

Swan Trust Series 2011-1

January 31st 2013 - February 28th 2013

Monthly Information Report

Portfolio: Swan Trust Series 2011-1

Monthly Information Report: January 31st 2013 - February 28th 2013

Amounts denominated in currency of note class

Monthly Payment date: 19 March 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	184,469,710.78	100,000,000.00	25,500,000.00	9,500,000.00
Principal Redemption	6,148,553.03	0.00	0.00	0.00
Balance after Payment	178,321,157.75	100,000,000.00	25,500,000.00	9,500,000.00
Bond Factor before Payment	0.50539647	1.00000000	1.00000000	1.00000000
Bond Factor after Payment	0.48855112	1.00000000	1.00000000	1.00000000
Interest Payment	601,775.57	0.00	107,637.95	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
Feb-13	319,469,711	-7,036,252	-1,140,889	2,028,587	0	0	313,321,157.75

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	-185,964,420	-41,746,102	44,610,980	0	0	313,321,157.75

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Monthly Calculation Period:	31/01/2013	to	28/02/2013
Monthly Determination Date:	12/03/2013		
Monthly Payment Date:	19/03/2013		28 days

Loan Portfolio Amounts

Feb-13

Outstanding principal	319,469,711
Scheduled Principal	1,443,766
Prepayments	5,592,485.54
Redraws	2,028,587
Defaulted Loans	-
Loans repurchased by the seller	1,140,889
Total	313,321,158

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	1,518,535
Interest Rate Swap receivable amount	0
Any other non-Principal income	13,588
Principal draws	0
Liquidity Facility drawings	0
Total Investor Revenues	1,532,123
<u>Total Investor Revenues Priority of Payments:</u>	
Taxes **	-
Trustee Fees **	977
Servicing Fee **	76,148
Management Fee **	7,615
Custodian Fee **	-
Other Senior Expenses **	24
Interest Rate Swap payable amount **	257,839
Liquidity Facility fees and interest **	2,992
Repayment of Liquidity Facility drawings **	-
Class A1 Interest Amount **	601,776
Class A2 Interest Amount (allocation to swap)**	341,296
Redraw Notes Interest Amount	-
Class AB Interest Amount **	107,638
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	27,592
Total of Interest Amount Payments	1,532,123

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

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<u>Principal Collections</u>	
Scheduled Principal repayments	1,443,766
Unscheduled Principal repayments	3,563,898
Repurchases of (Principal)	1,140,889
Reimbursement of Principal draws from Investor Revenues	-
Any other Principal income	-
Total Principal Collections	6,148,553
<u>Total Principal Collections Priority of Payments:</u>	
Principal Draw	-
Redraw Notes repayment	-
Class A1 Principal	6,148,553
Class A2 Principal	-
Class AB Principal	-
Class B Principal	-
Total Principal Priority of Payments	6,148,553

Additional Information

<u>Liquidity Facility (364 days)</u>	
Available amount	6,000,000
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	184,469,711
Outstanding Balance end of the period	178,321,158
Interest rate	1-M BBSW+1.25%
Rating (S&P/Fitch)	AAA(sf)/AAAsf

	<u>Class A1 - AUD</u>
Charge-off Analysis	
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>
Charge-off Analysis	
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

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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	28 February 2013
Number of Loans	2,091	1,515
Min (Interest Rate)	6.19%	5.29%
Max (Interest Rate)	8.64%	8.64%
Weighted Average (Interest Rate)	7.13%	6.07%
Weighted Average Seasoning (Months)	32.43	55.25
Weighted Average Maturity (Months)	326.96	302.87
Original Balance (AUD)	499,880,226	319,469,711
Outstanding Principal Balance (AUD)	499,880,226	313,321,158
Average Loan Size (AUD)	239,063	206,813
Maximum Loan Value (AUD)	980,232	861,233
Current Average Loan-to-Value	56.11%	45.57%
Current Weighted Average Loan-to-Value	61.14%	53.63%
Current Maximum Loan-to-Value	94.00%	88.00%

