

Swan Trust Series 2011-1

May 31st 2013 - June 30th 2013

Monthly Information Report

Portfolio: Swan Trust Series 2011-1

Monthly Information Report: May 31st 2013 - June 30th 2013

Amounts denominated in currency of note class

Monthly Payment date: 19 July 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	152,553,184.91	100,000,000.00	25,500,000.00	9,500,000.00
Principal Redemption	5,080,730.02	0.00	0.00	0.00
Balance after Payment	147,472,454.89	100,000,000.00	25,500,000.00	9,500,000.00
Bond Factor before Payment	0.41795393	1.00000000	1.00000000	1.00000000
Bond Factor after Payment	0.40403412	1.00000000	1.00000000	1.00000000
Interest Payment	509,067.89	0.00	111,291.78	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
Jun-13	287,553,185	-5,591,429	-1,679,742	2,190,441	0	0	282,472,454.89

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	-218,919,219	-47,361,104	52,332,079	0	0	282,472,454.89

Portfolio: Swan Trust Series 2011-1

Monthly Information Report: May 31st 2013 - June 30th 2013

Monthly Calculation Period:	31/05/2013	to	30/06/2013
Monthly Determination Date:	12/07/2013		
Monthly Payment Date:	19/07/2013		30 days

Loan Portfolio Amounts

Jun-13

Outstanding principal	287,553,185
Scheduled Principal	1,253,720
Prepayments	4,337,708.52
Redraws	2,190,441
Defaulted Loans	-
Loans repurchased by the seller	1,679,742
Total	282,472,455

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	1,309,058
Interest Rate Swap receivable amount	0
Any other non-Principal income	12,395
Principal draws	0
Liquidity Facility drawings	0
Total Investor Revenues	1,321,453
<u>Total Investor Revenues Priority of Payments:</u>	
Taxes **	-
Trustee Fees **	940
Servicing Fee **	73,267
Management Fee **	7,327
Custodian Fee **	-
Other Senior Expenses **	85
Interest Rate Swap payable amount **	134,652
Liquidity Facility fees and interest **	3,205
Repayment of Liquidity Facility drawings **	-
Class A1 Interest Amount **	509,068
Class A2 Interest Amount (allocation to swap)**	347,696
Redraw Notes Interest Amount	-
Class AB Interest Amount **	111,292
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	80,748
Total of Interest Amount Payments	1,321,453

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

Portfolio: Swan Trust Series 2011-1

Monthly Information Report: May 31st 2013 - June 30th 2013

<u>Principal Collections</u>	
Scheduled Principal repayments	1,253,720
Unscheduled Principal repayments	2,147,268
Repurchases of (Principal)	1,679,742
Reimbursement of Principal draws from Investor Revenues	-
Any other Principal income	-
Total Principal Collections	5,080,730
Total Principal Collections Priority of Payments:	
Principal Draw	-
Redraw Notes repayment	-
Class A1 Principal	5,080,730
Class A2 Principal	-
Class AB Principal	-
Class B Principal	-
Total Principal Priority of Payments	5,080,730

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	152,553,185
Outstanding Balance end of the period	147,472,455
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: May 31st 2013 - June 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 June 2013
Number of Loans	2,091	1,408
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	59.52
Weighted Average Maturity (Months)	326.96	298.90
Original Balance (AUD)	499,880,226	287,553,185
Outstanding Principal Balance (AUD)	499,880,226	282,472,455
Average Loan Size (AUD)	239,063	200,620
Maximum Loan Value (AUD)	980,232	857,338
Current Average Loan-to-Value	56.11%	44.34%
Current Weighted Average Loan-to-Value	61.14%	52.83%
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

Portfolio: Swan Trust Series 2011-1

Monthly Information Report: May 31st 2013 - June 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	1	0.07%	358,961.98	0.13%	7,190.16
91-120	1	0.07%	134,109.80	0.05%	4,136.35
121-150	0	0.00%	-	0.00%	-
151-180	0	0.00%	-	0.00%	-
>181	0	0.00%	-	0.00%	-
Grand Total	2	0.14%	493,071.78	0.17%	11,326.51

