

# **Swan Trust Series 2010-2**

*March 31st 2019 - April 30th 2019*

## **Monthly Information Report**

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

**Monthly Information Report: March 31st 2019 - April 30th 2019**

**Amounts denominated in currency of note class**

**Monthly Payment date: 27 May 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           | 78,482,383.86    | 7,368,152.23   | 3,778,539.61   | 20,000,000.00 |
| Principal Redemption       | 0.00           | 0.00           | 0.00           | 1,305,623.64     | 122,575.71     | 62,859.34      | 0.00          |
| Balance after Payment      | 0.00           | 0.00           | 0.00           | 77,176,760.22    | 7,245,576.52   | 3,715,680.27   | 20,000,000.00 |
| Bond Factor before Payment | 0.00000000     | 0.00000000     | 0.00000000     | 0.41306518       | 0.18892698     | 0.18892698     | 1.00000000    |
| Bond Factor after Payment  | 0.00000000     | 0.00000000     | 0.00000000     | 0.40619347       | 0.18578401     | 0.18578401     | 1.00000000    |
| Interest Payment           | 0.00           | 0.00           | 0.00           | 173,459.61       | 22,542.77      | 13,164.98      | 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 |
| Apr-19                                       | 109,629,075.69               | -2,149,604.63              | -127,799.28 | 786,345.23 | -               | -             | 108,138,017.01         |

| 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  | -1,049,800,810.04          | -194,622,801.72 | 352,563,063.55 | -               | -             | 108,138,017.01         |

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|                             |            |    |            |
|-----------------------------|------------|----|------------|
| Monthly Calculation Period: | 31/03/2019 | to | 30/04/2019 |
| Monthly Determination Date: | 20/05/2019 |    |            |
| Monthly Payment Date:       | 27/05/2019 |    | 31 days    |

Loan Portfolio Amounts

Apr-19

|                                 |                       |
|---------------------------------|-----------------------|
| Outstanding principal           | 109,629,075.69        |
| Scheduled Principal             | 328,992.49            |
| Prepayments                     | 1,820,612.14          |
| Redraws                         | 786,345.23            |
| Defaulted Loans                 | -                     |
| Loans repurchased by the seller | 127,799.28            |
| <b>Total</b>                    | <b>108,138,017.01</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                           | 441,460.05        |
| Interest Rate Swap receivable amount                 | -                 |
| <b>Any other non-Principal income</b>                | <b>2,103.93</b>   |
| Principal draws                                      | -                 |
| Liquidity Facility drawings                          | -                 |
| <b>Total Investor Revenues</b>                       | <b>443,563.98</b> |
| <u>Total Investor Revenues Priority of Payments:</u> |                   |
| Taxes **   | -                 |
| Trustee Fees **                                      | 407.12            |
| Servicing Fee **                                     | 27,932.89         |
| Management Fee **                                    | 2,793.29          |
| Custodian Fee **                                     | -                 |
| Other Senior Expenses **                             | 118.51            |
| Interest Rate Swap payable amount **                 | 116,982.92        |
| Liquidity Facility fees and interest **              | 1,910.96          |
| Repayment of Liquidity Facility drawings **          | -                 |
| Class A1 Interest Amount **                          | -                 |
| Class A2 Interest Amount **                          | -                 |
| Class A3-R Interest Amount **                        | 173,459.61        |
| Redraw Notes Interest Amount                         | -                 |
| Class AB Interest Amount **                          | 22,542.77         |
| Class AC Interest Amount **                          | 13,164.98         |
| 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            | -                 |
| <b>Total of Interest Amount Payments</b>             | <b>443,563.98</b> |

