

Swan Trust Series 2010-2

December 1st 2018 - December 30th 2018

Monthly Information Report

Portfolio: Swan Trust Series 2010-2

Monthly Information Report: December 1st 2018 - December 30th 2018

Amounts denominated in currency of note class

Monthly Payment date: 25 January 2019

Bond report	Class A1 - AUD	Class A2- AUD	Class A3 - AUD	Class A3-R - AUD	Class AB - AUD	Class AC - AUD	Class B - AUD
ISIN Code	AU3FN0012191	AU3FN0012209	AU3CB0164937	AU3FN0029492	AU3FN0012217	AU3FN0012225	AU3FN0012233
Interest rate *	1-M BBSW	1-M BBSW	FIXED (5 yrs)	1-M BBSW	1-M BBSW	1-M BBSW	1-M BBSW
% Spread per annum *	1.00	1.30		1.00	2.00	2.50	undisclosed
Fixed Note Coupon %			7.00				
Original Balance	477,000,000.00	234,000,000.00	210,000,000.00	190,000,000.00	39,000,000.00	20,000,000.00	20,000,000.00
Balance before Payment	0.00	0.00	0.00	83,512,167.55	7,840,362.81	4,020,698.88	20,000,000.00
Principal Redemption	0.00	0.00	0.00	1,253,549.59	117,686.85	60,352.23	0.00
Balance after Payment	0.00	0.00	0.00	82,258,617.97	7,722,675.96	3,960,346.65	20,000,000.00
Bond Factor before Payment	0.00000000	0.00000000	0.00000000	0.43953772	0.20103494	0.20103494	1.00000000
Bond Factor after Payment	0.00000000	0.00000000	0.00000000	0.43294009	0.19801733	0.19801733	1.00000000
Interest Payment	0.00	0.00	0.00	201,192.94	25,117.90	14,478.24	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
Dec-18	115,373,229.24	-2,481,950.49	0.00	1,050,361.83	-	-	113,941,640.58

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	-1,040,222,116.21	-193,736,554.65	347,901,746.22	-	-	113,941,640.58

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Monthly Calculation Period:	1/12/2018	to	30/12/2018
Monthly Determination Date:	18/01/2019		
Monthly Payment Date:	25/01/2019		29 days

Loan Portfolio Amounts	Dec-18
Outstanding principal	115,373,229.24
Scheduled Principal	352,806.85
Prepayments	2,129,143.64
Redraws	1,050,361.83
Defaulted Loans	-
Loans repurchased by the seller	-
Total	113,941,640.58

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

Monthly Cash Flows

Investor Revenues	
Finance Charge collections	408,840.94
Interest Rate Swap receivable amount	-
Any other non-Principal income	2,332.31
Principal draws	-
Liquidity Facility drawings	-
Total Investor Revenues	411,173.25
Total Investor Revenues Priority of Payments:	
Taxes **	-
Trustee Fees **	414.63
Servicing Fee **	28,448.19
Management Fee **	2,844.82
Custodian Fee **	-
Other Senior Expenses **	5,073.21
Interest Rate Swap payable amount **	49,985.91
Liquidity Facility fees and interest **	1,787.67
Repayment of Liquidity Facility drawings **	-
Class A1 Interest Amount **	-
Class A2 Interest Amount **	-
Class A3-R Interest Amount **	201,192.94
Redraw Notes Interest Amount	-
Class AB Interest Amount **	25,117.90
Class AC Interest Amount **	14,478.24
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	-
Total of Interest Amount Payments	411,173.25

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

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<u>Principal Collections</u>	
Scheduled Principal repayments	352,806.85
Unscheduled Principal repayments	1,078,781.81
Repurchases of (Principal)	-
Reimbursement of Principal draws from Investor Revenues	-
Excess Class A3-R Principal in Collections Account	-
Issuance of Class A3-R Notes	-
Principal in Guaranteed Investment Contract Account	-
Total Principal Collections	1,431,588.66
<u>Total Principal Collections Priority of Payments:</u>	
Principa Draw	-
Redraw Notes repayment	-
Class A1 Principal	-
Class A2 Principal	-
Class A3-R Principal	1,253,549.59
Principal Payment to Guaranteed Investment Contract Account	-
Class AB Principal	117,686.85
Class AC Principal	60,352.23
Class B Principal	-
Excess Class A3-R Principal in Collections Account	-
Total Principal Priority of Payments	1,431,588.66

