

# **Swan Trust Series 2011-1**

*July 31st 2013 - August 30th 2013*

## **Monthly Information Report**

**Portfolio:** Swan Trust Series 2011-1

**Monthly Information Report:** July 31st 2013 - August 30th 2013

Amounts denominated in currency of note class

**Monthly Payment date:** 19 September 2013

Bond report	Class A1 - AUD	Class A2- AUD	Class AB - AUD	Class B - AUD
ISIN Code	AU3FN0014387	AU3CB0185106	AU3FN0014395	AU3FN0014403
Interest rate *	1-M BBSW	FIXED (5 yrs)	1-M BBSW	undisclosed
% Spread per annum *	1.25		2.50	undisclosed
Fixed Note Coupon %		5.75		
Original Balance	365,000,000.00	100,000,000.00	25,500,000.00	9,500,000.00
Balance before Payment	140,312,864.03	100,000,000.00	25,500,000.00	9,500,000.00
Principal Redemption	7,973,337.22	0.00	0.00	0.00
Balance after Payment	132,339,526.81	100,000,000.00	25,500,000.00	9,500,000.00
Bond Factor before Payment	0.38441881	1.00000000	1.00000000	1.00000000
Bond Factor after Payment	0.36257405	1.00000000	1.00000000	1.00000000
Interest Payment	458,803.84	0.00	110,453.42	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
Aug-13	275,312,864	-9,212,516	-928,111	2,167,290	0	0	267,339,526.81

Portfolio Information Cumulative (since Closing Date) - AUD							
Portfolio	Initial balance	Repayments and prepayments	Repurchases	Redraws	Defaulted loans	Substitutions	End of Mortgage Period
Mortgage loans	496,420,699	-235,245,428	-50,384,691	56,548,947	0	0	267,339,526.81

Portfolio: Swan Trust Series 2011-1

Monthly Information Report: July 31st 2013 - August 30th 2013

Monthly Calculation Period:	31/07/2013	to	30/08/2013
Monthly Determination Date:	12/09/2013		
Monthly Payment Date:	19/09/2013		31 days

Loan Portfolio Amounts

Aug-13

Outstanding principal	275,312,864
Scheduled Principal	1,158,194
Prepayments	8,054,321.30
Redraws	2,167,290
Defaulted Loans	-
Loans repurchased by the seller	928,111
<b>Total</b>	<b>267,339,527</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	1,308,869
Interest Rate Swap receivable amount	0
Any other non-Principal income	9,745
Principal draws	0
Liquidity Facility drawings	0
<b>Total Investor Revenues</b>	<b>1,318,615</b>
<u>Total Investor Revenues Priority of Payments:</u>	
Taxes **	-
Trustee Fees **	900
Servicing Fee **	70,148
Management Fee **	7,015
Custodian Fee **	-
Other Senior Expenses **	74
Interest Rate Swap payable amount **	194,262
Liquidity Facility fees and interest **	2,123
Repayment of Liquidity Facility drawings **	-
Class A1 Interest Amount **	458,804
Class A2 Interest Amount (allocation to swap)**	342,881
Redraw Notes Interest Amount	-
Class AB Interest Amount **	110,453
Reimbursing Principal draws	0
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	-
Excess Distributions to Income Unitholder	78,702
<b>Total of Interest Amount Payments</b>	<b>1,318,615</b>

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

Portfolio: Swan Trust Series 2011-1

Monthly Information Report: July 31st 2013 - August 30th 2013

<u>Principal Collections</u>	
Scheduled Principal repayments	1,158,194
Unscheduled Principal repayments	5,887,031
Repurchases of (Principal )	928,111
Reimbursement of Principal draws from Investor Revenues	-
Any other Principal income	-
<b>Total Principal Collections</b>	<b>7,973,337</b>
Total Principal Collections Priority of Payments:	
Principial Draw	-
Redraw Notes repayment	-
Class A1 Principal	7,973,337
Class A2 Principal	-
Class AB Principal	-
Class B Principal	-
<b>Total Principal Priority of Payments</b>	<b>7,973,337</b>