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

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|   |                     |
|---|---------------------|
| <u>Principal Collections</u>                                |                     |
| Scheduled Principal repayments                              | 328,992.49          |
| Unscheduled Principal repayments                            | 1,034,266.91        |
| Repurchases of (Principal )                                 | 127,799.28          |
| 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         | -                   |
| <b>Total Principal Collections</b>                          | <b>1,491,058.68</b> |
| <u>Total Principal Collections Priority of Payments:</u>    |                     |
| Principal Draw  | -                   |
| Redraw Notes repayment                                      | -                   |
| Class A1 Principal  | -                   |
| Class A2 Principal  | -                   |
| Class A3-R Principal  | 1,305,623.64        |
| Principal Payment to Guaranteed Investment Contract Account | -                   |
| Class AB Principal  | 122,575.71          |
| Class AC Principal  | 62,859.34           |
| Class B Principal   | -                   |
| Excess Class A3-R Principal in Collections Account          | -                   |
| <b>Total Principal Priority of Payments</b>                 | <b>1,491,058.68</b> |

**Additional Information**

|                                      |              |
|--------------------------------------|--------------|
| <u>Liquidity Facility (364 days)</u> |              |
| Available amount                     | 2,500,000.00 |
| Liquidity Facility drawn amount      | -            |
| Interest due on drawn amount         | -            |
| Interest payment on drawn amount     | -            |
| Repayment of drawn amount            | -            |

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

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

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

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| Class A3-R - AUD                            |               |
|---|---------------|
| Outstanding Balance beginning of the period | 78,482,384    |
| Outstanding Balance end of the period       | 77,176,760    |
| Interest rate                               | 1-M BBSW+1 %  |
| Rating (S&P/Fitch)                          | AAA(sf)/AAAsf |
| Charge-off Analysis                         |               |
| Previous Balance                            | -             |
| Charge-Off Additions                        | -             |
| Charge-Off Removals                         | -             |
| Final Balance                               | -             |
| Class AB - AUD                              |               |
| Outstanding Balance beginning of the period | 7,368,152     |
| Outstanding Balance end of the period       | 7,245,577     |
| Interest rate                               | 1-M BBSW+2%   |
| Rating (S&P/Fitch)                          | AAA(sf)/AAAsf |
| Charge-off Analysis                         |               |
| Previous Balance                            | -             |
| Charge-Off Additions                        | -             |
| Charge-Off Removals                         | -             |
| Final Balance                               | -             |
| Class AC - AUD                              |               |
| Outstanding Balance beginning of the period | 3,778,540     |
| Outstanding Balance end of the period       | 3,715,680     |
| Interest rate                               | 1-M BBSW+2.5% |
| Rating (S&P/Fitch)                          | AAA(sf)/AAAsf |
| Charge-off Analysis                         |               |
| 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                         |               |
| Previous Balance                            | -             |
| Charge-Off Additions                        | -             |
| Charge-Off Removals                         | -             |
| Final Balance                               | -             |

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| Key Characteristics of the Mortgage Pool (summary) | Offering Circular | 30 April 2019  |
|--|-------------------|----------------|
| Number of Loans                                    | 4,690             | 887            |
| Min (Interest Rate)                                | 5.19%             | 3.72%          |
| Max (Interest Rate)                                | 9.29%             | 6.42%          |
| Weighted Average (Interest Rate)                   | 7.15%             | 4.77%          |
| Weighted Average Seasoning (Months)                | 32.50             | 134.70         |
| Weighted Average Maturity (Months)                 | 326.25            | 229.00         |
| Original Balance (AUD)                             | 999,998,565.22    | 109,629,075.69 |
| Outstanding Principal Balance (AUD)                | 999,998,565.22    | 108,138,017.01 |
| Average Loan Size (AUD)                            | 213,219.00        | 121,914.34     |
| Maximum Loan Value (AUD)                           | 971,546.00        | 853,878.96     |
| Current Average Loan-to-Value                      | 54.00%            | 28.89%         |
| Current Weighted Average Loan-to-Value             | 61.56%            | 46.53%         |
| Current Maximum Loan-to-Value                      | 95.00%            | 216.00%        |

| 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              | 2                          | 0.23%   | 477,460.42                            | 0.44%  | 6,849.64                |
| 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                          | 0.45%   | 806,326.23                            | 0.75%  | 257,869.15              |
| <b>Grand Total</b> | <b>6</b>                   | <b>0.68%</b>                                      | <b>1,283,786.65</b>                   | <b>1.19%</b>   | <b>264,718.79</b>       |

