

Swan Trust Series 2011-1

July 1st 2013 - July 30th 2013

Monthly Information Report

Portfolio: Swan Trust Series 2011-1

Monthly Information Report: July 1st 2013 - July 30th 2013

Amounts denominated in currency of note class

Monthly Payment date: 19 August 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	147,472,454.89	100,000,000.00	25,500,000.00	9,500,000.00
Principal Redemption	7,159,590.86	0.00	0.00	0.00
Balance after Payment	140,312,864.03	100,000,000.00	25,500,000.00	9,500,000.00
Bond Factor before Payment	0.40403412	1.00000000	1.00000000	1.00000000
Bond Factor after Payment	0.38441881	1.00000000	1.00000000	1.00000000
Interest Payment	505,912.14	0.00	114,551.03	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
Jul-13	282,472,455	-7,113,694	-2,095,475	2,049,578	0	0	275,312,864.03

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	-226,032,912	-49,456,579	54,381,657	0	0	275,312,864.03

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Monthly Calculation Period:	1/07/2013	to	30/07/2013
Monthly Determination Date:	12/08/2013		
Monthly Payment Date:	19/08/2013		31 days

Loan Portfolio Amounts

Jul-13

Outstanding principal	282,472,455
Scheduled Principal	1,215,194
Prepayments	5,898,499.44
Redraws	2,049,578
Defaulted Loans	-
Loans repurchased by the seller	2,095,475
Total	275,312,864

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	1,383,121
Interest Rate Swap receivable amount	0
Any other non-Principal income	10,427
Principal draws	0
Liquidity Facility drawings	0
Total Investor Revenues	1,393,548
<u>Total Investor Revenues Priority of Payments:</u>	
Taxes **	-
Trustee Fees **	894
Servicing Fee **	69,651
Management Fee **	6,965
Custodian Fee **	-
Other Senior Expenses **	85
Interest Rate Swap payable amount **	195,247
Liquidity Facility fees and interest **	2,123
Repayment of Liquidity Facility drawings **	-
Class A1 Interest Amount **	505,912
Class A2 Interest Amount (allocation to swap)**	358,330
Redraw Notes Interest Amount	-
Class AB Interest Amount **	114,551
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	85,011
Total of Interest Amount Payments	1,393,548

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

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<u>Principal Collections</u>	
Scheduled Principal repayments	1,215,194
Unscheduled Principal repayments	3,848,922
Repurchases of (Principal)	2,095,475
Reimbursement of Principal draws from Investor Revenues	-
Any other Principal income	-
Total Principal Collections	7,159,591
Total Principal Collections Priority of Payments:	
Principal Draw	-
Redraw Notes repayment	-
Class A1 Principal	7,159,591
Class A2 Principal	-
Class AB Principal	-
Class B Principal	-
Total Principal Priority of Payments	7,159,591

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	147,472,455
Outstanding Balance end of the period	140,312,864
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	30 July 2013
Number of Loans	2,091	1,380
Min (Interest Rate)	6.19%	4.94%
Max (Interest Rate)	8.64%	8.09%
Weighted Average (Interest Rate)	7.13%	5.77%
Weighted Average Seasoning (Months)	32.43	60.63
Weighted Average Maturity (Months)	326.96	297.71
Original Balance (AUD)	499,880,226	282,472,455
Outstanding Principal Balance (AUD)	499,880,226	275,312,864
Average Loan Size (AUD)	239,063	199,502
Maximum Loan Value (AUD)	980,232	860,252
Current Average Loan-to-Value	56.11%	44.11%
Current Weighted Average Loan-to-Value	61.14%	52.71%
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

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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	0	0.00%	-	0.00%	-
61-90	2	0.14%	680,533.07	0.25%	13,129.88
91-120	0	0.00%	-	0.00%	-
121-150	1	0.07%	134,857.11	0.05%	5,138.50
151-180	0	0.00%	-	0.00%	-
>181	0	0.00%	-	0.00%	-
Grand Total	3	0.22%	815,390.18	0.30%	18,268.38

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)	Jul-13
	22.53%

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Interest Rate Distribution Report