Additional Information

Liquidity Facility (364 days)	
Available amount	2,500,000.00
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

<u>Charge-off Analysis</u>	Class A1 - AUD
Previous Balance	-
Charge-Off Additions	-
Charge-Off Removals	-
Final Balance	-

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

<u>Charge-off Analysis</u>	Class A2- AUD
Previous Balance	-
Charge-Off Additions	-
Charge-Off Removals	-
Final Balance	-

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

<u>Charge-off Analysis</u>	Class A3 - AUD
Previous Balance	-
Charge-Off Additions	-
Charge-Off Removals	-
Final Balance	-

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	Class A3-R - AUD
Outstanding Balance beginning of the period	83,512,168
Outstanding Balance end of the period	82,258,618
Interest rate	1-M BBSW+1 %
Rating (S&P/Fitch)	AAA(sf)/AAAsf
Charge-off Analysis	Class A3-R - AUD
Previous Balance	-
Charge-Off Additions	-
Charge-Off Removals	-
Final Balance	-
	Class AB - AUD
Outstanding Balance beginning of the period	7,840,363
Outstanding Balance end of the period	7,722,676
Interest rate	1-M BBSW+2%
Rating (S&P/Fitch)	AAA(sf)/AAAsf
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	4,020,699
Outstanding Balance end of the period	3,960,347
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	-

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Key Characteristics of the Mortgage Pool (summary)	Offering Circular	30 December 2018
Number of Loans	4,690	916
Min (Interest Rate)	5.19%	3.85%
Max (Interest Rate)	9.29%	6.42%
Weighted Average (Interest Rate)	7.15%	4.79%
Weighted Average Seasoning (Months)	32.50	130.55
Weighted Average Maturity (Months)	326.25	232.16
Original Balance (AUD)	999,998,565.22	115,373,229.24
Outstanding Principal Balance (AUD)	999,998,565.22	113,941,640.58
Average Loan Size (AUD)	213,219.00	124,390.44
Maximum Loan Value (AUD)	971,546.00	860,063.14
Current Average Loan-to-Value	54.00%	29.67%
Current Weighted Average Loan-to-Value	61.56%	47.07%
Current Maximum Loan-to-Value	95.00%	214.00%

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	1	0.11%	136,329.04	0.12%	2,117.47
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	4	0.44%	964,755.91	0.85%	268,962.92
Grand Total	5	0.55%	1,101,084.95	0.97%	271,080.39

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
8	6	104,351.48	105,240.18	105,240.18	-	-	-	-

CPR Statistics

Annualised Prepayments (CPR)	Dec-18
	10.66%

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Interest Rate Distribution Report

	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
Total Variable	891	97.27	-107,902,618.84	94.70	-121,102.83	46.91
Fixed (Term Remaining)						
<= 1 Year	14	1.53	-3,409,302.00	2.99	-243,521.57	50.65
>1 Year <=2 Years	9	0.98	-2,145,203.57	1.88	-238,355.95	46.04
>2 Year <=3 Years	2	0.22	-484,516.17	0.43	-242,258.08	60.91
>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	25	2.73	-6,039,021.74	5.30	-241,560.87	49.84
Grand Total	916	100.00	-113,941,640.58	100.00	-124,390.44	47.07