Additional Information

<u>Liquidity Facility (364 days)</u>	
Available amount	5,000,000
Liquidity Facility drawn amount	0
Interest due on drawn amount	0
Interest payment on drawn amount	0
Repayment of drawn amount	0

	<u>Class A1 - AUD</u>
Outstanding Balance beginning of the period	140,312,864
Outstanding Balance end of the period	132,339,527
Interest rate	1-M BBSW+1.25%
Rating (S&P/Fitch)	AAA(sf)/AAAsf

	<u>Class A1 - AUD</u>
Previous Balance	0
Charge-Off Additions	0
Charge-Off Removals	0
Final Balance	0

	<u>Class A2- AUD</u>
Outstanding Balance beginning of the period	100,000,000
Outstanding Balance end of the period	100,000,000
Interest rate	FIXED (5 yrs)+%
Rating (S&P/Fitch)	AAA(sf)/AAAsf

	<u>Class A2- AUD</u>
Previous Balance	0
Charge-Off Additions	0
Charge-Off Removals	0
Final Balance	0

	<u>Class AB - AUD</u>
Outstanding Balance beginning of the period	25,500,000
Outstanding Balance end of the period	25,500,000
Interest rate	1-M BBSW+2.5%
Rating (S&P/Fitch)	AAA(sf)/AAAsf

**Portfolio: Swan Trust Series 2011-1**

**Monthly Information Report: July 31st 2013 - August 30th 2013**

Charge-off Analysis	Class AB - AUD
Previous Balance	0
Charge-Off Additions	0
Charge-Off Removals	0
Final Balance	0

	Class B - AUD
Outstanding Balance beginning of the period	9,500,000
Outstanding Balance end of the period	9,500,000
Interest rate	undisclosed
Rating (S&P/Fitch)	NR / NR

Charge-off Analysis	Class B - AUD
Previous Balance	0
Charge-Off Additions	0
Charge-Off Removals	0
Final Balance	0

Key Characteristics of the Mortgage Pool (summary)	Offering Circular	30 August 2013
Number of Loans	2,091	1,350
Min (Interest Rate)	6.19%	4.89%
Max (Interest Rate)	8.64%	8.09%
Weighted Average (Interest Rate)	7.13%	5.53%
Weighted Average Seasoning (Months)	32.43	61.71
Weighted Average Maturity (Months)	326.96	296.55
Original Balance (AUD)	499,880,226	275,312,864
Outstanding Principal Balance (AUD)	499,880,226	267,339,527
Average Loan Size (AUD)	239,063	198,029
Maximum Loan Value (AUD)	980,232	857,186
Current Average Loan-to-Value	56.11%	43.75%
Current Weighted Average Loan-to-Value	61.14%	52.43%
Current Maximum Loan-to-Value	94.00%	87.00%

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

## Portfolio: Swan Trust Series 2011-1

### Monthly Information Report: July 31st 2013 - August 30th 2013

#### 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	0.07%	124,699.01	0.05%	1,611.96
61-90	1	0.07%	359,666.30	0.13%	9,137.50
91-120	0	0.00%	-	0.00%	-
121-150	0	0.00%	-	0.00%	-
151-180	0	0.00%	-	0.00%	-
>181	1	0.07%	135,546.36	0.05%	6,041.02
<b>Grand Total</b>	<b>3</b>	<b>0.22%</b>	<b>619,911.67</b>	<b>0.23%</b>	<b>16,790.48</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
0	-	-	-	-	-	-	-

#### 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
0	-	-	-	-	-	-	-

#### CPR Statistics

Annualised Prepayments (CPR)	Aug-13
	25.98%

Portfolio: Swan Trust Series 2011-1

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Interest Rate Distribution Report