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	0.07%	133,396.30	0.04%	2,512.56
61-90	0	0.00%	-	0.00%	-
91-120	0	0.00%	-	0.00%	-
121-150	1	0.07%	162,580.70	0.05%	6,028.80
151-180	0	0.00%	-	0.00%	-
>181	0	0.00%	-	0.00%	-
Grand Total	2	0.13%	295,977.00	0.09%	8,541.36

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)	Feb-13
	16.31%

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Interest Rate Distribution Report

	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
Total Variable	1,416	93.47	-290,592,007.02	92.75	-205,220.34	53.81
Fixed (Term Remaining)						
<= 1 Year	58	3.83	-14,048,481.79	4.48	-242,215.20	52.61
> 1 Year <= 2 Years	21	1.39	-4,787,074.70	1.53	-227,955.94	49.49
> 2 Years <= 3 Years	14	0.92	-3,008,963.80	0.96	-214,925.99	51.52
> 3 Years <= 4 Years	4	0.26	-731,341.36	0.23	-182,835.34	43.00
> 4 Years <= 5 Years	2	0.13	-153,289.08	0.05	-76,644.54	26.60
> 5 Years	0	0.00	0.00	0.00	0.00	0.00
Total Fixed	99	6.53	-22,729,150.73	7.25	-229,587	51.33
Grand Total	1,515	100.00	-313,321,157.75	100.00	-206,812.65	53.63

Loan to Value Ratio Distribution

LVR Tier	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
<=20%	242	15.97	-14,764,876.89	4.71	-61,011.89	13.98
> 20% <= 25%	72	4.75	-11,128,954.64	3.55	-154,568.81	23.07
> 25% <= 30%	90	5.94	-15,360,121.15	4.90	-170,668.01	28.10
> 30% <= 35%	82	5.41	-14,787,148.82	4.72	-180,331.08	33.09
> 35% <= 40%	99	6.53	-19,192,665.76	6.13	-193,865.31	38.20
> 40% <= 45%	97	6.40	-21,262,462.21	6.79	-219,200.64	42.96
> 45% <= 50%	122	8.05	-28,460,890.80	9.08	-233,285.99	48.37
> 50% <= 55%	142	9.37	-30,681,617.76	9.79	-216,067.73	53.33
> 55% <= 60%	127	8.38	-32,621,844.11	10.41	-256,864.91	57.63
> 60% <= 65%	97	6.40	-25,570,322.45	8.16	-263,611.57	62.80
> 65% <= 70%	123	8.12	-30,845,343.99	9.84	-250,775.15	68.09
> 70% <= 75%	114	7.52	-34,113,227.32	10.89	-299,238.84	73.00
> 75% <= 80%	98	6.47	-31,647,754.85	10.10	-322,936.27	77.05
> 80% <= 85%	5	0.33	-1,419,113.20	0.45	-283,822.64	82.38
> 85% <= 90%	5	0.33	-1,464,813.80	0.47	-292,962.76	87.23
> 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
Total	1,515	100.00	-313,321,157.75	100.00	-206,812.65	53.63

Mortgage Insurer Distribution

Mortgage Insurer	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
NONE	1,472	97.16	-304,504,730.25	97.19	-206,864.63	53.24
PMI	10	0.66	-2,721,986.91	0.87	-272,198.69	72.79
WLENDER	33	2.18	-6,094,440.59	1.95	-184,680.02	64.48
Total	1,515	100.00	-313,321,157.75	100.00	-206,812.65	53.63