	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
Total Variable	1,295	93.84	-254,106,021.49	92.30	-196,220.87	52.84
Fixed (Term Remaining)						
<= 1 Year	46	3.33	-11,453,000.67	4.16	-248,978.28	50.61
> 1 Year <= 2 Years	16	1.16	-4,736,040.55	1.72	-296,002.53	51.34
> 2 Years <= 3 Years	21	1.52	-4,866,810.34	1.77	-231,752.87	53.27
> 3 Years <= 4 Years	0	0.00	0.00	0.00	0.00	0.00
> 4 Years <= 5 Years	2	0.14	-150,990.98	0.05	-75,495.49	26.17
> 5 Years	0	0.00	0.00	0.00	0.00	0.00
Total Fixed	85	6.16	-21,206,842.54	7.70	-249,492	51.21
Grand Total	1,380	100.00	-275,312,864.03	100.00	-199,502.08	52.71

Loan to Value Ratio Distribution

LVR Tier	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
<=20%	241	17.46	-13,999,470.65	5.08	-58,089.09	14.09
> 20% <= 25%	70	5.07	-10,384,265.20	3.77	-148,346.65	23.03
> 25% <= 30%	83	6.01	-14,503,019.04	5.27	-174,735.17	28.10
> 30% <= 35%	85	6.16	-14,957,953.22	5.43	-175,975.92	33.12
> 35% <= 40%	95	6.88	-18,845,064.67	6.84	-198,369.10	38.13
> 40% <= 45%	83	6.01	-16,144,927.16	5.86	-194,517.19	43.08
> 45% <= 50%	112	8.12	-24,709,799.76	8.98	-220,623.21	48.07
> 50% <= 55%	133	9.64	-29,690,100.17	10.78	-223,233.84	53.16
> 55% <= 60%	100	7.25	-26,226,706.96	9.53	-262,267.07	57.84
> 60% <= 65%	86	6.23	-22,875,846.04	8.31	-265,998.21	63.00
> 65% <= 70%	103	7.46	-25,660,768.64	9.32	-249,133.68	68.12
> 70% <= 75%	121	8.77	-36,080,170.58	13.11	-298,183.23	73.09
> 75% <= 80%	61	4.42	-19,429,033.33	7.06	-318,508.74	76.97
> 80% <= 85%	3	0.22	-756,633.43	0.27	-252,211.14	82.83
> 85% <= 90%	4	0.29	-1,049,105.18	0.38	-262,276.30	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	1,380	100.00	-275,312,864.03	100.00	-199,502.08	52.71

Mortgage Insurer Distribution

Mortgage Insurer	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
NONE	1,346	97.54	-268,437,544.75	97.50	-199,433.54	52.36
PMI	7	0.51	-1,781,628.28	0.65	-254,518.33	66.74
WLENDER	27	1.96	-5,093,691.00	1.85	-188,655.22	66.42
Total	1,380	100.00	-275,312,864.03	100.00	-199,502.08	52.71

Loan Maturity Distribution

Loan Maturity (year)	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
2015	1	0.07	-12,299.84	0.00	-12,299.84	38.00
2018	1	0.07	-27,799.10	0.01	-27,799.10	10.00
2019	2	0.14	-68,728.05	0.02	-34,364.03	22.07
2020	1	0.07	-542.34	0.00	-542.34	0.00
2021	3	0.22	-395,072.12	0.14	-131,690.71	35.11
2022	8	0.58	-492,985.64	0.18	-61,623.21	45.84
2023	7	0.51	-549,933.34	0.20	-78,561.91	29.74
2024	10	0.72	-720,781.74	0.26	-72,078.17	41.63
2025	20	1.45	-1,630,219.34	0.59	-81,510.97	47.54
2026	9	0.65	-641,260.91	0.23	-71,251.21	27.28
2027	7	0.51	-451,921.01	0.16	-64,560.14	20.16
2028	7	0.51	-836,504.66	0.30	-119,500.67	48.52
2029	14	1.01	-2,192,528.19	0.80	-156,609.16	49.26
2030	9	0.65	-1,214,305.77	0.44	-134,922.86	45.38
2031	26	1.88	-3,571,998.70	1.30	-137,384.57	50.10
2032	15	1.09	-2,367,332.83	0.86	-157,822.19	47.21
2033	18	1.30	-2,989,060.48	1.09	-166,058.92	47.31
2034	47	3.41	-9,265,515.84	3.37	-197,138.63	46.43
2035	56	4.06	-11,808,496.38	4.29	-210,866.01	51.72
2036	84	6.09	-17,627,672.32	6.40	-209,853.24	48.58
2037	73	5.29	-12,402,381.43	4.50	-169,895.64	45.12
2038	137	9.93	-25,179,729.18	9.15	-183,793.64	50.73
2039	653	47.32	-132,268,194.28	48.04	-202,554.66	52.38
2040	122	8.84	-36,842,770.48	13.38	-301,989.92	64.71
2041	47	3.41	-11,416,955.28	4.15	-242,913.94	54.01
	3	0.22	-337,874.78	0.12	-112,624.93	71.60
Total	1,380	100.00	-275,312,864.03	100.00	-199,502.08	52.71