	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
<b>Total Variable</b>	<b>1,266</b>	<b>93.78</b>	<b>-246,766,279.75</b>	<b>92.30</b>	<b>-194,918.07</b>	<b>52.56</b>
<b>Fixed (Term Remaining)</b>						
<= 1 Year	47	3.48	-11,539,822.56	4.32	-245,528.14	50.25
> 1 Year <= 2 Years	13	0.96	-3,791,843.24	1.42	-291,680.25	49.99
> 2 Years <= 3 Years	22	1.63	-5,090,771.97	1.90	-231,398.73	54.02
> 3 Years <= 4 Years	0	0.00	0.00	0.00	0.00	0.00
> 4 Years <= 5 Years	2	0.15	-150,809.29	0.06	-75,404.65	26.19
> 5 Years	0	0.00	0.00	0.00	0.00	0.00
<b>Total Fixed</b>	<b>84</b>	<b>6.22</b>	<b>-20,573,247.06</b>	<b>7.70</b>	<b>-244,920</b>	<b>50.96</b>
<b>Grand Total</b>	<b>1,350</b>	<b>100.00</b>	<b>-267,339,526.81</b>	<b>100.00</b>	<b>-198,029.28</b>	<b>52.43</b>

Loan to Value Ratio Distribution

LVR Tier	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
<=20%	243	18.00	-13,898,560.13	5.20	-57,195.72	14.04
> 20% <= 25%	68	5.04	-10,631,910.84	3.98	-156,351.63	23.22
> 25% <= 30%	83	6.15	-14,292,161.15	5.35	-172,194.71	28.29
> 30% <= 35%	80	5.93	-13,986,133.37	5.23	-174,826.67	33.18
> 35% <= 40%	93	6.89	-18,366,064.38	6.87	-197,484.56	38.21
> 40% <= 45%	81	6.00	-15,662,859.55	5.86	-193,368.64	42.98
> 45% <= 50%	109	8.07	-24,675,166.09	9.23	-226,377.67	47.94
> 50% <= 55%	140	10.37	-31,765,787.60	11.88	-226,898.48	53.17
> 55% <= 60%	93	6.89	-23,626,557.44	8.84	-254,049.00	57.97
> 60% <= 65%	81	6.00	-21,553,022.68	8.06	-266,086.70	63.12
> 65% <= 70%	100	7.41	-24,808,929.00	9.28	-248,089.29	68.11
> 70% <= 75%	120	8.89	-35,774,521.87	13.38	-298,121.02	73.14
> 75% <= 80%	52	3.85	-16,499,312.44	6.17	-317,294.47	77.04
> 80% <= 85%	3	0.22	-751,500.57	0.28	-250,500.19	82.12
> 85% <= 90%	4	0.30	-1,047,039.70	0.39	-261,759.93	87.00
> 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
<b>Total</b>	<b>1,350</b>	<b>100.00</b>	<b>-267,339,526.81</b>	<b>100.00</b>	<b>-198,029.28</b>	<b>52.43</b>

Mortgage Insurer Distribution

Mortgage Insurer	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
NONE	1,316	97.48	-260,519,816.42	97.45	-197,963.39	52.08
PMI	7	0.52	-1,769,883.73	0.66	-252,840.53	66.14
WLENDER	27	2.00	-5,049,826.66	1.89	-187,030.62	65.95
<b>Total</b>	<b>1,350</b>	<b>100.00</b>	<b>-267,339,526.81</b>	<b>100.00</b>	<b>-198,029.28</b>	<b>52.43</b>