Loan to Value Ratio Distribution

LVR Tier	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
<=20%	400	43.67	-15,362,154.46	13.48	-38,405.39	12.58
> 20% <= 25%	51	5.57	-7,270,563.78	6.38	-142,560.07	23.28
> 25% <= 30%	53	5.79	-7,481,439	6.57	-141,159.22	27.84
> 30% <= 35%	56	6.11	-8,443,751.25	7.41	-150,781.27	33.09
> 35% <= 40%	48	5.24	-6,491,778.68	5.70	-135,245.39	37.79
> 40% <= 45%	43	4.69	-7,729,875.28	6.78	-179,764.54	42.77
> 45% <= 50%	45	4.91	-8,313,025.90	7.30	-184,733.91	47.96
> 50% <= 55%	44	4.80	-8,600,941.32	7.55	-195,475.94	52.81
> 55% <= 60%	43	4.69	-11,153,769.52	9.79	-259,389.99	57.93
> 60% <= 65%	36	3.93	-8,380,127.24	7.35	-232,781.31	62.70
> 65% <= 70%	23	2.51	-5,894,904.53	5.17	-256,300.20	67.84
> 70% <= 75%	31	3.38	-7,262,478.37	6.37	-234,273.50	73.13
> 75% <= 80%	33	3.60	-8,377,672.62	7.35	-253,868.87	77.83
> 80% <= 85%	6	0.66	-1,915,729.51	1.68	-319,288.25	84.28
> 85% <= 90%	2	0.22	-509,775.99	0.45	-254,887.99	87.51
> 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%	2	0.22	-753,653.53	0.66	-376,826.77	163.42
Total	916	100.00	-113,941,640.58	100.00	-124,390.44	47.07

Mortgage Insurer Distribution

Mortgage Insurer	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
PMI	84	9.17	-16,730,029.60	14.68	-199,167.02	65.56
PMI POOL	777	84.83	-89,492,362.41	78.54	-115,176.79	42.18
WLENDER	55	6.00	-7,719,248.57	6.77	-140,349.97	63.65
Total	916	100.00	-113,941,640.58	100.00	-124,390.44	47.07

Loan Maturity Distribution

Loan Maturity (year)	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
2019	1	0.11	1,041.97	0.00	1,041.97	0.00
2020	1	0.11	-10,130.36	0.01	-10,130.36	7.00
2022	4	0.44	-64,740.38	0.06	-16,185.09	5.88
2023	9	0.98	-290,594.56	0.26	-32,288.28	19.15
2024	13	1.42	-397,828.85	0.35	-30,602.22	15.76
2025	16	1.75	-448,315.86	0.39	-28,019.74	26.93
2026	8	0.87	-106,411.33	0.09	-13,301.42	21.37
2027	6	0.66	-341,958.23	0.30	-56,993.04	13.95
2028	7	0.76	-472,930.33	0.42	-67,561.48	32.95
2029	12	1.31	-411,170.34	0.36	-34,264.19	16.96
2030	6	0.66	-126,857.58	0.11	-21,142.93	31.46
2031	15	1.64	-631,366.09	0.55	-42,091.07	28.49
2032	14	1.53	-581,692.98	0.51	-41,549.50	26.08
2033	7	0.76	-759,300.54	0.67	-108,471.51	33.15
2034	20	2.18	-1,812,612.57	1.59	-90,630.63	35.06
2035	19	2.07	-2,704,162.80	2.37	-142,324.36	44.30
2036	52	5.68	-6,631,769.92	5.82	-127,534.04	48.72
2037	116	12.66	-18,401,163.93	16.15	-158,630.72	55.24
2038	179	19.54	-22,854,159.12	20.06	-127,676.87	48.53
2039	398	43.45	-55,040,860.56	48.31	-138,293.62	46.80
2040	1	0.11	-135,389.79	0.12	-135,389.79	39.00
2041	1	0.11	-4,513.29	0.00	-4,513.29	0.00
2042	1	0.11	-88,847.15	0.08	-88,847.15	8.00
2043	3	0.33	-247,142.96	0.22	-82,380.99	17.90
2044	1	0.11	-206,625.10	0.18	-206,625.10	16.00
2045	2	0.22	-174,055.93	0.15	-87,027.96	9.10
2046	1	0.11	-170,776.35	0.15	-170,776.35	32.00
2047	2	0.22	-724,073.06	0.64	-362,036.53	20.74
2048	1	0.11	-103,232.59	0.09	-103,232.59	30.00
Total	916	100.00	-113,941,640.58	100.00	-124,390.44	47.07