#### 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) | Apr-19 |
|                              | 12.00% |

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**Interest Rate Distribution Report**

|                               | Number     | Number %      | Current Balances       | Current Balances % | Average Loan Size  | Weighted Average LVR % |
|-------------------------------|------------|---------------|------------------------|--------------------|--------------------|------------------------|
| <b>Total Variable</b>         | 866        | 97.63         | -103,542,246.09        | 95.75              | -119,563.79        | 46.54                  |
| <b>Fixed (Term Remaining)</b> |            |               |                        |                    |                    |                        |
| <= 1 Year                     | 6          | 0.68          | -1,352,722.61          | 1.25               | -225,453.77        | 48.63                  |
| >1 Year <=2 Years             | 10         | 1.13          | -2,282,427.10          | 2.11               | -228,242.71        | 46.11                  |
| >2 Year <=3 Years             | 5          | 0.56          | -960,621.21            | 0.89               | -192,124.24        | 43.52                  |
| >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                   |
| <b>Total Fixed</b>            | 21         | 2.37          | -4,595,770.92          | 4.25               | -218,846.23        | 46.31                  |
| <b>Grand Total</b>            | <b>887</b> | <b>100.00</b> | <b>-108,138,017.01</b> | <b>100.00</b>      | <b>-121,914.34</b> | <b>46.53</b>           |

**Loan to Value Ratio Distribution**

| LVR Tier      | Number     | Number %      | Current Balances       | Current Balances % | Average Loan Size  | Weighted Average LVR % |
|---------------|------------|---------------|------------------------|--------------------|--------------------|------------------------|
| <=20%         | 401        | 45.21         | -15,324,469.54         | 14.17              | -38,215.63         | 12.61                  |
| > 20% <= 25%  | 49         | 5.52          | -7,430,449.03          | 6.87               | -151,641.82        | 23.44                  |
| > 25% <= 30%  | 52         | 5.86          | -7,182,779             | 6.64               | -138,130.37        | 27.83                  |
| > 30% <= 35%  | 60         | 6.76          | -8,574,673.79          | 7.93               | -142,911.23        | 32.98                  |
| > 35% <= 40%  | 34         | 3.83          | -5,115,077.33          | 4.73               | -150,443.45        | 38.00                  |
| > 40% <= 45%  | 37         | 4.17          | -6,603,846.60          | 6.11               | -178,482.34        | 42.56                  |
| > 45% <= 50%  | 49         | 5.52          | -9,258,049.51          | 8.56               | -188,939.79        | 48.04                  |
| > 50% <= 55%  | 40         | 4.51          | -7,682,767.20          | 7.10               | -192,069.18        | 53.11                  |
| > 55% <= 60%  | 38         | 4.28          | -9,418,887.43          | 8.71               | -247,865.46        | 57.57                  |
| > 60% <= 65%  | 31         | 3.49          | -7,215,586.00          | 6.67               | -232,760.84        | 62.84                  |
| > 65% <= 70%  | 22         | 2.48          | -5,742,077.06          | 5.31               | -261,003.50        | 67.56                  |
| > 70% <= 75%  | 36         | 4.06          | -8,083,134.45          | 7.47               | -224,531.51        | 72.84                  |
| > 75% <= 80%  | 27         | 3.04          | -7,242,168.79          | 6.70               | -268,228.47        | 77.41                  |
| > 80% <= 85%  | 7          | 0.79          | -2,105,199.67          | 1.95               | -300,742.81        | 83.22                  |
| > 85% <= 90%  | 2          | 0.23          | -509,827.83            | 0.47               | -254,913.92        | 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          | 0.23          | -649,023.42            | 0.60               | -324,511.71        | 155.03                 |
| <b>Total</b>  | <b>887</b> | <b>100.00</b> | <b>-108,138,017.01</b> | <b>100.00</b>      | <b>-121,914.34</b> | <b>46.53</b>           |