Loan Maturity Distribution

Loan Maturity (year)	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
2015	1	0.07	-11,885.78	0.00	-11,885.78	42.00
2018	1	0.07	-24,370.81	0.01	-24,370.81	9.00
2019	2	0.15	-68,818.86	0.03	-34,409.43	21.87
2020	1	0.07	-485.13	0.00	-485.13	0.00
2021	3	0.22	-389,027.33	0.15	-129,675.78	34.46
2022	8	0.59	-486,210.74	0.18	-60,776.34	45.48
2023	7	0.52	-539,336.58	0.20	-77,048.08	29.80
2024	8	0.59	-601,609.01	0.23	-75,201.13	41.00
2025	20	1.48	-1,609,286.48	0.60	-80,464.32	47.33
2026	9	0.67	-620,399.25	0.23	-68,933.25	28.08
2027	7	0.52	-446,062.81	0.17	-63,723.26	20.15
2028	6	0.44	-723,697.27	0.27	-120,616.21	52.05
2029	14	1.04	-2,190,701.95	0.82	-156,478.71	48.82
2030	9	0.67	-1,259,997.05	0.47	-139,999.67	45.95
2031	26	1.93	-3,551,241.02	1.33	-136,586.19	49.87
2032	14	1.04	-2,196,796.31	0.82	-156,914.02	48.25
2033	18	1.33	-2,863,138.13	1.07	-159,063.23	45.59
2034	47	3.48	-9,223,880.64	3.45	-196,252.78	46.22
2035	55	4.07	-11,668,673.25	4.36	-212,157.70	51.53
2036	84	6.22	-17,511,790.95	6.55	-208,473.70	48.39
2037	73	5.41	-12,576,532.42	4.70	-172,281.27	45.39
2038	132	9.78	-24,083,672.79	9.01	-182,452.07	51.04
2039	638	47.26	-128,100,140.44	47.92	-200,783.92	51.99
2040	118	8.74	-34,995,332.05	13.09	-296,570.61	64.37
2041	46	3.41	-11,231,104.62	4.20	-244,154.45	54.26
	3	0.22	-365,335.14	0.14	-121,778.38	66.78
<b>Total</b>	<b>1,350</b>	<b>100.00</b>	<b>-267,339,526.81</b>	<b>100.00</b>	<b>-198,029.28</b>	<b>52.43</b>

### Loan Purpose Distribution

Loan Purpose	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
Purchase	964	71.41	-195,125,551.04	72.99	-202,412.40	53.62
Refinance	382	28.30	-71,509,317.38	26.75	-187,197.17	49.34
Renovation	4	0.30	-704,658.39	0.26	-176,164.60	39.44
<b>Total</b>	<b>1,350</b>	<b>100.00</b>	<b>-267,339,526.81</b>	<b>100.00</b>	<b>-198,029.28</b>	<b>52.43</b>

### Loan Seasoning Distribution

Loan Seasoning	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	3	0.22	-953,550.78	0.36	-317,850.26	48.59
> 24 Months <= 36 Months	81	6.00	-19,292,179.69	7.22	-238,175.06	53.96
> 36 Months <= 48 Months	231	17.11	-58,023,656.32	21.70	-251,184.66	58.40
> 48 Months <= 60 Months	587	43.48	-112,219,785.92	41.98	-191,175.10	52.03
> 60 Months	448	33.19	-76,850,354.10	28.75	-171,540.97	48.20
<b>Total</b>	<b>1,350</b>	<b>100.00</b>	<b>-267,339,526.81</b>	<b>100.00</b>	<b>-198,029.28</b>	<b>52.43</b>

### Loan Size Distribution

Loan Size	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
<= 50,000	169	12.52	-3,256,376.69	1.22	-19,268.50	17.95
>50,000 <= 100,000	156	11.56	-11,801,865.51	4.41	-75,652.98	27.97
>100,000 <= 150,000	198	14.67	-24,469,001.87	9.15	-123,580.82	39.30
>150,000 <= 200,000	194	14.37	-34,071,494.47	12.74	-175,626.26	46.72
>200,000 <= 250,000	227	16.81	-50,716,184.92	18.97	-223,419.32	56.30
>250,000 <= 300,000	154	11.41	-42,091,875.49	15.74	-273,323.87	57.34
>300,000 <= 350,000	98	7.26	-31,762,934.92	11.88	-324,111.58	60.62
>350,000 <= 400,000	69	5.11	-25,551,584.30	9.56	-370,312.82	52.87
>400,000 <= 450,000	28	2.07	-11,907,437.08	4.45	-425,265.61	54.10
>450,000 <= 500,000	16	1.19	-7,549,858.03	2.82	-471,866.13	56.40
>500,000 <= 550,000	21	1.56	-10,986,339.57	4.11	-523,159.03	55.03
>550,000	20	1.48	-13,174,573.96	4.93	-658,728.70	64.97
<b>Total</b>	<b>1,350</b>	<b>100.00</b>	<b>-267,339,526.81</b>	<b>100.00</b>	<b>-198,029.28</b>	<b>52.43</b>