Loan Purpose Distribution

Loan Purpose	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
Purchase	985	71.38	-200,897,158.74	72.97	-203,956.51	53.86
Refinance	391	28.33	-73,705,642.21	26.77	-188,505.48	49.70
Renovation	4	0.29	-710,063.08	0.26	-177,515.77	39.78
Total	1,380	100.00	-275,312,864.03	100.00	-199,502.08	52.71

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	11	0.80	-3,216,744.66	1.17	-292,431.33	58.50
> 24 Months <= 36 Months	85	6.16	-22,084,746.71	8.02	-259,820.55	57.93
> 36 Months <= 48 Months	359	26.01	-82,170,910.90	29.85	-228,888.33	55.58
> 48 Months <= 60 Months	477	34.57	-91,220,925.08	33.13	-191,238.84	52.41
> 60 Months	448	32.46	-76,619,536.68	27.83	-171,025.75	48.25
Total	1,380	100.00	-275,312,864.03	100.00	-199,502.08	52.71

Loan Size Distribution

Loan Size	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
<= 50,000	165	11.96	-3,157,962.73	1.15	-19,139.17	18.11
>50,000 <= 100,000	162	11.74	-12,155,876.15	4.42	-75,036.27	28.37
>100,000 <= 150,000	198	14.35	-24,492,273.71	8.90	-123,698.35	39.43
>150,000 <= 200,000	204	14.78	-35,877,915.63	13.03	-175,872.14	46.24
>200,000 <= 250,000	240	17.39	-53,766,705.32	19.53	-224,027.94	56.47
>250,000 <= 300,000	150	10.87	-41,073,857.01	14.92	-273,825.71	57.62
>300,000 <= 350,000	100	7.25	-32,406,211.33	11.77	-324,062.11	60.63
>350,000 <= 400,000	68	4.93	-25,150,590.58	9.14	-369,861.63	53.45
>400,000 <= 450,000	31	2.25	-13,077,940.86	4.75	-421,869.06	55.67
>450,000 <= 500,000	19	1.38	-8,910,898.95	3.24	-468,994.68	56.85
>500,000 <= 550,000	22	1.59	-11,480,712.45	4.17	-521,850.57	55.64
>550,000	21	1.52	-13,761,919.31	5.00	-655,329.49	65.41
Total	1,380	100.00	-275,312,864.03	100.00	-199,502.08	52.71

Occupancy Type Distribution

Occupancy Type	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
Investment	259	18.77	-53,865,436.52	19.57	-207,974.66	47.36
Owner Occupied	1,121	81.23	-221,447,427.51	80.43	-197,544.54	54.01
Total	1,380	100.00	-275,312,864.03	100.00	-199,502.08	52.71

Property Type Distribution

Property Type	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
Detached	1,067	77.32	-221,131,573.95	80.32	-207,246.09	52.24
Duplex	8	0.58	-1,626,199.61	0.59	-203,274.95	50.20
Semi Detached	49	3.55	-9,183,747.56	3.34	-187,423.42	50.12
Unit	253	18.33	-42,990,815.18	15.62	-169,924.17	55.71
Vacantland	3	0.22	-380,527.73	0.14	-126,842.58	63.06
Total	1,380	100.00	-275,312,864.03	100.00	-199,502.08	52.71

Geographical Distribution - by State

State	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
WA	566	41.01	-110,600,477.36	40.17	-195,407.20	49.46
NSW	351	25.43	-78,111,683.39	28.37	-222,540.41	55.34
Queensland	114	8.26	-24,987,347.88	9.08	-219,187.26	57.92
South Australia	65	4.71	-9,921,460.26	3.60	-152,637.85	49.47
Victoria	259	18.77	-47,855,306.52	17.38	-184,769.52	54.26
ACT	14	1.01	-2,526,558.28	0.92	-180,468.45	44.27
Northern Territory	2	0.14	-17,510.04	0.01	-8,755.02	3.00
Tasmania	9	0.65	-1,292,520.30	0.47	-143,613.37	55.95
Total	1,380	100.00	-275,312,864.03	100.00	-199,502.08	52.71

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	25,350,334.06

Loan Portfolio Amounts

	Jul-13
Outstanding principal	26,322,068.46
Net Repayments	971,734.40
Total	25,350,334.06