**Mortgage Insurer Distribution**

| Mortgage Insurer | Number     | Number %      | Current Balances       | Current Balances % | Average Loan Size  | Weighted Average LVR % |
|------------------|------------|---------------|------------------------|--------------------|--------------------|------------------------|
| PMI              | 83         | 9.36          | -16,084,579.79         | 14.87              | -193,790.12        | 65.48                  |
| PMI POOL         | 749        | 84.44         | -84,478,954.75         | 78.12              | -112,788.99        | 41.45                  |
| WLENDER          | 55         | 6.20          | -7,574,482.47          | 7.00               | -137,717.86        | 62.92                  |
| <b>Total</b>     | <b>887</b> | <b>100.00</b> | <b>-108,138,017.01</b> | <b>100.00</b>      | <b>-121,914.34</b> | <b>46.53</b>           |

**Loan Maturity Distribution**

| Loan Maturity (year) | Number     | Number %      | Current Balances       | Current Balances % | Average Loan Size  | Weighted Average LVR % |
|----------------------|------------|---------------|------------------------|--------------------|--------------------|------------------------|
| 2020                 | 1          | 0.11          | -7,266.46              | 0.01               | -7,266.46          | 5.00                   |
| 2022                 | 4          | 0.45          | -52,794.08             | 0.05               | -13,198.52         | 5.87                   |
| 2023                 | 8          | 0.90          | -220,214.24            | 0.20               | -27,526.78         | 19.02                  |
| 2024                 | 13         | 1.47          | -374,859.69            | 0.35               | -28,835.36         | 14.94                  |
| 2025                 | 15         | 1.69          | -409,774.74            | 0.38               | -27,318.32         | 28.44                  |
| 2026                 | 8          | 0.90          | -103,141.40            | 0.10               | -12,892.67         | 21.55                  |
| 2027                 | 6          | 0.68          | -328,815.56            | 0.30               | -54,802.59         | 13.40                  |
| 2028                 | 7          | 0.79          | -443,759.47            | 0.41               | -63,394.21         | 32.06                  |
| 2029                 | 10         | 1.13          | -296,692.70            | 0.27               | -29,669.27         | 16.59                  |
| 2030                 | 6          | 0.68          | -118,335.90            | 0.11               | -19,722.65         | 34.08                  |
| 2031                 | 15         | 1.69          | -629,576.85            | 0.58               | -41,971.79         | 28.32                  |
| 2032                 | 12         | 1.35          | -439,204.72            | 0.41               | -36,600.39         | 22.35                  |
| 2033                 | 6          | 0.68          | -754,032.30            | 0.70               | -125,672.05        | 32.71                  |
| 2034                 | 20         | 2.25          | -1,683,322.18          | 1.56               | -84,166.11         | 35.57                  |
| 2035                 | 19         | 2.14          | -2,644,277.43          | 2.45               | -139,172.50        | 43.34                  |
| 2036                 | 50         | 5.64          | -6,384,421.61          | 5.90               | -127,688.43        | 48.58                  |
| 2037                 | 113        | 12.74         | -17,687,291.07         | 16.36              | -156,524.70        | 54.85                  |
| 2038                 | 172        | 19.39         | -21,388,346.84         | 19.78              | -124,350.85        | 47.88                  |
| 2039                 | 388        | 43.74         | -51,691,496.99         | 47.80              | -133,225.51        | 46.31                  |
| 2040                 | 1          | 0.11          | -136,117.27            | 0.13               | -136,117.27        | 39.00                  |
| 2041                 | 1          | 0.11          | -4,062.89              | 0.00               | -4,062.89          | 0.00                   |
| 2042                 | 1          | 0.11          | -90,598.89             | 0.08               | -90,598.89         | 8.00                   |
| 2043                 | 3          | 0.34          | -282,008.54            | 0.26               | -94,002.85         | 17.61                  |
| 2044                 | 1          | 0.11          | -206,484.07            | 0.19               | -206,484.07        | 16.00                  |
| 2045                 | 2          | 0.23          | -171,703.93            | 0.16               | -85,851.96         | 9.06                   |
| 2046                 | 1          | 0.11          | -162,834.02            | 0.15               | -162,834.02        | 30.00                  |
| 2047                 | 2          | 0.23          | -719,376.45            | 0.67               | -359,688.22        | 20.28                  |
| 2048                 | 1          | 0.11          | -99,458.13             | 0.09               | -99,458.13         | 29.00                  |
| 2049                 | 1          | 0.11          | -607,748.59            | 0.56               | -607,748.59        | 28.00                  |
| <b>Total</b>         | <b>887</b> | <b>100.00</b> | <b>-108,138,017.01</b> | <b>100.00</b>      | <b>-121,914.34</b> | <b>46.53</b>           |