### Occupancy Type Distribution

Occupancy Type	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
Investment	251	18.59	-52,337,421.94	19.58	-208,515.63	47.17
Owner Occupied	1,099	81.41	-215,002,104.87	80.42	-195,634.31	53.72
<b>Total</b>	<b>1,350</b>	<b>100.00</b>	<b>-267,339,526.81</b>	<b>100.00</b>	<b>-198,029.28</b>	<b>52.43</b>

### Property Type Distribution

Property Type	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
Detached	1,043	77.26	-214,288,182.80	80.16	-205,453.67	51.87
Duplex	8	0.59	-1,622,219.89	0.61	-202,777.49	50.16
Semi Detached	47	3.48	-8,745,597.74	3.27	-186,076.55	50.17
Unit	250	18.52	-42,371,425.53	15.85	-169,485.70	55.71
Vacantland	2	0.15	-312,100.85	0.12	-156,050.43	70.08
<b>Total</b>	<b>1,350</b>	<b>100.00</b>	<b>-267,339,526.81</b>	<b>100.00</b>	<b>-198,029.28</b>	<b>52.43</b>

### Geographical Distribution - by State

State	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
WA	555	41.11	-107,176,659.10	40.09	-193,111.10	48.97
NSW	344	25.48	-76,534,629.69	28.63	-222,484.39	55.24
Queensland	110	8.15	-23,859,661.76	8.92	-216,906.02	57.37
South Australia	65	4.81	-9,719,759.96	3.64	-149,534.77	49.78
Victoria	252	18.67	-46,279,662.39	17.31	-183,649.45	54.25
ACT	14	1.04	-2,465,845.07	0.92	-176,131.79	43.37
Northern Territory	1	0.07	-16,403.47	0.01	-16,403.47	3.00
Tasmania	9	0.67	-1,286,905.37	0.48	-142,989.49	55.93
<b>Total</b>	<b>1,350</b>	<b>100.00</b>	<b>-267,339,526.81</b>	<b>100.00</b>	<b>-198,029.28</b>	<b>52.43</b>

## Article 122a of CRD2 retention of interest report for Swan Trust Series 2011-1

As at the Closing Date, Bankwest retained a randomly selected exposures equivalent to no less than 5% of the aggregate principal balance of the securitised in accordance with Article 122a paragraph (1) sub-paragraph (c). Each prospective investor that is required to comply with Article 122a of the CRD2 Rules (as implemented in each Member State of the European Economic Area) is required to independently assess and determine the sufficiency of the information described in this report and in the Information Memorandum generally for the purposes of complying with Article 122a and none of the Trustee, Bank of Western Australia Ltd and each other party to a Transaction Document makes any representation that the information described in this report or in the Information Memorandum is sufficient in all circumstances for such purposes. Prospective investors who are uncertain as to the requirements under Article 122a which apply to them in respect of their relevant jurisdiction, should seek guidance from their regulator.

