

Swan Trust Series 2011-1

October 31st 2012 - November 30th 2012

Monthly Information Report

Portfolio: Swan Trust Series 2011-1

Monthly Information Report: October 31st 2012 - November 30th 2012

Amounts denominated in currency of note class

Monthly Payment date: 19 December 2012

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	213,863,578.79	100,000,000.00	25,500,000.00	9,500,000.00
Principal Redemption	12,153,792.96	0.00	0.00	0.00
Balance after Payment	201,709,785.83	100,000,000.00	25,500,000.00	9,500,000.00
Bond Factor before Payment	0.58592761	1.00000000	1.00000000	1.00000000
Bond Factor after Payment	0.55262955	1.00000000	1.00000000	1.00000000
Interest Payment	798,033.41	0.00	121,352.05	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
Nov-12	348,863,579	-11,520,229	-3,601,231	2,967,667	0	0	336,709,785.83

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	-161,805,425	-35,798,270	37,892,782	0	0	336,709,785.83

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<u>Monthly Calculation Period:</u>	31/10/2012	to	30/11/2012
<u>Monthly Determination Date:</u>	12/12/2012		
<u>Monthly Payment Date:</u>	19/12/2012		30 days

Loan Portfolio Amounts

Nov-12

Outstanding principal	348,863,579
Scheduled Principal	1,594,988
Prepayments	9,925,241.16
Redraws	2,967,667
Defaulted Loans	-
Loans repurchased by the seller	3,601,231
Total	336,709,786

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	1,864,559
Interest Rate Swap receivable amount	0
Any other non-Principal income	7,117
Principal draws	0
Liquidity Facility drawings	0
Total Investor Revenues	1,871,676
<u>Total Investor Revenues Priority of Payments:</u>	
Taxes **	-
Trustee Fees **	1,141
Servicing Fee **	88,889
Management Fee **	8,889
Custodian Fee **	-
Other Senior Expenses **	18,130
Interest Rate Swap payable amount **	310,852
Liquidity Facility fees and interest **	3,205
Repayment of Liquidity Facility drawings **	-
Class A1 Interest Amount **	798,033
Class A2 Interest Amount (allocation to swap)**	386,554
Redraw Notes Interest Amount	-
Class AB Interest Amount **	121,352
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	-
Total of Interest Amount Payments	1,871,676

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

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<u>Principal Collections</u>	
Scheduled Principal repayments	1,594,988
Unscheduled Principal repayments	6,957,574
Repurchases of (Principal)	3,601,231
Reimbursement of Principal draws from Investor Revenues	-
Any other Principal income	-
Total Principal Collections	12,153,793
Total Principal Collections Priority of Payments:	
Principa Draw	-
Redraw Notes repayment	-
Class A1 Principal	12,153,793
Class A2 Principal	-
Class AB Principal	-
Class B Principal	-
Total Principal Priority of Payments	12,153,793

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	213,863,579
Outstanding Balance end of the period	201,709,786
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 November 2012
Number of Loans	2,091	1,601
Min (Interest Rate)	6.19%	5.39%
Max (Interest Rate)	8.64%	8.64%
Weighted Average (Interest Rate)	7.13%	6.27%
Weighted Average Seasoning (Months)	32.43	52.32
Weighted Average Maturity (Months)	326.96	305.95
Original Balance (AUD)	499,880,226	348,863,579
Outstanding Principal Balance (AUD)	499,880,226	336,709,786
Average Loan Size (AUD)	239,063	210,312
Maximum Loan Value (AUD)	980,232	863,845
Current Average Loan-to-Value	56.11%	46.27%
Current Weighted Average Loan-to-Value	61.14%	53.85%
Current Maximum Loan-to-Value	94.00%	92.00%