| Loan Purpose Distribution |            |               |                        |                   |                    |               |
|---------------------------|------------|---------------|------------------------|-------------------|--------------------|---------------|
| Loan Purpose              | Number     | Number %      | Current Balance        | Current Balance % | Ave Loan Size      | Wgt Ave LVR % |
| Purchase                  | 484        | 54.57         | -58,964,845.12         | 54.53             | -121,828.19        | 50.02         |
| Refinance                 | 352        | 39.68         | -43,007,088.16         | 39.77             | -122,179.23        | 42.03         |
| Renovation                | 4          | 0.45          | -423,062.74            | 0.39              | -105,765.68        | 45.26         |
| Construction              | 47         | 5.30          | -5,743,020.99          | 5.31              | -122,191.94        | 44.46         |
| <b>Total</b>              | <b>887</b> | <b>100.00</b> | <b>-108,138,017.01</b> | <b>100.00</b>     | <b>-121,914.34</b> | <b>46.53</b>  |

| 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                 | 887        | 100.00        | -108,138,017.01        | 100.00            | -121,914.34        | 46.53         |
| <b>Total</b>                | <b>887</b> | <b>100.00</b> | <b>-108,138,017.01</b> | <b>100.00</b>     | <b>-121,914.34</b> | <b>46.53</b>  |

| Loan Size Distribution |            |               |                        |                   |                    |               |
|------------------------|------------|---------------|------------------------|-------------------|--------------------|---------------|
| Loan Size              | Number     | Number %      | Current Balance        | Current Balance % | Ave Loan Size      | Wgt Ave LVR % |
| <= 50,000              | 320        | 36.08         | -3,637,640.81          | 3.36              | -11,367.63         | 11.71         |
| >50,000 <= 100,000     | 129        | 14.54         | -9,546,566.55          | 8.83              | -74,004.39         | 25.42         |
| >100,000 <= 150,000    | 108        | 12.18         | -13,446,194.29         | 12.43             | -124,501.80        | 37.13         |
| >150,000 <= 200,000    | 137        | 15.45         | -23,994,651.93         | 22.19             | -175,143.44        | 48.14         |
| >200,000 <= 250,000    | 72         | 8.12          | -16,107,058.37         | 14.89             | -223,709.14        | 51.22         |
| >250,000 <= 300,000    | 49         | 5.52          | -13,288,967.57         | 12.29             | -271,203.42        | 55.34         |
| >300,000 <= 350,000    | 34         | 3.83          | -11,003,897.03         | 10.18             | -323,644.03        | 49.99         |
| >350,000 <= 400,000    | 15         | 1.69          | -5,589,468.74          | 5.17              | -372,631.25        | 48.39         |
| >400,000 <= 450,000    | 11         | 1.24          | -4,703,002.78          | 4.35              | -427,545.71        | 59.61         |
| >450,000 <= 500,000    | 3          | 0.34          | -1,430,966.80          | 1.32              | -476,988.93        | 74.19         |
| >500,000 <= 550,000    | 3          | 0.34          | -1,569,517.61          | 1.45              | -523,172.54        | 59.53         |
| >550,000               | 6          | 0.68          | -3,820,084.53          | 3.53              | -636,680.76        | 60.58         |
| <b>Total</b>           | <b>887</b> | <b>100.00</b> | <b>-108,138,017.01</b> | <b>100.00</b>     | <b>-121,914.34</b> | <b>46.53</b>  |