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)	Jun-13
	14.85%

Portfolio: Swan Trust Series 2011-1

Monthly Information Report: May 31st 2013 - June 30th 2013

Interest Rate Distribution Report

	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
Total Variable	1,322	93.89	-261,287,676.54	92.50	-197,645.75	52.98
Fixed (Term Remaining)						
<= 1 Year	46	3.27	-11,735,201.76	4.15	-255,113.08	51.65
> 1 Year <= 2 Years	19	1.35	-5,179,963.17	1.83	-272,629.64	52.38
> 2 Years <= 3 Years	19	1.35	-4,118,139.93	1.46	-216,744.21	48.19
> 3 Years <= 4 Years	0	0.00	0.00	0.00	0.00	0.00
> 4 Years <= 5 Years	2	0.14	-151,473.49	0.05	-75,736.75	26.18
> 5 Years	0	0.00	0.00	0.00	0.00	0.00
Total Fixed	86	6.11	-21,184,778.35	7.50	-246,335	50.97
Grand Total	1,408	100.00	-282,472,454.89	100.00	-200,619.64	52.83

Loan to Value Ratio Distribution

LVR Tier	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
<=20%	238	16.90	-14,352,566.37	5.08	-60,304.90	14.30
> 20% <= 25%	77	5.47	-10,941,313.74	3.87	-142,094.98	23.05
> 25% <= 30%	85	6.04	-14,599,998.06	5.17	-171,764.68	28.19
> 30% <= 35%	77	5.47	-13,846,815.58	4.90	-179,828.77	33.18
> 35% <= 40%	107	7.60	-20,888,039.13	7.39	-195,215.32	38.13
> 40% <= 45%	79	5.61	-15,424,508.71	5.46	-195,246.95	42.89
> 45% <= 50%	118	8.38	-25,985,589.42	9.20	-220,216.86	48.00
> 50% <= 55%	136	9.66	-30,471,705.38	10.79	-224,056.66	53.21
> 55% <= 60%	104	7.39	-27,162,834.33	9.62	-261,181.10	57.71
> 60% <= 65%	82	5.82	-22,260,481.82	7.88	-271,469.29	63.06
> 65% <= 70%	111	7.88	-27,689,276.91	9.80	-249,452.95	68.13
> 70% <= 75%	118	8.38	-35,350,999.43	12.51	-299,584.74	73.09
> 75% <= 80%	68	4.83	-21,262,089.93	7.53	-312,677.79	76.90
> 80% <= 85%	4	0.28	-1,185,701.56	0.42	-296,425.39	82.89
> 85% <= 90%	4	0.28	-1,050,534.52	0.37	-262,633.63	87.24
> 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	1,408	100.00	-282,472,454.89	100.00	-200,619.64	52.83

Mortgage Insurer Distribution

Mortgage Insurer	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
NONE	1,371	97.37	-274,882,176.95	97.31	-200,497.58	52.44
PMI	8	0.57	-2,219,035.83	0.79	-277,379.48	69.78
WLENDER	29	2.06	-5,371,242.11	1.90	-185,215.25	65.74
Total	1,408	100.00	-282,472,454.89	100.00	-200,619.64	52.83

Loan Maturity Distribution

Loan Maturity (year)	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
2015	1	0.07	-12,715.80	0.00	-12,715.80	38.00
2018	3	0.21	-100,136.92	0.04	-33,378.97	19.47
2019	1	0.07	-629.12	0.00	-629.12	0.00
2020	3	0.21	-400,353.82	0.14	-133,451.27	35.44
2021	6	0.43	-295,103.36	0.10	-49,183.89	44.64
2022	7	0.50	-705,929.39	0.25	-100,847.06	33.34
2023	10	0.71	-717,845.57	0.25	-71,784.56	43.96
2024	21	1.49	-1,559,531.48	0.55	-74,263.40	46.50
2025	9	0.64	-759,287.42	0.27	-84,365.27	31.26
2026	8	0.57	-461,926.59	0.16	-57,740.82	20.47
2027	7	0.50	-838,690.16	0.30	-119,812.88	48.50
2028	14	0.99	-2,212,199.91	0.78	-158,014.28	49.22
2029	7	0.50	-884,484.64	0.31	-126,354.95	46.73
2030	26	1.85	-3,608,780.31	1.28	-138,799.24	48.50
2031	14	0.99	-2,114,406.97	0.75	-151,029.07	47.01
2032	18	1.28	-3,395,685.29	1.20	-188,649.18	51.99
2033	50	3.55	-9,458,016.58	3.35	-189,160.33	45.80
2034	50	3.55	-10,341,654.10	3.66	-206,833.08	50.23
2035	90	6.39	-18,763,256.79	6.64	-208,480.63	50.13
2036	73	5.18	-12,879,164.84	4.56	-176,426.92	44.75
2037	126	8.95	-22,970,682.18	8.13	-182,307.00	50.88
2038	675	47.94	-137,175,387.82	48.56	-203,222.80	52.56
2039	135	9.59	-40,338,539.10	14.28	-298,803.99	63.48
2040	51	3.62	-12,147,966.42	4.30	-238,195.42	54.06
2041	3	0.21	-330,080.31	0.12	-110,026.77	73.23
Total	1,408	100.00	-282,472,454.89	100.00	-200,619.64	52.83

