduled Principal	1,199,117.17
Prepayments	9,564,511.39
Redraws	4,344,785.38
Defaulted Loans	-
Loans repurchased by the seller	2,054,633.27
<b>Total</b>	<b>307,332,176.18</b>

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

Monthly Cash Flows

Investor Revenues	
Finance Charge collections	1,349,637.00
Interest Rate Swap receivable amount	-
<b>Any other non-Principal income</b>	<b>15,404.14</b>
Principal draws	-
Liquidity Facility drawings	-
<b>Total Investor Revenues</b>	<b>1,365,041.14</b>
<b>Total Investor Revenues Priority of Payments:</b>	
Taxes **	-
Trustee Fees **	1,070.71
Servicing Fee **	77,869.89
Management Fee **	7,786.99
Custodian Fee **	-
Other Senior Expenses **	41,384.47
Interest Rate Swap payable amount **	133,637.97
Liquidity Facility fees and interest **	1,787.67
Repayment of Liquidity Facility drawings **	-
Class A1 Interest Amount **	-
Class A2 Interest Amount **	153,056.64
Class A3 Interest Amount (allocation to swap)**	681,605.30
Redraw Notes Interest Amount	-
Class AB Interest Amount **	89,454.52
Class AC Interest Amount **	50,828.12
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	25,178.05
<b>Total of Interest Amount Payments</b>	<b>1,365,041.14</b>

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

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<u>Principal Collections</u>	
Scheduled Principal repayments	1,199,117.17
Unscheduled Principal repayments	5,219,726.01
Repurchases of (Principal )	2,054,633.27
Reimbursement of Principal draws from Investor Revenues	-
Any other Principal income	-
<b>Total Principal Collections</b>	<b>8,473,476.45</b>
Total Principal Collections Priority of Payments:	
Principal Draw	-
Redraw Notes repayment	-
Class A1 Principal	-
Class A2 Principal	7,419,675.21
Class A3 Principal	-
Class AB Principal	696,580.48
Class AC Principal	357,220.76
Class B Principal	-
<b>Total Principal Priority of Payments</b>	<b>8,473,476.45</b>

Additional Information

Liquidity Facility (364 days)	
Available amount	6,000,000
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	49,017,876
Outstanding Balance end of the period	41,598,200
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) @ %
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	23,620,764
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	12,113,212
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 October 2014
Number of Loans	4,690	1,903
Min (Interest Rate)	5.19%	4.59%
Max (Interest Rate)	9.29%	7.74%
Weighted Average (Interest Rate)	7.15%	5.35%
Weighted Average Seasoning (Months)	32.50	80.93
Weighted Average Maturity (Months)	326.25	279.63
Original Balance (AUD)	999,998,565	315,805,653
Outstanding Principal Balance (AUD)	999,998,565	307,332,176
Average Loan Size (AUD)	213,219	161,499
Maximum Loan Value (AUD)	971,546	720,741
Current Average Loan-to-Value	54.00%	38.16%
Current Weighted Average Loan-to-Value	61.56%	52.08%
Current Maximum Loan-to-Value	95.00%	160.00%

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	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	3	0.16%	976,945.67	0.32%	15,563.80
61-90	4	0.21%	853,235.47	0.28%	16,276.19
91-120	1	0.05%	274,837.58	0.09%	8,566.17
121-150	0	0.00%	-	0.00%	-
151-180	1	0.05%	301,034.45	0.10%	11,555.96
>181	1	0.05%	252,869.22	0.08%	14,973.19
Grand Total	10	0.53%	2,658,922.39	0.87%	66,935.31

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

#### CPR Statistics

Annualised Prepayments (CPR)	Oct-14
	24.39%

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Interest Rate Distribution Report

	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
<b>Total Variable</b>	1,858	97.64	-296,431,776.88	96.45	-159,543.48	51.84
<b>Fixed (Term Remaining)</b>						
<= 1 Year	18	0.95	-4,463,455.48	1.45	-247,969.75	53.62
> 1 Year <= 2 Years	23	1.21	-5,449,847.88	1.77	-236,949.91	61.03
> 2 Years <= 3 Years	2	0.11	-494,274.15	0.16	-247,137.08	77.82
> 3 Years <= 4 Years	2	0.11	-492,821.79	0.16	-246,410.90	62.44
> 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>	45	2.36	-10,900,399.30	3.55	-242,231.10	58.82
<b>Grand Total</b>	<b>1,903</b>	<b>100.00</b>	<b>-307,332,176.18</b>	<b>100.00</b>	<b>-161,498.78</b>	<b>52.08</b>