Loan Maturity Distribution

Loan Maturity (year)	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
2015	1	0.07	-14,368.47	0.00	-14,368.47	38.00
2019	3	0.20	-98,928.17	0.03	-32,976.06	18.78
2020	1	0.07	-853.09	0.00	-853.09	1.00
2021	3	0.20	-327,016.64	0.10	-109,005.55	35.39
2022	6	0.40	-312,162.98	0.10	-52,027.16	46.14
2023	7	0.46	-728,967.77	0.23	-104,138.25	33.94
2024	12	0.79	-866,908.82	0.28	-72,242.40	44.06
2025	21	1.39	-1,601,208.79	0.51	-76,248.04	46.38
2026	10	0.66	-867,318.11	0.28	-86,731.81	29.08
2027	8	0.53	-495,914.58	0.16	-61,989.32	19.41
2028	7	0.46	-857,888.12	0.27	-122,555.45	48.74
2029	17	1.12	-2,689,183.17	0.86	-158,187.25	50.40
2030	8	0.53	-1,208,878.74	0.39	-151,109.84	53.34
2031	28	1.85	-3,970,282.12	1.27	-141,795.79	46.44
2032	15	0.99	-2,408,827.57	0.77	-160,588.50	48.91
2033	21	1.39	-3,891,547.78	1.24	-185,311.80	51.37
2034	51	3.37	-9,734,328.03	3.11	-190,869.18	47.23
2035	58	3.83	-12,013,318.82	3.83	-207,126.19	50.31
2036	98	6.47	-21,050,270.77	6.72	-214,798.68	51.94
2037	76	5.02	-13,486,104.09	4.30	-177,448.74	44.55
2038	136	8.98	-26,613,063.12	8.49	-195,684.29	51.83
2039	725	47.85	-152,114,993.13	48.55	-209,813.78	53.14
2040	149	9.83	-45,139,681.89	14.41	-302,950.89	64.87
2041	51	3.37	-12,346,771.45	3.94	-242,093.56	55.18
2042	3	0.20	-482,371.53	0.15	-160,790.51	59.30
Total	1,515	100.00	-313,321,157.75	100.00	-206,812.65	53.63

Loan Purpose Distribution

Loan Purpose	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
Purchase	1,077	71.09	-228,006,080.70	72.77	-211,704.81	54.87
Refinance	433	28.58	-84,579,144.10	26.99	-195,332.90	50.39
Renovation	5	0.33	-735,932.95	0.23	-147,186.59	40.36
Total	1,515	100.00	-313,321,157.75	100.00	-206,812.65	53.63

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	3	0.20	-977,795.55	0.31	-325,931.85	50.04
> 18 Months <= 24 Months	49	3.23	-11,496,754.70	3.67	-234,627.65	54.93
> 24 Months <= 36 Months	128	8.45	-40,482,169.76	12.92	-316,266.95	66.77
> 36 Months <= 48 Months	703	46.40	-148,275,642.28	47.32	-210,918.41	53.15
> 48 Months <= 60 Months	187	12.34	-35,536,692.63	11.34	-190,035.79	51.64
> 60 Months	445	29.37	-76,552,102.83	24.43	-172,027.20	48.38
Total	1,515	100.00	-313,321,157.75	100.00	-206,812.65	53.63

Loan Size Distribution

Loan Size	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
<= 50,000	160	10.56	-3,237,519.64	1.03	-20,234.50	18.76
>50,000 <= 100,000	182	12.01	-13,996,277.35	4.47	-76,902.62	29.17
>100,000 <= 150,000	207	13.66	-25,805,128.12	8.24	-124,662.45	40.32
>150,000 <= 200,000	229	15.12	-40,640,997.92	12.97	-177,471.61	48.18
>200,000 <= 250,000	245	16.17	-54,927,134.65	17.53	-224,192.39	55.91
>250,000 <= 300,000	192	12.67	-52,634,737.19	16.80	-274,139.26	58.39
>300,000 <= 350,000	102	6.73	-33,086,984.37	10.56	-324,382.20	61.06
>350,000 <= 400,000	78	5.15	-28,908,521.75	9.23	-370,622.07	56.94
>400,000 <= 450,000	46	3.04	-19,477,958.29	6.22	-423,433.88	58.22
>450,000 <= 500,000	27	1.78	-12,809,250.50	4.09	-474,416.69	54.68
>500,000 <= 550,000	23	1.52	-12,117,100.03	3.87	-526,830.44	55.26
>550,000	24	1.58	-15,679,547.94	5.00	-653,314.50	65.13
Total	1,515	100.00	-313,321,157.75	100.00	-206,812.65	53.63