	Initial Balance	Current Balance
Retained Interest	39,245,715.47	24,766,051.60

### Loan Portfolio Amounts

	Aug-13
Outstanding principal	25,350,334.06
Net Repayments	584,282.46
<b>Total</b>	<b>24,766,051.60</b>

Key Characteristics of the Mortgage Pool (summary)	Offering Circular	Aug-13
Number of Loans	180	120
Min (Interest Rate)	6.19%	4.99%
Max (Interest Rate)	8.59%	7.44%
Weighted Average (Interest Rate)	7.16%	5.42%
Weighted Average Seasoning (Months)	47.11	64.81
Weighted Average Maturity (Months)	318.81	303.17
Original Balance (AUD)	39,245,715	25,350,334
Outstanding Principal Balance (AUD)	39,245,715	24,766,052
Average Loan Size (AUD)	218,032	206,384
Maximum Loan Value (AUD)	824,414	827,657
Current Average Loan-to-Value	55.22%	47.21%
Current Weighted Average Loan-to-Value	61.59%	57.06%
Current Maximum Loan-to-Value	94.00%	87.00%

### Monthly Information Report: July 31st 2013 - August 30th 2013

#### 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	0	0.00%	-	0.00%	-
61-90	0	0.00%	-	0.00%	-
91-120	0	0.00%	-	0.00%	-
121-150	0	0.00%	-	0.00%	-
151-180	0	0.00%	-	0.00%	-
>181	0	0.00%	-	0.00%	-
<b>Grand Total</b>	<b>0</b>	<b>0.00%</b>	<b>-</b>	<b>0.00%</b>	<b>-</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
-	-	-	-	-	-	-	-

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

#### CPR Statistics

Annualised Prepayments (CPR)	Aug-13
	24.41%

Article 122a of CRD2 retention of interest report for Swan Trust Series 2011-1

Monthly Information Report: July 31st 2013 - August 30th 2013

**Interest Rate Distribution Report**

	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
<b>Total Variable</b>	<b>117</b>	<b>97.50</b>	<b>-24,032,416.25</b>	<b>97.04</b>	<b>-205,405.27</b>	<b>57.06</b>
<b>Fixed (Term Remaining)</b>						
<= 1 Year	2	1.67	-503,635.35	2.03	-251,817.68	71.48
> 1 Year <= 2 Years	1	0.83	-230,000.00	0.93	-230,000.00	26.00
> 2 Years <= 3 Years	0	0.00	0.00	0.00	0.00	0.00
> 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>	<b>3</b>	<b>2.50</b>	<b>-733,635.35</b>	<b>2.96</b>	<b>-244,545</b>	<b>57.22</b>
<b>Grand Total</b>	<b>120</b>	<b>100.00</b>	<b>-24,766,051.60</b>	<b>100.00</b>	<b>-206,383.76</b>	<b>57.06</b>

**Loan to Value Ratio Distribution**

LVR Tier	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
<=20%	23	19.17	-1,416,944.88	5.72	-61,606.30	12.74
> 20% <= 25%	7	5.83	-1,070,555.10	4.32	-152,936.44	23.69
> 25% <= 30%	9	7.50	-2,089,637.30	8.44	-232,181.92	27.53
> 30% <= 35%	5	4.17	-682,282.91	2.75	-136,456.58	33.17
> 35% <= 40%	3	2.50	-394,169.44	1.59	-131,389.81	39.58
> 40% <= 45%	1	0.83	-352,827.69	1.42	-352,827.69	42.00
> 45% <= 50%	8	6.67	-1,756,047.01	7.09	-219,505.88	47.84
> 50% <= 55%	4	3.33	-949,912.62	3.84	-237,478.16	53.79
> 55% <= 60%	9	7.50	-1,835,004.48	7.41	-203,889.39	57.60
> 60% <= 65%	13	10.83	-2,843,215.68	11.48	-218,708.90	63.34
> 65% <= 70%	11	9.17	-3,110,102.20	12.56	-282,736.56	68.10
> 70% <= 75%	15	12.50	-4,827,075.35	19.49	-321,805.02	73.41
> 75% <= 80%	9	7.50	-2,913,157.49	11.76	-323,684.17	78.05
> 80% <= 85%	2	1.67	-350,692.95	1.42	-175,346.48	84.47
> 85% <= 90%	1	0.83	-174,426.50	0.70	-174,426.50	87.00
> 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
<b>Total</b>	<b>120</b>	<b>100.00</b>	<b>-24,766,051.60</b>	<b>100.00</b>	<b>-206,383.76</b>	<b>57.06</b>