Loan to Value Ratio Distribution

LVR Tier	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
<=20%	598	31.42	-29,074,912.59	9.46	-48,620.26	12.85
> 20% <= 25%	108	5.68	-15,414,598.33	5.02	-142,727.76	23.13
> 25% <= 30%	119	6.25	-17,313,155	5.63	-145,488.70	27.90
> 30% <= 35%	93	4.89	-16,960,640.02	5.52	-182,372.47	32.86
> 35% <= 40%	118	6.20	-21,409,151.51	6.97	-181,433.49	38.16
> 40% <= 45%	100	5.25	-18,550,186.90	6.04	-185,501.87	43.16
> 45% <= 50%	103	5.41	-22,556,831.54	7.34	-218,998.36	47.84
> 50% <= 55%	96	5.04	-20,640,533.60	6.72	-215,005.56	53.24
> 55% <= 60%	92	4.83	-20,176,632.09	6.57	-219,311.22	57.95
> 60% <= 65%	112	5.89	-27,289,058.50	8.88	-243,652.31	62.96
> 65% <= 70%	96	5.04	-25,233,750.90	8.21	-262,851.57	67.99
> 70% <= 75%	80	4.20	-20,703,589.97	6.74	-258,794.87	72.79
> 75% <= 80%	70	3.68	-20,272,559.59	6.60	-289,607.99	78.74
> 80% <= 85%	50	2.63	-12,816,086.30	4.17	-256,321.73	82.77
> 85% <= 90%	63	3.31	-17,423,319.65	5.67	-276,560.63	87.12
> 90% <= 95%	4	0.21	-1,239,629.24	0.40	-309,907.31	92.47
> 95% <= 100%	0	0.00	0.00	0.00	0.00	0.00
>100%	1	0.05	-257,540.00	0.08	-257,540.00	160.00
<b>Total</b>	<b>1,903</b>	<b>100.00</b>	<b>-307,332,176.18</b>	<b>100.00</b>	<b>-161,498.78</b>	<b>52.08</b>

Mortgage Insurer Distribution

Mortgage Insurer	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
PMI	202	10.61	-46,188,592.59	15.03	-228,656.40	74.28
PMI POOL	1,589	83.50	-238,568,457.10	77.63	-150,137.48	45.67
WLENDER	112	5.89	-22,575,126.49	7.35	-201,563.63	74.45
<b>Total</b>	<b>1,903</b>	<b>100.00</b>	<b>-307,332,176.18</b>	<b>100.00</b>	<b>-161,498.78</b>	<b>52.08</b>

Loan Maturity Distribution

Loan Maturity (year)	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
2015	1	0.05	-271.78	0.00	-271.78	0.00
2016	2	0.11	-48,267.27	0.02	-24,133.64	6.63
2018	1	0.05	100.00	0.00	100.00	0.00
2019	4	0.21	-22,971.35	0.01	-5,742.84	7.01
2020	3	0.16	-76,996.14	0.03	-25,665.38	19.79
2021	10	0.53	-437,992.64	0.14	-43,799.25	23.42
2022	5	0.26	-206,901.64	0.07	-41,380.33	22.90
2023	15	0.79	-758,487.12	0.25	-50,565.81	27.73
2024	31	1.63	-1,797,370.14	0.58	-57,979.68	23.99
2025	29	1.52	-1,436,071.25	0.47	-49,519.70	32.18
2026	20	1.05	-688,156.09	0.22	-34,407.80	28.12
2027	11	0.58	-1,103,488.28	0.36	-100,317.12	21.06
2028	9	0.47	-1,214,956.81	0.40	-134,995.20	55.84
2029	17	0.89	-1,403,407.15	0.46	-82,553.36	35.43
2030	13	0.68	-805,119.38	0.26	-61,932.26	31.38
2031	27	1.42	-2,004,096.00	0.65	-74,225.78	35.13
2032	30	1.58	-2,604,479.94	0.85	-86,816.00	39.62
2033	18	0.95	-1,963,116.33	0.64	-109,062.02	38.45
2034	40	2.10	-5,745,105.48	1.87	-143,627.64	38.67
2035	39	2.05	-6,819,974.18	2.22	-174,871.13	47.34
2036	121	6.36	-21,291,977.31	6.93	-175,966.75	53.16
2037	230	12.09	-45,127,650.71	14.68	-196,207.18	62.86
2038	367	19.29	-60,934,483.45	19.83	-166,034.01	52.09
2039	841	44.19	-147,504,445.59	48.00	-175,391.73	51.89
2040	1	0.05	-142,218.48	0.05	-142,218.48	38.00
2041	4	0.21	-718,543.35	0.23	-179,635.84	16.55
2042	7	0.37	-1,037,087.38	0.34	-148,155.34	24.71
2043	3	0.16	-441,051.07	0.14	-147,017.02	22.21
2044	4	0.21	-997,590.05	0.32	-249,397.51	51.61
<b>Total</b>	<b>1,903</b>	<b>100.00</b>	<b>-307,332,176.18</b>	<b>100.00</b>	<b>-161,498.78</b>	<b>52.08</b>