Occupancy Type Distribution

Occupancy Type	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
Investment	282	18.61	-60,413,448.40	19.28	-214,232.09	48.48
Owner Occupied	1,233	81.39	-252,907,709.35	80.72	-205,115.74	54.86
Total	1,515	100.00	-313,321,157.75	100.00	-206,812.65	53.63

Property Type Distribution

Property Type	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
Detached	1,172	77.36	-250,539,635.32	79.96	-213,771.02	53.04
Duplex	9	0.59	-1,857,531.63	0.59	-206,392.40	51.96
Semi Detached	54	3.56	-10,821,063.76	3.45	-200,390.07	51.17
Unit	278	18.35	-50,010,152.57	15.96	-179,892.64	57.22
Vacantland	2	0.13	-92,774.47	0.03	-46,387.24	24.35
Total	1,515	100.00	-313,321,157.75	100.00	-206,812.65	53.63

Geographical Distribution - by State

State	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
WA	608	40.13	-122,058,448.97	38.96	-200,754.03	50.20
NSW	392	25.87	-91,488,879.74	29.20	-233,390.00	56.44
Queensland	125	8.25	-27,804,084.54	8.87	-222,432.68	58.67
South Australia	70	4.62	-11,917,651.66	3.80	-170,252.17	51.50
Victoria	292	19.27	-55,424,488.61	17.69	-189,809.89	54.68
ACT	15	0.99	-2,889,234.84	0.92	-192,615.66	48.74
Northern Territory	3	0.20	-220,243.73	0.07	-73,414.58	53.09
Tasmania	10	0.66	-1,518,125.66	0.48	-151,812.57	55.16
Total	1,515	100.00	-313,321,157.75	100.00	-206,812.65	53.63

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.

Retained Interest	Initial Balance 39,245,715.47	Current Balance 28,428,891.85
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Loan Portfolio Amounts

	Feb-13
Outstanding principal	28,913,099.98
Net Repayments	484,208.13
Total	28,428,891.85

Key Characteristics of the Mortgage Pool (summary)	Offering Circular	Feb-13
Number of Loans	180	138
Min (Interest Rate)	6.19%	5.49%
Max (Interest Rate)	8.59%	8.59%
Weighted Average (Interest Rate)	7.16%	5.96%
Weighted Average Seasoning (Months)	47.11	60.10
Weighted Average Maturity (Months)	318.81	306.96
Original Balance (AUD)	39,245,715	28,913,100
Outstanding Principal Balance (AUD)	39,245,715	28,428,892
Average Loan Size (AUD)	218,032	206,006
Maximum Loan Value (AUD)	824,414	835,019
Current Average Loan-to-Value	55.22%	47.38%
Current Weighted Average Loan-to-Value	61.59%	56.60%
Current Maximum Loan-to-Value	94.00%	87.00%

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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	0.72%	167,331.47	0.59%	2,239.28
61-90	0	0.00%	-	0.00%	-
91-120	1	0.72%	337,415.67	1.19%	9,920.27
121-150	0	0.00%	-	0.00%	-
151-180	0	0.00%	-	0.00%	-
>181	0	0.00%	-	0.00%	-
Grand Total	2	1.45%	504,747.14	1.78%	12,159.55

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)	Feb-13
	18.34%

Article 122a of CRD2 retention of interest report for 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 %
Total Variable	133	96.38	-27,332,568.75	96.14	-205,508.04	56.80
Fixed (Term Remaining)						
<= 1 Year	1	0.72	-190,347.65	0.67	-190,347.65	38.00
> 1 Year <= 2 Years	4	2.90	-905,975.45	3.19	-226,493.86	54.56
> 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
Total Fixed	5	3.62	-1,096,323.10	3.86	-219,265	51.69
Grand Total	138	100.00	-28,428,891.85	100.00	-206,006.46	56.60