**Mortgage Insurer Distribution**

Mortgage Insurer	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
HLIC	1	0.83	-218,890.17	0.88	-218,890.17	53.00
MGICA	17	14.17	-4,437,210.04	17.92	-261,012.36	72.34
NONE	80	66.67	-16,226,027.42	65.52	-202,825.34	50.83
PMI	9	7.50	-1,421,521.53	5.74	-157,946.84	68.91
WLENDER	13	10.83	-2,462,402.44	9.94	-189,415.57	64.12
<b>Total</b>	<b>120</b>	<b>100.00</b>	<b>-24,766,051.60</b>	<b>100.00</b>	<b>-206,383.76</b>	<b>57.06</b>

**Loan Maturity Distribution**

Loan Maturity (year)	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
2015	1	0.83	-8,493.30	0.03	-8,493.30	0.00
2020	1	0.83	0.00	0.00	0.00	0.00
2022	1	0.83	-55,549.36	0.22	-55,549.36	12.00
2026	1	0.83	-71,495.30	0.29	-71,495.30	31.00
2027	1	0.83	-527.92	0.00	-527.92	0.00
2029	1	0.83	-20,485.37	0.08	-20,485.37	4.00
2030	3	2.50	-802,069.34	3.24	-267,356.45	47.38
2031	2	1.67	-118,687.36	0.48	-59,343.68	62.95
2032	2	1.67	-68,404.33	0.28	-34,202.17	8.00
2033	2	1.67	-495,306.96	2.00	-247,653.48	64.14
2034	5	4.17	-839,002.67	3.39	-167,800.53	38.31
2035	7	5.83	-703,674.02	2.84	-100,524.86	53.03
2036	8	6.67	-1,611,337.93	6.51	-201,417.24	49.66
2037	10	8.33	-1,464,665.50	5.91	-146,466.55	51.57
2038	10	8.33	-2,001,342.78	8.08	-200,134.28	61.03
2039	28	23.33	-6,865,878.30	27.72	-245,209.94	61.05
2040	15	12.50	-4,530,228.32	18.29	-302,015.22	58.67
2041	21	17.50	-5,037,049.07	20.34	-239,859.48	59.15
2043	1	0.83	-71,853.77	0.29	-71,853.77	33.00
<b>Total</b>	<b>120</b>	<b>100.00</b>	<b>-24,766,051.60</b>	<b>100.00</b>	<b>-206,383.76</b>	<b>57.06</b>

**Loan Purpose Distribution**

Loan Purpose	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
Purchase	91	75.83	-19,212,296.75	77.58	-211,124.14	55.70
Refinance	28	23.33	-5,553,226.93	22.42	-198,329.53	61.77
Renovation	1	0.83	-527.92	0.00	-527.92	0.00
<b>Total</b>	<b>120</b>	<b>100.00</b>	<b>-24,766,051.60</b>	<b>100.00</b>	<b>-206,383.76</b>	<b>57.06</b>

### Loan Seasoning Distribution

Loan Seasoning	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	10	8.33	-1,991,636.48	8.04	-199,163.65	51.80
> 24 Months <= 36 Months	13	10.83	-3,592,006.67	14.50	-276,308.21	59.21
> 36 Months <= 48 Months	23	19.17	-5,976,481.79	24.13	-259,847.03	62.75
> 48 Months <= 60 Months	12	10.00	-2,501,490.16	10.10	-208,457.51	66.93
> 60 Months	62	51.67	-10,704,436.50	43.22	-172,652.20	51.84
<b>Total</b>	<b>120</b>	<b>100.00</b>	<b>-24,766,051.60</b>	<b>100.00</b>	<b>-206,383.76</b>	<b>57.06</b>