Counterparty Ratings/Trigger Events	
<u>Perfection of Title Events</u>	
Unremedied breach of representation or warranty by Seller	None
Event of default by Seller under Interest Rate Swaps	None
Servicer Default	None
Insolvency Event occurs in relation to Seller	None
Seller's long term credit rating downgraded below BBB by S&P or BBB by Fitch	AA-/AA-
<u>Collection Account (Commonwealth Bank of Australia)</u>	
Short-Term Rating (S&P/Fitch)	A-1+/F1+
Rating Requirement (S&P/Fitch)	A-1/F1
<u>Mortgage Insurance Provider (QBE Lender's Mortgage insurance)</u>	
Long-Term Rating (S&P/Fitch)	AA-/AA-
<u>Liquidity Facility Provider (Commonwealth Bank of Australia)</u>	
Short-Term Rating (S&P/Fitch)	A-1+/F1+
Rating Requirement (S&P/Fitch)	A-1/F1

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Arrears Breakdown

Days in Arrears	Number of Loans in Arrears	Percentage of Number of Loans Outstanding (1) (%)	Principal Balance of Delinquent Loans	Percentage of Principal Outstand. of the Loans (1) (%)	Total Arrears amount(1)
31-60	2	0.12%	740,943.97	0.22%	10,285.74
61-90	1	0.06%	161,038.88	0.05%	3,924.48
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	3	0.19%	901,982.85	0.27%	14,210.22

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)	Nov-12
	30.84%

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Interest Rate Distribution Report

	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
Total Variable	1,495	93.38	-312,505,682.34	92.81	-209,033.90	54.09
Fixed (Term Remaining)						
<= 1 Year	59	3.69	-13,391,922.27	3.98	-226,981.73	52.14
> 1 Year <= 2 Years	29	1.81	-7,148,779.73	2.12	-246,509.65	49.51
> 2 Years <= 3 Years	10	0.62	-2,201,941.82	0.65	-220,194.18	49.86
> 3 Years <= 4 Years	8	0.50	-1,461,459.67	0.43	-182,682.46	45.63
> 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	106	6.62	-24,204,103.49	7.19	-228,341	50.76
Grand Total	1,601	100.00	-336,709,785.83	100.00	-210,312.17	53.85

Loan to Value Ratio Distribution

LVR Tier	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
<=20%	243	15.18	-16,511,022.66	4.90	-67,946.60	14.27
> 20% <= 25%	68	4.25	-10,381,380.69	3.08	-152,667.36	23.15
> 25% <= 30%	102	6.37	-17,547,812.24	5.21	-172,037.37	28.11
> 30% <= 35%	85	5.31	-15,082,047.65	4.48	-177,435.85	33.04
> 35% <= 40%	101	6.31	-19,869,019.44	5.90	-196,722.96	38.25
> 40% <= 45%	102	6.37	-22,631,874.08	6.72	-221,881.12	43.08
> 45% <= 50%	133	8.31	-30,755,668.12	9.13	-231,245.62	48.36
> 50% <= 55%	152	9.49	-32,553,403.90	9.67	-214,167.13	53.35
> 55% <= 60%	145	9.06	-37,914,472.22	11.26	-261,479.12	57.75
> 60% <= 65%	94	5.87	-24,737,392.80	7.35	-263,163.75	62.92
> 65% <= 70%	128	8.00	-32,364,886.01	9.61	-252,850.67	68.02
> 70% <= 75%	133	8.31	-40,198,073.10	11.94	-302,241.15	73.03
> 75% <= 80%	102	6.37	-32,259,998.23	9.58	-316,274.49	77.16
> 80% <= 85%	7	0.44	-2,085,078.39	0.62	-297,868.34	82.45
> 85% <= 90%	5	0.31	-1,469,866.43	0.44	-293,973.29	87.86
> 90% <= 95%	1	0.06	-347,789.87	0.10	-347,789.87	92.00
> 95% <= 100%	0	0.00	0.00	0.00	0.00	0.00
Total	1,601	100.00	-336,709,785.83	100.00	-210,312.17	53.85