| Occupancy Type Distribution |            |               |                        |                   |                    |               |
|-----------------------------|------------|---------------|------------------------|-------------------|--------------------|---------------|
| Occupancy Type              | Number     | Number %      | Current Balance        | Current Balance % | Ave Loan Size      | Wgt Ave LVR % |
| Owner Occupied              | 758        | 85.46         | -88,349,456.30         | 81.70             | -116,556.01        | 46.00         |
| Investment                  | 129        | 14.54         | -19,788,560.71         | 18.30             | -153,399.70        | 48.88         |
| <b>Total</b>                | <b>887</b> | <b>100.00</b> | <b>-108,138,017.01</b> | <b>100.00</b>     | <b>-121,914.34</b> | <b>46.53</b>  |

| Property Type Distribution |            |               |                        |                   |                    |               |
|----------------------------|------------|---------------|------------------------|-------------------|--------------------|---------------|
| Property Type              | Number     | Number %      | Current Balance        | Current Balance % | Ave Loan Size      | Wgt Ave LVR % |
| Detached                   | 708        | 79.82         | -88,868,354.00         | 82.18             | -125,520.27        | 45.11         |
| Duplex                     | 1          | 0.11          | -155,243.15            | 0.14              | -155,243.15        | 41.00         |
| Unit                       | 162        | 18.26         | -17,005,086.50         | 15.73             | -104,969.67        | 50.81         |
| Semi Detached              | 15         | 1.69          | -1,909,981.58          | 1.77              | -127,332.11        | 57.34         |
| Vacantland                 | 0          | 0.00          | 0.00                   | 0.00              | 0.00               | 0.00          |
| Other                      | 1          | 0.11          | -199,351.78            | 0.18              | -199,351.78        | 216.00        |
| <b>Total</b>               | <b>887</b> | <b>100.00</b> | <b>-108,138,017.01</b> | <b>100.00</b>     | <b>-121,914.34</b> | <b>46.53</b>  |

| Geographical Distribution - by State |            |               |                        |                   |                    |               |
|--------------------------------------|------------|---------------|------------------------|-------------------|--------------------|---------------|
| State                                | Number     | Number %      | Current Balance        | Current Balance % | Ave Loan Size      | Wgt Ave LVR % |
| WA                                   | 424        | 47.80         | -50,158,470.96         | 46.38             | -118,298.28        | 43.00         |
| NSW                                  | 225        | 25.37         | -30,395,776.96         | 28.11             | -135,092.34        | 46.54         |
| Victoria                             | 169        | 19.05         | -19,493,035.49         | 18.03             | -115,343.41        | 49.25         |
| Queensland                           | 48         | 5.41          | -6,382,177.35          | 5.90              | -132,962.03        | 63.79         |
| South Australia                      | 11         | 1.24          | -661,828.91            | 0.61              | -60,166.26         | 60.13         |
| ACT                                  | 7          | 0.79          | -719,844.70            | 0.67              | -102,834.96        | 49.13         |
| Tasmania                             | 3          | 0.34          | -326,882.64            | 0.30              | -108,960.88        | 54.57         |
| 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          |
| <b>Total</b>                         | <b>887</b> | <b>100.00</b> | <b>-108,138,017.01</b> | <b>100.00</b>     | <b>-121,914.34</b> | <b>46.53</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