Loan Purpose Distribution

Loan Purpose	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
Purchase	1,004	71.31	-206,234,608.47	73.01	-205,412.96	53.94
Refinance	400	28.41	-75,525,232.56	26.74	-188,813.08	49.89
Renovation	4	0.28	-712,613.86	0.25	-178,153.47	39.77
Total	1,408	100.00	-282,472,454.89	100.00	-200,619.64	52.83

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	17	1.21	-4,272,166.06	1.51	-251,303.89	56.31
> 24 Months <= 36 Months	96	6.82	-26,494,875.58	9.38	-275,988.29	59.08
> 36 Months <= 48 Months	449	31.89	-99,833,292.01	35.34	-222,345.86	54.67
> 48 Months <= 60 Months	402	28.55	-76,528,078.01	27.09	-190,368.35	52.63
> 60 Months	444	31.53	-75,344,043.23	26.67	-169,693.79	48.19
Total	1,408	100.00	-282,472,454.89	100.00	-200,619.64	52.83

Loan Size Distribution

Loan Size	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
<= 50,000	166	11.79	-3,181,690.46	1.13	-19,166.81	19.00
>50,000 <= 100,000	164	11.65	-12,305,506.83	4.36	-75,033.58	28.78
>100,000 <= 150,000	198	14.06	-24,508,819.42	8.68	-123,781.92	39.53
>150,000 <= 200,000	212	15.06	-37,378,466.67	13.23	-176,313.52	46.58
>200,000 <= 250,000	241	17.12	-54,133,285.22	19.16	-224,619.44	56.39
>250,000 <= 300,000	159	11.29	-43,485,949.50	15.39	-273,496.54	57.69
>300,000 <= 350,000	100	7.10	-32,371,781.36	11.46	-323,717.81	59.97
>350,000 <= 400,000	72	5.11	-26,548,858.46	9.40	-368,734.15	54.54
>400,000 <= 450,000	34	2.41	-14,362,638.74	5.08	-422,430.55	55.87
>450,000 <= 500,000	18	1.28	-8,401,565.96	2.97	-466,753.66	56.72
>500,000 <= 550,000	23	1.63	-12,018,136.09	4.25	-522,527.66	55.44
>550,000	21	1.49	-13,775,756.18	4.88	-655,988.39	65.39
Total	1,408	100.00	-282,472,454.89	100.00	-200,619.64	52.83

Occupancy Type Distribution

Occupancy Type	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
Investment	264	18.75	-55,218,133.83	19.55	-209,159.60	47.14
Owner Occupied	1,144	81.25	-227,254,321.06	80.45	-198,648.88	54.21
Total	1,408	100.00	-282,472,454.89	100.00	-200,619.64	52.83

Property Type Distribution

Property Type	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
Detached	1,092	77.56	-227,177,807.89	80.42	-208,038.29	52.31
Duplex	8	0.57	-1,633,156.40	0.58	-204,144.55	50.33
Semi Detached	49	3.48	-9,236,263.42	3.27	-188,495.17	50.27
Unit	256	18.18	-44,042,228.55	15.59	-172,039.96	56.02
Vacantland	3	0.21	-382,998.63	0.14	-127,666.21	63.82
Total	1,408	100.00	-282,472,454.89	100.00	-200,619.64	52.83

Geographical Distribution - by State

State	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
WA	578	41.05	-112,723,371.95	39.91	-195,023.13	49.52
NSW	357	25.36	-80,297,001.22	28.43	-224,921.57	55.45
Queensland	116	8.24	-25,655,742.60	9.08	-221,170.19	58.16
South Australia	66	4.69	-10,348,303.49	3.66	-156,792.48	49.64
Victoria	263	18.68	-48,954,616.37	17.33	-186,139.23	54.38
ACT	15	1.07	-2,809,864.12	0.99	-187,324.27	46.75
Northern Territory	3	0.21	-195,552.83	0.07	-65,184.28	40.22
Tasmania	10	0.71	-1,488,002.31	0.53	-148,800.23	53.95
Total	1,408	100.00	-282,472,454.89	100.00	-200,619.64	52.83

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	26,322,068.46

Loan Portfolio Amounts

	Jun-13
Outstanding principal	26,736,609.09
Net Repayments	414,540.63
Total	26,322,068.46