Mortgage Insurer Distribution

Mortgage Insurer	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
NONE	1,557	97.25	-327,471,546.39	97.26	-210,322.12	53.44
PMI	11	0.69	-3,088,632.86	0.92	-280,784.81	75.57
WLENDER	33	2.06	-6,149,606.58	1.83	-186,351.71	64.71
Total	1,601	100.00	-336,709,785.83	100.00	-210,312.17	53.85

Loan Maturity Distribution

Loan Maturity (year)	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
2015	1	0.06	-15,562.31	0.00	-15,562.31	29.00
2018	1	0.06	-206,455.10	0.06	-206,455.10	48.00
2019	3	0.19	-115,979.55	0.03	-38,659.85	19.96
2020	1	0.06	-3,373.77	0.00	-3,373.77	2.00
2021	3	0.19	-526,189.02	0.16	-175,396.34	44.94
2022	6	0.37	-324,592.54	0.10	-54,098.76	47.00
2023	7	0.44	-744,675.62	0.22	-106,382.23	35.25
2024	13	0.81	-948,178.64	0.28	-72,936.82	44.13
2025	22	1.37	-1,759,714.47	0.52	-79,987.02	47.11
2026	11	0.69	-966,129.52	0.29	-87,829.96	28.50
2027	8	0.50	-518,964.00	0.15	-64,870.50	19.62
2028	7	0.44	-868,936.67	0.26	-124,133.81	49.31
2029	17	1.06	-2,720,174.90	0.81	-160,010.29	50.14
2030	9	0.56	-1,294,398.58	0.38	-143,822.06	52.61
2031	29	1.81	-4,028,164.54	1.20	-138,902.23	45.36
2032	15	0.94	-2,527,050.59	0.75	-168,470.04	49.63
2033	21	1.31	-4,049,715.46	1.20	-192,843.59	51.01
2034	52	3.25	-9,996,154.49	2.97	-192,233.74	47.38
2035	59	3.69	-12,221,566.45	3.63	-207,145.19	50.20
2036	103	6.43	-22,126,617.53	6.57	-214,821.53	51.90
2037	83	5.18	-15,178,655.17	4.51	-182,875.36	46.13
2038	141	8.81	-27,745,677.19	8.24	-196,777.85	52.31
2039	776	48.47	-166,812,498.00	49.54	-214,964.56	53.45
2040	158	9.87	-47,843,809.01	14.21	-302,808.92	64.57
2041	52	3.25	-12,682,802.75	3.77	-243,900.05	55.88
2042	3	0.19	-483,749.96	0.14	-161,249.99	59.27
Total	1,601	100.00	-336,709,785.83	100.00	-210,312.17	53.85

Loan Purpose Distribution

Loan Purpose	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
Purchase	1,134	70.83	-244,192,019.99	72.52	-215,336.88	55.09
Refinance	462	28.86	-91,788,535.61	27.26	-198,676.48	50.67
Renovation	5	0.31	-729,230.23	0.22	-145,846.05	39.63
Total	1,601	100.00	-336,709,785.83	100.00	-210,312.17	53.85

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	23	1.44	-6,159,553.91	1.83	-267,806.69	58.11
> 18 Months <= 24 Months	42	2.62	-8,986,883.83	2.67	-213,973.42	52.75
> 24 Months <= 36 Months	167	10.43	-50,680,935.36	15.05	-303,478.65	64.39
> 36 Months <= 48 Months	771	48.16	-162,642,622.16	48.30	-210,950.22	53.52
> 48 Months <= 60 Months	153	9.56	-29,944,960.18	8.89	-195,718.69	52.20
> 60 Months	445	27.80	-78,294,830.39	23.25	-175,943.44	48.13
Total	1,601	100.00	-336,709,785.83	100.00	-210,312.17	53.85