Loan to Value Ratio Distribution

LVR Tier	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
<=20%	25	18.12	-1,471,357.44	5.18	-58,854.30	12.69
> 20% <= 25%	10	7.25	-1,822,149.00	6.41	-182,214.90	23.01
> 25% <= 30%	11	7.97	-2,590,648.96	9.11	-235,513.54	27.32
> 30% <= 35%	6	4.35	-650,613.11	2.29	-108,435.52	32.61
> 35% <= 40%	4	2.90	-589,212.95	2.07	-147,303.24	39.07
> 40% <= 45%	2	1.45	-528,290.54	1.86	-264,145.27	42.36
> 45% <= 50%	8	5.80	-1,786,802.36	6.29	-223,350.30	48.38
> 50% <= 55%	4	2.90	-976,186.08	3.43	-244,046.52	53.79
> 55% <= 60%	9	6.52	-1,875,635.80	6.60	-208,403.98	58.63
> 60% <= 65%	10	7.25	-2,317,119.87	8.15	-231,711.99	63.98
> 65% <= 70%	17	12.32	-4,344,435.02	15.28	-255,555.00	68.40
> 70% <= 75%	18	13.04	-5,005,385.50	17.61	-278,076.97	73.06
> 75% <= 80%	8	5.80	-3,472,726.61	12.22	-434,090.83	77.05
> 80% <= 85%	4	2.90	-657,663.77	2.31	-164,415.94	82.14
> 85% <= 90%	2	1.45	-340,664.84	1.20	-170,332.42	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
Total	138	100.00	-28,428,891.85	100.00	-206,006.46	56.60

Mortgage Insurer Distribution

Mortgage Insurer	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
HLIC	1	0.72	-222,556.34	0.78	-222,556.34	54.00
MGICA	19	13.77	-4,810,605.47	16.92	-253,189.76	72.97
NONE	92	66.67	-18,641,680.60	65.57	-202,626.96	49.79
PMI	10	7.25	-1,591,659.22	5.60	-159,165.92	69.45
WLENDER	16	11.59	-3,162,390.22	11.12	-197,649.39	65.61
Total	138	100.00	-28,428,891.85	100.00	-206,006.46	56.60

Loan Maturity Distribution

Loan Maturity (year)	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
2015	1	0.72	-10,637.69	0.04	-10,637.69	1.00
2020	1	0.72	-2,112.99	0.01	-2,112.99	1.00
2021	1	0.72	-27,563.67	0.10	-27,563.67	3.00
2022	1	0.72	-52,722.10	0.19	-52,722.10	12.00
2026	2	1.45	-130,850.26	0.46	-65,425.13	28.37
2027	1	0.72	-423.05	0.00	-423.05	0.00
2028	1	0.72	-37,223.18	0.13	-37,223.18	20.00
2030	3	2.17	-612,105.00	2.15	-204,035.00	44.53
2031	3	2.17	-435,541.61	1.53	-145,180.54	48.86
2032	1	0.72	-46,164.79	0.16	-46,164.79	9.00
2033	5	3.62	-824,136.01	2.90	-164,827.20	45.59
2034	5	3.62	-839,466.07	2.95	-167,893.21	48.21
2035	5	3.62	-434,600.60	1.53	-86,920.12	45.54
2036	12	8.70	-2,532,435.09	8.91	-211,036.26	49.22
2037	14	10.14	-2,222,467.31	7.82	-158,747.67	51.81
2038	11	7.97	-2,180,713.19	7.67	-198,246.65	62.38
2039	28	20.29	-6,837,361.59	24.05	-244,191.49	59.49
2040	19	13.77	-5,486,391.11	19.30	-288,757.43	62.91
2041	23	16.67	-5,643,170.95	19.85	-245,355.26	57.96
2042	1	0.72	-72,805.59	0.26	-72,805.59	33.00
Total	138	100.00	-28,428,891.85	100.00	-206,006.46	56.60