Key Characteristics of the Mortgage Pool (summary)	Offering Circular	Jun-13
Number of Loans	180	127
Min (Interest Rate)	6.19%	5.24%
Max (Interest Rate)	8.59%	7.44%
Weighted Average (Interest Rate)	7.16%	5.68%
Weighted Average Seasoning (Months)	47.11	63.72
Weighted Average Maturity (Months)	318.81	304.68
Original Balance (AUD)	39,245,715	26,736,609
Outstanding Principal Balance (AUD)	39,245,715	26,322,068
Average Loan Size (AUD)	218,032	207,260
Maximum Loan Value (AUD)	824,414	830,052
Current Average Loan-to-Value	55.22%	47.95%
Current Weighted Average Loan-to-Value	61.59%	57.64%
Current Maximum Loan-to-Value	94.00%	88.00%

Monthly Information Report: May 31st 2013 - June 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	0.79%	375,478.60	1.43%	4,933.56
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	0.79%	375,478.60	1.43%	4,933.56

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)	Jun-13
	17.10%

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

Monthly Information Report: May 31st 2013 - June 30th 2013

Interest Rate Distribution Report

	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
Total Variable	124	97.64	-25,587,383.37	97.21	-206,349.87	57.65
Fixed (Term Remaining)						
<= 1 Year	2	1.57	-504,685.09	1.92	-252,342.55	71.48
> 1 Year <= 2 Years	1	0.79	-230,000.00	0.87	-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	2.36	-734,685.09	2.79	-244,895	57.24
Grand Total	127	100.00	-26,322,068.46	100.00	-207,260.38	57.64

Loan to Value Ratio Distribution

LVR Tier	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
<=20%	24	18.90	-1,709,926.17	6.50	-71,246.92	14.10
> 20% <= 25%	8	6.30	-1,117,222.14	4.24	-139,652.77	23.87
> 25% <= 30%	8	6.30	-2,032,618.65	7.72	-254,077.33	27.52
> 30% <= 35%	6	4.72	-654,625.78	2.49	-109,104.30	32.19
> 35% <= 40%	3	2.36	-396,213.89	1.51	-132,071.30	39.58
> 40% <= 45%	1	0.79	-355,669.70	1.35	-355,669.70	43.00
> 45% <= 50%	6	4.72	-1,435,866.73	5.45	-239,311.12	48.34
> 50% <= 55%	7	5.51	-1,507,149.41	5.73	-215,307.06	53.57
> 55% <= 60%	5	3.94	-1,011,779.28	3.84	-202,355.86	57.63
> 60% <= 65%	16	12.60	-3,542,045.57	13.46	-221,377.85	63.42
> 65% <= 70%	14	11.02	-3,760,672.57	14.29	-268,619.47	68.22
> 70% <= 75%	15	11.81	-4,666,576.05	17.73	-311,105.07	73.43
> 75% <= 80%	11	8.66	-3,605,290.46	13.70	-327,753.68	77.92
> 80% <= 85%	2	1.57	-350,885.47	1.33	-175,442.74	85.00
> 85% <= 90%	1	0.79	-175,526.59	0.67	-175,526.59	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	127	100.00	-26,322,068.46	100.00	-207,260.38	57.64

Mortgage Insurer Distribution

Mortgage Insurer	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
HLIC	1	0.79	-220,107.39	0.84	-220,107.39	54.00
MGICA	18	14.17	-4,782,387.11	18.17	-265,688.17	72.58
NONE	84	66.14	-16,899,810.55	64.20	-201,188.22	51.00
PMI	9	7.09	-1,438,128.89	5.46	-159,792.10	69.65
WLENDER	15	11.81	-2,981,634.52	11.33	-198,775.63	65.80
Total	127	100.00	-26,322,068.46	100.00	-207,260.38	57.64