Loan Size Distribution

Loan Size	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
<= 50,000	160	9.99	-3,783,965.85	1.12	-23,649.79	18.13
>50,000 <= 100,000	189	11.81	-14,666,865.08	4.36	-77,602.46	29.22
>100,000 <= 150,000	212	13.24	-26,577,868.42	7.89	-125,367.30	40.77
>150,000 <= 200,000	239	14.93	-42,320,481.12	12.57	-177,073.14	48.40
>200,000 <= 250,000	267	16.68	-59,688,917.66	17.73	-223,554.00	56.10
>250,000 <= 300,000	198	12.37	-54,193,255.49	16.09	-273,703.31	58.80
>300,000 <= 350,000	124	7.75	-40,039,966.44	11.89	-322,902.96	60.63
>350,000 <= 400,000	87	5.43	-32,355,209.87	9.61	-371,898.96	57.55
>400,000 <= 450,000	44	2.75	-18,662,189.63	5.54	-424,140.67	58.27
>450,000 <= 500,000	29	1.81	-13,749,375.08	4.08	-474,116.38	55.86
>500,000 <= 550,000	27	1.69	-14,231,222.80	4.23	-527,082.33	55.64
>550,000	25	1.56	-16,440,468.39	4.88	-657,618.74	62.72
Total	1,601	100.00	-336,709,785.83	100.00	-210,312.17	53.85

Occupancy Type Distribution

Occupancy Type	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
Investment	298	18.61	-65,006,248.82	19.31	-218,141.77	48.48
Owner Occupied	1,303	81.39	-271,703,537.01	80.69	-208,521.52	55.14
Total	1,601	100.00	-336,709,785.83	100.00	-210,312.17	53.85

Property Type Distribution

Property Type	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
Detached	1,236	77.20	-267,575,729.26	79.47	-216,485.22	53.08
Duplex	9	0.56	-1,856,503.05	0.55	-206,278.12	51.84
Semi Detached	59	3.69	-11,989,841.34	3.56	-203,217.65	52.85
Unit	295	18.43	-55,188,220.78	16.39	-187,078.71	57.94
Vacantland	2	0.12	-99,491.40	0.03	-49,745.70	23.42
Total	1,601	100.00	-336,709,785.83	100.00	-210,312.17	53.85

Geographical Distribution - by State

State	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
WA	639	39.91	-130,648,910.25	38.80	-204,458.39	50.28
NSW	418	26.11	-99,310,846.93	29.49	-237,585.76	56.65
Queensland	129	8.06	-28,482,083.48	8.46	-220,791.34	58.30
South Australia	74	4.62	-12,743,505.67	3.78	-172,209.54	50.87
Victoria	313	19.55	-60,858,561.89	18.07	-194,436.30	55.69
ACT	15	0.94	-2,896,484.34	0.86	-193,098.96	49.14
Northern Territory	3	0.19	-243,914.16	0.07	-81,304.72	50.98
Tasmania	10	0.62	-1,525,479.11	0.45	-152,547.91	55.40
Total	1,601	100.00	-336,709,785.83	100.00	-210,312.17	53.85

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 29,699,262.36
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Loan Portfolio Amounts

	Nov-12
Outstanding principal	30,733,237.29
Net Repayments	1,033,974.93
Total	29,699,262.36

Key Characteristics of the Mortgage Pool (summary)	Offering Circular	Nov-12
Number of Loans	180	144
Min (Interest Rate)	6.19%	5.69%
Max (Interest Rate)	8.59%	8.59%
Weighted Average (Interest Rate)	7.16%	6.22%
Weighted Average Seasoning (Months)	47.11	57.54
Weighted Average Maturity (Months)	318.81	308.49
Original Balance (AUD)	39,245,715	30,733,237
Outstanding Principal Balance (AUD)	39,245,715	29,699,262
Average Loan Size (AUD)	218,032	206,245
Maximum Loan Value (AUD)	824,414	838,404
Current Average Loan-to-Value	55.22%	47.71%
Current Weighted Average Loan-to-Value	61.59%	56.74%
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	2	1.39%	574,312.45	1.93%	8,032.88
61-90	0	0.00%	-	0.00%	-
91-120	1	0.69%	338,320.53	1.14%	9,744.03
121-150	0	0.00%	-	0.00%	-
151-180	0	0.00%	-	0.00%	-
>181	0	0.00%	-	0.00%	-
Grand Total	3	2.08%	912,632.98	3.07%	17,776.91