Loan Purpose Distribution

Loan Purpose	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
Purchase	99	71.74	-21,197,456.90	74.56	-214,115.73	55.75
Refinance	35	25.36	-6,986,251.10	24.57	-199,607.17	60.73
Renovation	4	2.90	-245,183.85	0.86	-61,295.96	12.74
Total	138	100.00	-28,428,891.85	100.00	-206,006.46	56.60

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	11	7.97	-2,183,521.75	7.68	-198,501.98	51.59
> 18 Months <= 24 Months	9	6.52	-2,508,506.44	8.82	-278,722.94	64.74
> 24 Months <= 36 Months	11	7.97	-3,194,332.40	11.24	-290,393.85	58.50
> 36 Months <= 48 Months	29	21.01	-6,824,903.00	24.01	-235,341.48	66.01
> 48 Months <= 60 Months	12	8.70	-2,219,661.02	7.81	-184,971.75	51.62
> 60 Months	66	47.83	-11,497,967.24	40.44	-174,211.62	50.63
Total	138	100.00	-28,428,891.85	100.00	-206,006.46	56.60

Loan Size Distribution

Loan Size	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
<= 50,000	19	13.77	-452,980.17	1.59	-23,841.06	17.11
>50,000 <= 100,000	16	11.59	-1,230,857.07	4.33	-76,928.57	34.24
>100,000 <= 150,000	14	10.14	-1,742,441.58	6.13	-124,460.11	49.51
>150,000 <= 200,000	24	17.39	-4,286,094.54	15.08	-178,587.27	51.92
>200,000 <= 250,000	20	14.49	-4,451,291.23	15.66	-222,564.56	57.27
>250,000 <= 300,000	18	13.04	-5,012,899.96	17.63	-278,494.44	59.56
>300,000 <= 350,000	6	4.35	-1,972,222.72	6.94	-328,703.79	56.23
>350,000 <= 400,000	10	7.25	-3,689,171.23	12.98	-368,917.12	65.83
>400,000 <= 450,000	3	2.17	-1,250,619.10	4.40	-416,873.03	58.69
>450,000 <= 500,000	4	2.90	-1,858,067.26	6.54	-464,516.82	61.34
>500,000 <= 550,000	2	1.45	-1,024,166.19	3.60	-512,083.10	43.96
>550,000	2	1.45	-1,458,080.80	5.13	-729,040.40	76.00
Total	138	100.00	-28,428,891.85	100.00	-206,006.46	56.60

Occupancy Type Distribution

Occupancy Type	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
Investment	27	19.57	-5,003,793.30	17.60	-185,325.68	42.46
Owner Occupied	111	80.43	-23,425,098.55	82.40	-211,036.92	59.62
Total	138	100.00	-28,428,891.85	100.00	-206,006.46	56.60

Property Type Distribution

Property Type	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
Detached	114	82.61	-24,034,362.05	84.54	-210,827.74	55.27
Semi Detached	4	2.90	-636,923.51	2.24	-159,230.88	51.28
Unit	20	14.49	-3,757,606.29	13.22	-187,880.31	66.00
Total	138	100.00	-28,428,891.85	100.00	-206,006.46	56.60

Geographical Distribution - by State

State	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
WA	67	48.55	-12,046,309.31	42.37	-179,795.66	46.05
NSW	32	23.19	-7,408,462.82	26.06	-231,514.46	68.75
Queensland	12	8.70	-2,609,803.46	9.18	-217,483.62	58.03
South Australia	7	5.07	-1,365,549.23	4.80	-195,078.46	63.96
Victoria	19	13.77	-4,998,767.03	17.58	-263,093.00	61.26
ACT	1	0.72	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
Total	138	100.00	-28,428,891.85	100.00	-206,006.46	56.60

Portfolio: Swan Trust Series 2011-1

Transaction parties

Issuer

Perpetual Trustee Company Limited
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Sydney NSW 2000

Security Trustee

P.T. Limited
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Sydney NSW 2000

Seller and Servicer

Bank of Western Australia Ltd
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Trust Manager

Securitisation Advisory Services Pty Limited
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Monthly Information Report

Commonwealth Bank of Australia
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201 Sussex Street
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