### Loan Purpose Distribution

Loan Purpose	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
Construction	105	5.52	-18,180,683.66	5.92	-173,149.37	51.53
Purchase	1,097	57.65	-183,198,492.84	59.61	-166,999.54	55.59
Refinance	681	35.79	-104,158,919.00	33.89	-152,949.95	46.31
Renovation	20	1.05	-1,794,080.68	0.58	-89,704.03	34.82
<b>Total</b>	<b>1,903</b>	<b>100.00</b>	<b>-307,332,176.18</b>	<b>100.00</b>	<b>-161,498.78</b>	<b>52.08</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	1,903	100.00	-307,332,176.18	100.00	-161,498.78	52.08
<b>Total</b>	<b>1,903</b>	<b>100.00</b>	<b>-307,332,176.18</b>	<b>100.00</b>	<b>-161,498.78</b>	<b>52.08</b>

### Loan Size Distribution

Loan Size	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
<= 50,000	428	22.49	-6,866,655.64	2.23	-16,043.59	14.87
>50,000 <= 100,000	261	13.72	-19,362,550.93	6.30	-74,186.02	24.82
>100,000 <= 150,000	283	14.87	-35,712,661.11	11.62	-126,193.15	38.97
>150,000 <= 200,000	271	14.24	-46,791,234.51	15.22	-172,661.38	47.61
>200,000 <= 250,000	236	12.40	-52,913,201.27	17.22	-224,208.48	57.93
>250,000 <= 300,000	179	9.41	-49,413,733.01	16.08	-276,054.37	58.90
>300,000 <= 350,000	103	5.41	-33,626,867.41	10.94	-326,474.44	59.82
>350,000 <= 400,000	61	3.21	-22,876,267.79	7.44	-375,020.78	64.56
>400,000 <= 450,000	33	1.73	-13,788,688.72	4.49	-417,839.05	58.94
>450,000 <= 500,000	21	1.10	-9,992,279.64	3.25	-475,822.84	56.15
>500,000 <= 550,000	9	0.47	-4,678,004.96	1.52	-519,778.33	56.64
>550,000	18	0.95	-11,310,031.19	3.68	-628,335.07	62.11
<b>Total</b>	<b>1,903</b>	<b>100.00</b>	<b>-307,332,176.18</b>	<b>100.00</b>	<b>-161,498.78</b>	<b>52.08</b>

### Occupancy Type Distribution

Occupancy Type	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
Investment	215	11.30	-39,158,750.16	12.74	-182,133.72	48.42
Owner Occupied	1,688	88.70	-268,173,426.02	87.26	-158,870.51	52.62
<b>Total</b>	<b>1,903</b>	<b>100.00</b>	<b>-307,332,176.18</b>	<b>100.00</b>	<b>-161,498.78</b>	<b>52.08</b>

### Property Type Distribution

Property Type	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
Detached	1,521	79.93	-248,960,956.19	81.01	-163,682.42	50.84
Duplex	5	0.26	-859,737.28	0.28	-171,947.46	29.13
Semi Detached	43	2.26	-7,481,171.78	2.43	-173,980.74	60.87
Unit	334	17.55	-50,030,310.93	16.28	-149,791.35	57.35
<b>Total</b>	<b>1,903</b>	<b>100.00</b>	<b>-307,332,176.18</b>	<b>100.00</b>	<b>-161,498.78</b>	<b>52.08</b>

### Geographical Distribution - by State

State	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
WA	823	43.25	-121,031,250.59	39.38	-147,061.06	45.70
NSW	547	28.74	-95,744,745.43	31.15	-175,036.10	54.35
Queensland	112	5.89	-21,628,061.90	7.04	-193,107.70	61.57
South Australia	21	1.10	-1,913,475.02	0.62	-91,117.86	43.85
Victoria	369	19.39	-62,242,319.22	20.25	-168,678.37	57.33
ACT	15	0.79	-2,765,581.91	0.90	-184,372.13	59.64
Northern Territory	1	0.05	-151,223.78	0.05	-151,223.78	35.00
Tasmania	15	0.79	-1,855,518.33	0.60	-123,701.22	64.12
<b>Total</b>	<b>1,903</b>	<b>100.00</b>	<b>-307,332,176.18</b>	<b>100.00</b>	<b>-161,498.78</b>	<b>52.08</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