### Loan Size Distribution

Loan Size	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
<= 50,000	16	13.33	-329,860.20	1.33	-20,616.26	17.28
>50,000 <= 100,000	14	11.67	-1,039,197.61	4.20	-74,228.40	35.87
>100,000 <= 150,000	11	9.17	-1,318,423.19	5.32	-119,856.65	46.97
>150,000 <= 200,000	22	18.33	-3,846,952.81	15.53	-174,861.49	52.81
>200,000 <= 250,000	18	15.00	-4,071,037.43	16.44	-226,168.75	52.99
>250,000 <= 300,000	14	11.67	-3,835,171.09	15.49	-273,940.79	57.79
>300,000 <= 350,000	6	5.00	-1,993,159.75	8.05	-332,193.29	65.09
>350,000 <= 400,000	9	7.50	-3,274,316.30	13.22	-363,812.92	63.46
>400,000 <= 450,000	4	3.33	-1,677,559.66	6.77	-419,389.92	55.35
>450,000 <= 500,000	3	2.50	-1,393,409.42	5.63	-464,469.81	65.76
>500,000 <= 550,000	1	0.83	-518,376.60	2.09	-518,376.60	65.00
>550,000	2	1.67	-1,468,587.54	5.93	-734,293.77	76.31
<b>Total</b>	<b>120</b>	<b>100.00</b>	<b>-24,766,051.60</b>	<b>100.00</b>	<b>-206,383.76</b>	<b>57.06</b>

### Occupancy Type Distribution

Occupancy Type	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
Investment	22	18.33	-3,870,755.25	15.63	-175,943.42	43.38
Owner Occupied	98	81.67	-20,895,296.35	84.37	-213,217.31	59.60
<b>Total</b>	<b>120</b>	<b>100.00</b>	<b>-24,766,051.60</b>	<b>100.00</b>	<b>-206,383.76</b>	<b>57.06</b>

### Property Type Distribution

Property Type	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
Detached	98	81.67	-20,811,358.12	84.03	-212,360.80	55.54
Semi Detached	2	1.67	-338,859.36	1.37	-169,429.68	74.50
Unit	20	16.67	-3,615,834.12	14.60	-180,791.71	64.19
<b>Total</b>	<b>120</b>	<b>100.00</b>	<b>-24,766,051.60</b>	<b>100.00</b>	<b>-206,383.76</b>	<b>57.06</b>

### Geographical Distribution - by State

State	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
WA	58	48.33	-10,453,444.26	42.21	-180,231.80	47.17
NSW	29	24.17	-6,527,410.88	26.36	-225,083.13	66.66
Queensland	11	9.17	-2,314,100.42	9.34	-210,372.77	61.43
South Australia	6	5.00	-1,280,239.63	5.17	-213,373.27	64.95
Victoria	16	13.33	-4,190,856.41	16.92	-261,928.53	61.97
ACT	0	0.00	0.00	0.00	0.00	0.00
Northern Territory	0	0.00	0.00	0.00	0.00	0.00
Tasmania	0	0.00	0.00	0.00	0.00	0.00
<b>Total</b>	<b>120</b>	<b>100.00</b>	<b>-24,766,051.60</b>	<b>100.00</b>	<b>-206,383.76</b>	<b>57.06</b>

## Portfolio: Swan Trust Series 2011-1

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### Transaction parties

#### **Issuer**

Perpetual Trustee Company Limited  
Level 12 Angel Place  
123 Pitt Street  
Sydney NSW 2000

#### **Security Trustee**

P.T. Limited  
Level 12 Angel Place  
123 Pitt Street  
Sydney NSW 2000

#### **Seller and Servicer**

Bank of Western Australia Ltd  
Level 34, BankWest Tower  
108 St Georges Terrace  
Perth WA 6000

#### **Trust Manager**

Securitisation Advisory Services Pty Limited  
Ground Floor Tower 1  
201 Sussex Street  
Sydney NSW 2000

#### **Monthly Information Report**

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

#### **Arranger and Joint Lead Managers**

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

#### **Co-Manager**

Macquarie Bank Limited  
1 Martin 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