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)	Nov-12
	33.68%

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	137	95.14	-28,130,898.75	94.72	-205,335.03	56.75
Fixed (Term Remaining)						
<= 1 Year	3	2.08	-663,246.44	2.23	-221,082.15	59.22
> 1 Year <= 2 Years	4	2.78	-905,117.17	3.05	-226,279.29	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	7	4.86	-1,568,363.61	5.28	-224,052	56.53
Grand Total	144	100.00	-29,699,262.36	100.00	-206,244.88	56.74

Loan to Value Ratio Distribution

LVR Tier	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
<=20%	25	17.36	-1,524,216.73	5.13	-60,968.67	12.90
> 20% <= 25%	10	6.94	-1,467,893.34	4.94	-146,789.33	23.28
> 25% <= 30%	13	9.03	-3,218,931.80	10.84	-247,610.14	27.21
> 30% <= 35%	7	4.86	-781,495.23	2.63	-111,642.18	33.08
> 35% <= 40%	4	2.78	-591,263.38	1.99	-147,815.85	39.16
> 40% <= 45%	2	1.39	-529,768.72	1.78	-264,884.36	42.37
> 45% <= 50%	8	5.56	-1,794,948.77	6.04	-224,368.60	48.63
> 50% <= 55%	4	2.78	-979,744.35	3.30	-244,936.09	54.02
> 55% <= 60%	7	4.86	-1,316,110.13	4.43	-188,015.73	58.05
> 60% <= 65%	8	5.56	-1,702,229.65	5.73	-212,778.71	63.23
> 65% <= 70%	25	17.36	-6,612,266.02	22.26	-264,490.64	68.29
> 70% <= 75%	18	12.50	-5,486,121.65	18.47	-304,784.54	73.40
> 75% <= 80%	8	5.56	-2,777,064.80	9.35	-347,133.10	77.56
> 80% <= 85%	2	1.39	-398,618.86	1.34	-199,309.43	82.88
> 85% <= 90%	3	2.08	-518,588.93	1.75	-172,862.98	87.34
> 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	144	100.00	-29,699,262.36	100.00	-206,244.88	56.74

Mortgage Insurer Distribution

Mortgage Insurer	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
HLIC	1	0.69	-224,272.39	0.76	-224,272.39	55.00
MGICA	21	14.58	-5,143,985.92	17.32	-244,951.71	71.26
NONE	94	65.28	-18,995,120.61	63.96	-202,075.75	49.51
PMI	10	6.94	-1,588,046.84	5.35	-158,804.68	69.49
WLENDER	18	12.50	-3,747,836.60	12.62	-208,213.14	68.14
Total	144	100.00	-29,699,262.36	100.00	-206,244.88	56.74