Loan Purpose Distribution						
Loan Purpose	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
Purchase	505	55.13	-63,203,594.08	55.47	-125,155.63	50.32
Refinance	357	38.97	-44,408,937.55	38.98	-124,394.78	42.84
Renovation	6	0.66	-496,396.65	0.44	-82,732.78	41.51
Construction	48	5.24	-5,832,712.30	5.12	-121,514.84	44.39
Total	916	100.00	-113,941,640.58	100.00	-124,390.44	47.07

Loan Seasoning Distribution						
Loan Seasoning Distribution	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave 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	916	100.00	-113,941,640.58	100.00	-124,390.44	47.07
Total	916	100.00	-113,941,640.58	100.00	-124,390.44	47.07

Loan Size Distribution						
Loan Size	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
<= 50,000	324	35.37	-4,102,281.88	3.60	-12,661.36	11.80
>50,000 <= 100,000	128	13.97	-9,608,751.02	8.43	-75,068.37	26.85
>100,000 <= 150,000	120	13.10	-14,922,737.50	13.10	-124,356.15	35.79
>150,000 <= 200,000	135	14.74	-23,598,300.15	20.71	-174,802.22	47.97
>200,000 <= 250,000	80	8.73	-17,705,811.21	15.54	-221,322.64	51.82
>250,000 <= 300,000	55	6.00	-14,958,437.63	13.13	-271,971.59	57.80
>300,000 <= 350,000	33	3.60	-10,729,697.60	9.42	-325,142.35	50.29
>350,000 <= 400,000	18	1.97	-6,693,274.41	5.87	-371,848.58	50.66
>400,000 <= 450,000	8	0.87	-3,348,256.83	2.94	-418,532.10	44.67
>450,000 <= 500,000	6	0.66	-2,822,444.98	2.48	-470,407.50	81.58
>500,000 <= 550,000	3	0.33	-1,593,392.03	1.40	-531,130.68	60.16
>550,000	6	0.66	-3,858,255.34	3.39	-643,042.56	65.80
Total	916	100.00	-113,941,640.58	100.00	-124,390.44	47.07

Occupancy Type Distribution						
Occupancy Type	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
Owner Occupied	787	85.92	-94,191,235.58	82.67	-119,683.91	46.69
Investment	129	14.08	-19,750,405.00	17.33	-153,103.91	48.88
Total	916	100.00	-113,941,640.58	100.00	-124,390.44	47.07

Property Type Distribution						
Property Type	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
Detached	735	80.24	-93,426,505.46	82.00	-127,110.89	46.09
Duplex	2	0.22	-158,699.60	0.14	-79,349.80	40.10
Unit	162	17.69	-18,179,874.80	15.96	-112,221.45	51.07
Semi Detached	17	1.86	-2,176,560.72	1.91	-128,032.98	56.03
Vacantland	0	0.00	0.00	0.00	0.00	0.00
Other	0	0.00	0.00	0.00	0.00	0.00
Total	916	100.00	-113,941,640.58	100.00	-124,390.44	47.07

Geographical Distribution - by State						
State	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
WA	441	48.14	-52,015,289.40	45.65	-117,948.50	43.01
NSW	234	25.55	-32,998,526.81	28.96	-141,019.35	47.84
Victoria	170	18.56	-20,339,618.70	17.85	-119,644.82	49.31
Queensland	49	5.35	-6,788,569.98	5.96	-138,542.24	65.89
South Australia	11	1.20	-678,682.42	0.60	-61,698.40	60.41
ACT	7	0.76	-739,458.84	0.65	-105,636.98	49.95
Tasmania	4	0.44	-381,494.43	0.33	-95,373.61	50.18
Northern Territory	0	0.00	0.00	0.00	0.00	0.00
NONE	0	0.00	0.00	0.00	0.00	0.00
Total	916	100.00	-113,941,640.58	100.00	-124,390.44	47.07

Portfolio: Swan Trust Series 2010-2

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

Mallesons Stephen Jaques
Level 61 Governor Phillip Tower
1 Farrer Place
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Joint Lead Manager

Macquarie Bank Limited
1 Martin Place
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