Loan Maturity Distribution

Loan Maturity (year)	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
2015	1	0.79	-9,775.48	0.04	-9,775.48	1.00
2020	1	0.79	0.00	0.00	0.00	0.00
2021	1	0.79	-36,551.59	0.14	-36,551.59	4.00
2022	1	0.79	-48,146.49	0.18	-48,146.49	11.00
2026	1	0.79	-72,801.28	0.28	-72,801.28	32.00
2027	1	0.79	-492.64	0.00	-492.64	0.00
2028	1	0.79	-41,291.72	0.16	-41,291.72	23.00
2030	3	2.36	-605,684.56	2.30	-201,894.85	43.85
2031	3	2.36	-339,608.73	1.29	-113,202.91	57.55
2032	1	0.79	-42,655.68	0.16	-42,655.68	8.00
2033	3	2.36	-532,913.78	2.02	-177,637.93	61.14
2034	5	3.94	-826,214.53	3.14	-165,242.91	47.27
2035	5	3.94	-424,468.44	1.61	-84,893.69	44.81
2036	10	7.87	-1,970,858.11	7.49	-197,085.81	49.89
2037	12	9.45	-1,921,547.17	7.30	-160,128.93	53.69
2038	10	7.87	-2,008,339.09	7.63	-200,833.91	60.86
2039	27	21.26	-6,718,578.15	25.52	-248,836.23	59.94
2040	18	14.17	-5,211,690.95	19.80	-289,538.39	63.24
2041	22	17.32	-5,438,213.48	20.66	-247,191.52	58.44
2043	1	0.79	-72,236.59	0.27	-72,236.59	33.00
Total	127	100.00	-26,322,068.46	100.00	-207,260.38	57.64

Loan Purpose Distribution

Loan Purpose	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
Purchase	93	73.23	-19,901,482.27	75.61	-213,994.43	56.95
Refinance	31	24.41	-6,187,459.62	23.51	-199,595.47	61.49
Renovation	3	2.36	-233,126.57	0.89	-77,708.86	14.93
Total	127	100.00	-26,322,068.46	100.00	-207,260.38	57.64

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	8.66	-2,359,021.77	8.96	-214,456.52	55.96
> 24 Months <= 36 Months	14	11.02	-3,976,175.47	15.11	-284,012.53	57.73
> 36 Months <= 48 Months	25	19.69	-6,824,695.41	25.93	-272,987.82	66.53
> 48 Months <= 60 Months	13	10.24	-2,380,696.46	9.04	-183,130.50	54.59
> 60 Months	64	50.39	-10,781,479.35	40.96	-168,460.61	53.02
Total	127	100.00	-26,322,068.46	100.00	-207,260.38	57.64

Loan Size Distribution

Loan Size	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
<= 50,000	19	14.96	-466,621.00	1.77	-24,559.00	16.03
>50,000 <= 100,000	12	9.45	-896,619.21	3.41	-74,718.27	38.77
>100,000 <= 150,000	13	10.24	-1,590,568.68	6.04	-122,351.44	47.75
>150,000 <= 200,000	23	18.11	-4,090,890.92	15.54	-177,864.82	54.01
>200,000 <= 250,000	19	14.96	-4,285,018.87	16.28	-225,527.31	53.98
>250,000 <= 300,000	15	11.81	-4,168,100.73	15.84	-277,873.38	62.71
>300,000 <= 350,000	4	3.15	-1,304,031.71	4.95	-326,007.93	63.57
>350,000 <= 400,000	11	8.66	-4,026,088.20	15.30	-366,008.02	65.25
>400,000 <= 450,000	4	3.15	-1,652,620.42	6.28	-413,155.11	48.65
>450,000 <= 500,000	4	3.15	-1,855,629.06	7.05	-463,907.27	61.69
>500,000 <= 550,000	1	0.79	-520,886.18	1.98	-520,886.18	65.00
>550,000	2	1.57	-1,464,993.48	5.57	-732,496.74	75.87
Total	127	100.00	-26,322,068.46	100.00	-207,260.38	57.64

Occupancy Type Distribution

Occupancy Type	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
Investment	22	17.32	-4,019,771.25	15.27	-182,716.88	45.33
Owner Occupied	105	82.68	-22,302,297.21	84.73	-212,402.83	59.86
Total	127	100.00	-26,322,068.46	100.00	-207,260.38	57.64

Property Type Distribution

Property Type	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
Detached	105	82.68	-22,324,541.00	84.81	-212,614.68	55.83
Semi Detached	2	1.57	-340,991.18	1.30	-170,495.59	75.00
Unit	20	15.75	-3,656,536.28	13.89	-182,826.81	67.07
Total	127	100.00	-26,322,068.46	100.00	-207,260.38	57.64

Geographical Distribution - by State

State	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
WA	61	48.03	-10,851,659.99	41.23	-177,896.07	46.77
NSW	31	24.41	-7,161,851.64	27.21	-231,027.47	68.37
Queensland	11	8.66	-2,313,308.41	8.79	-210,300.76	61.29
South Australia	7	5.51	-1,427,001.78	5.42	-203,857.40	66.11
Victoria	17	13.39	-4,568,246.64	17.36	-268,720.39	62.14
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	127	100.00	-26,322,068.46	100.00	-207,260.38	57.64

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

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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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