Key Characteristics of the Mortgage Pool (summary)	Offering Circular	Jul-13
Number of Loans	180	122
Min (Interest Rate)	6.19%	5.24%
Max (Interest Rate)	8.59%	7.44%
Weighted Average (Interest Rate)	7.16%	5.67%
Weighted Average Seasoning (Months)	47.11	64.09
Weighted Average Maturity (Months)	318.81	304.40
Original Balance (AUD)	39,245,715	26,322,068
Outstanding Principal Balance (AUD)	39,245,715	25,350,334
Average Loan Size (AUD)	218,032	207,790
Maximum Loan Value (AUD)	824,414	828,496
Current Average Loan-to-Value	55.22%	48.25%
Current Weighted Average Loan-to-Value	61.59%	57.66%
Current Maximum Loan-to-Value	94.00%	88.00%

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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	0.82%	374,568.99	1.48%	4,450.49
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%	-
Grand Total	1	0.82%	374,568.99	1.48%	4,450.49

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)	Jul-13
	36.33%

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	119	97.54	-24,616,139.26	97.10	-206,858.31	57.68
Fixed (Term Remaining)						
<= 1 Year	2	1.64	-504,194.80	1.99	-252,097.40	71.48
> 1 Year <= 2 Years	1	0.82	-230,000.00	0.91	-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
Total Fixed	3	2.46	-734,194.80	2.90	-244,732	57.23
Grand Total	122	100.00	-25,350,334.06	100.00	-207,789.62	57.66

Loan to Value Ratio Distribution

LVR Tier	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
<=20%	23	18.85	-1,554,507.13	6.13	-67,587.27	14.31
> 20% <= 25%	6	4.92	-990,282.70	3.91	-165,047.12	23.94
> 25% <= 30%	9	7.38	-2,141,066.75	8.45	-237,896.31	27.50
> 30% <= 35%	5	4.10	-522,707.35	2.06	-104,541.47	32.21
> 35% <= 40%	3	2.46	-395,430.13	1.56	-131,810.04	39.58
> 40% <= 45%	1	0.82	-354,944.75	1.40	-354,944.75	43.00
> 45% <= 50%	6	4.92	-1,430,698.88	5.64	-238,449.81	48.34
> 50% <= 55%	6	4.92	-1,311,417.62	5.17	-218,569.60	53.25
> 55% <= 60%	8	6.56	-1,809,222.95	7.14	-226,152.87	58.07
> 60% <= 65%	15	12.30	-3,022,997.15	11.92	-201,533.14	63.58
> 65% <= 70%	12	9.84	-3,330,642.39	13.14	-277,553.53	68.32
> 70% <= 75%	15	12.30	-4,846,553.69	19.12	-323,103.58	73.71
> 75% <= 80%	10	8.20	-3,113,108.73	12.28	-311,310.87	78.03
> 80% <= 85%	2	1.64	-351,580.55	1.39	-175,790.28	85.00
> 85% <= 90%	1	0.82	-175,173.29	0.69	-175,173.29	88.00
> 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	122	100.00	-25,350,334.06	100.00	-207,789.62	57.66

Mortgage Insurer Distribution

Mortgage Insurer	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
HLIC	1	0.82	-219,503.52	0.87	-219,503.52	54.00
MGICA	17	13.93	-4,457,241.59	17.58	-262,190.68	72.66
NONE	81	66.39	-16,569,702.00	65.36	-204,564.22	51.46
PMI	9	7.38	-1,420,162.22	5.60	-157,795.80	69.07
WLENDER	14	11.48	-2,683,724.73	10.59	-191,694.62	65.34
Total	122	100.00	-25,350,334.06	100.00	-207,789.62	57.66

Loan Maturity Distribution

Loan Maturity (year)	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
2015	1	0.82	-9,133.70	0.04	-9,133.70	1.00
2020	1	0.82	0.00	0.00	0.00	0.00
2022	1	0.82	-57,151.93	0.23	-57,151.93	13.00
2026	1	0.82	-73,356.30	0.29	-73,356.30	32.00
2027	1	0.82	-510.20	0.00	-510.20	0.00
2029	1	0.82	-19,873.32	0.08	-19,873.32	4.00
2030	3	2.46	-802,732.01	3.17	-267,577.34	47.62
2031	2	1.64	-119,315.77	0.47	-59,657.89	63.95
2032	2	1.64	-70,971.55	0.28	-35,485.78	8.41
2033	2	1.64	-498,261.31	1.97	-249,130.66	64.48
2034	5	4.10	-823,904.95	3.25	-164,780.99	47.23
2035	7	5.74	-707,970.20	2.79	-101,138.60	53.17
2036	8	6.56	-1,606,525.98	6.34	-200,815.75	49.86
2037	10	8.20	-1,486,596.18	5.86	-148,659.62	51.90
2038	10	8.20	-1,996,975.20	7.88	-199,697.52	60.59
2039	29	23.77	-7,179,759.98	28.32	-247,577.93	60.94
2040	16	13.11	-4,761,883.40	18.78	-297,617.71	59.83
2041	21	17.21	-5,063,360.31	19.97	-241,112.40	59.33
2043	1	0.82	-72,051.77	0.28	-72,051.77	33.00
Total	122	100.00	-25,350,334.06	100.00	-207,789.62	57.66

Loan Purpose Distribution

Loan Purpose	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
Purchase	92	75.41	-19,493,924.61	76.90	-211,890.48	56.55
Refinance	29	23.77	-5,855,899.25	23.10	-201,927.56	61.39
Renovation	1	0.82	-510.20	0.00	-510.20	0.00
Total	122	100.00	-25,350,334.06	100.00	-207,789.62	57.66

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	8.20	-1,998,926.91	7.89	-199,892.69	52.03
> 24 Months <= 36 Months	15	12.30	-4,314,910.53	17.02	-287,660.70	59.18
> 36 Months <= 48 Months	23	18.85	-6,317,035.21	24.92	-274,653.70	65.89
> 48 Months <= 60 Months	13	10.66	-2,134,516.06	8.42	-164,193.54	63.22
> 60 Months	61	50.00	-10,584,945.35	41.75	-173,523.69	52.08
Total	122	100.00	-25,350,334.06	100.00	-207,789.62	57.66

Loan Size Distribution

Loan Size	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
<= 50,000	16	13.11	-335,049.84	1.32	-20,940.62	17.26
>50,000 <= 100,000	13	10.66	-943,034.28	3.72	-72,541.10	36.76
>100,000 <= 150,000	13	10.66	-1,570,103.02	6.19	-120,777.16	47.50
>150,000 <= 200,000	23	18.85	-4,080,001.85	16.09	-177,391.38	54.51
>200,000 <= 250,000	18	14.75	-4,075,020.00	16.07	-226,390.00	55.18
>250,000 <= 300,000	13	10.66	-3,564,134.46	14.06	-274,164.19	61.50
>300,000 <= 350,000	5	4.10	-1,655,640.93	6.53	-331,128.19	62.85
>350,000 <= 400,000	10	8.20	-3,638,332.49	14.35	-363,833.25	65.07
>400,000 <= 450,000	4	3.28	-1,655,298.68	6.53	-413,824.67	48.57
>450,000 <= 500,000	4	3.28	-1,846,937.51	7.29	-461,734.38	61.40
>500,000 <= 550,000	1	0.82	-520,452.49	2.05	-520,452.49	65.00
>550,000	2	1.64	-1,466,328.51	5.78	-733,164.26	76.30
Total	122	100.00	-25,350,334.06	100.00	-207,789.62	57.66

Occupancy Type Distribution

Occupancy Type	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
Investment	22	18.03	-4,008,766.63	15.81	-182,216.67	45.09
Owner Occupied	100	81.97	-21,341,567.43	84.19	-213,415.67	60.03
Total	122	100.00	-25,350,334.06	100.00	-207,789.62	57.66

Property Type Distribution

Property Type	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
Detached	100	81.97	-21,383,481.72	84.35	-213,834.82	55.82
Semi Detached	2	1.64	-340,279.55	1.34	-170,139.78	75.04
Unit	20	16.39	-3,626,572.79	14.31	-181,328.64	66.89
Total	122	100.00	-25,350,334.06	100.00	-207,789.62	57.66

Geographical Distribution - by State

State	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
WA	58	47.54	-10,527,031.83	41.53	-181,500.55	47.35
NSW	29	23.77	-6,533,858.73	25.77	-225,305.47	68.23
Queensland	11	9.02	-2,318,233.66	9.14	-210,748.51	61.55
South Australia	7	5.74	-1,424,090.80	5.62	-203,441.54	65.94
Victoria	17	13.93	-4,547,119.04	17.94	-267,477.59	61.78
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
Total	122	100.00	-25,350,334.06	100.00	-207,789.62	57.66

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
Level 34, BankWest Tower
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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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