Loan Maturity Distribution

Loan Maturity (year)	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
2015	1	0.69	-12,520.22	0.04	-12,520.22	1.00
2020	1	0.69	-2,867.91	0.01	-2,867.91	1.00
2021	2	1.39	-154,460.12	0.52	-77,230.06	19.23
2022	1	0.69	-55,593.02	0.19	-55,593.02	12.00
2026	2	1.39	-136,121.12	0.46	-68,060.56	29.68
2027	1	0.69	-371.58	0.00	-371.58	0.00
2028	1	0.69	-38,386.54	0.13	-38,386.54	21.00
2030	3	2.08	-616,800.84	2.08	-205,600.28	45.55
2031	4	2.78	-502,760.92	1.69	-125,690.23	45.29
2032	1	0.69	-48,671.54	0.16	-48,671.54	9.00
2033	5	3.47	-837,416.16	2.82	-167,483.23	46.42
2034	5	3.47	-839,222.24	2.83	-167,844.45	48.04
2035	5	3.47	-435,499.88	1.47	-87,099.98	45.62
2036	13	9.03	-2,939,999.21	9.90	-226,153.79	53.03
2037	15	10.42	-2,397,002.84	8.07	-159,800.19	54.51
2038	11	7.64	-2,189,238.58	7.37	-199,021.69	62.28
2039	29	20.14	-7,171,426.20	24.15	-247,290.56	59.61
2040	20	13.89	-5,618,979.83	18.92	-280,948.99	62.30
2041	23	15.97	-5,628,626.36	18.95	-244,722.89	57.45
2042	1	0.69	-73,297.25	0.25	-73,297.25	33.00
Total	144	100.00	-29,699,262.36	100.00	-206,244.88	56.74

Loan Purpose Distribution

Loan Purpose	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
Purchase	103	71.53	-22,106,407.88	74.43	-214,625.32	55.84
Refinance	37	25.69	-7,340,841.65	24.72	-198,401.13	60.93
Renovation	4	2.78	-252,012.83	0.85	-63,003.21	13.89
Total	144	100.00	-29,699,262.36	100.00	-206,244.88	56.74

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	14	9.72	-3,080,965.65	10.37	-220,068.98	56.82
> 18 Months <= 24 Months	9	6.25	-2,249,445.36	7.57	-249,938.37	52.65
> 24 Months <= 36 Months	22	15.28	-5,926,841.90	19.96	-269,401.90	65.24
> 36 Months <= 48 Months	22	15.28	-4,447,414.17	14.97	-202,155.19	62.12
> 48 Months <= 60 Months	13	9.03	-2,274,954.01	7.66	-174,996.46	48.05
> 60 Months	64	44.44	-11,719,641.27	39.46	-183,119.39	52.85
Total	144	100.00	-29,699,262.36	100.00	-206,244.88	56.74

Loan Size Distribution

Loan Size	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
<= 50,000	19	13.19	-475,309.39	1.60	-25,016.28	17.34
>50,000 <= 100,000	17	11.81	-1,307,712.52	4.40	-76,924.27	33.54
>100,000 <= 150,000	15	10.42	-1,841,215.12	6.20	-122,747.67	45.19
>150,000 <= 200,000	25	17.36	-4,430,135.82	14.92	-177,205.43	55.24
>200,000 <= 250,000	22	15.28	-4,939,254.49	16.63	-224,511.57	57.15
>250,000 <= 300,000	18	12.50	-5,002,425.84	16.84	-277,912.55	59.21
>300,000 <= 350,000	6	4.17	-1,962,424.14	6.61	-327,070.69	57.31
>350,000 <= 400,000	9	6.25	-3,254,037.53	10.96	-361,559.73	64.65
>400,000 <= 450,000	5	3.47	-2,060,668.83	6.94	-412,133.77	63.12
>450,000 <= 500,000	4	2.78	-1,857,880.36	6.26	-464,470.09	61.30
>500,000 <= 550,000	1	0.69	-525,801.88	1.77	-525,801.88	66.00
>550,000	3	2.08	-2,042,396.44	6.88	-680,798.81	61.26
Total	144	100.00	-29,699,262.36	100.00	-206,244.88	56.74

Occupancy Type Distribution

Occupancy Type	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
Investment	27	18.75	-5,101,732.40	17.18	-188,953.05	42.42
Owner Occupied	117	81.25	-24,597,529.96	82.82	-210,235.30	59.71
Total	144	100.00	-29,699,262.36	100.00	-206,244.88	56.74

Property Type Distribution

Property Type	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
Detached	119	82.64	-25,171,076.41	84.75	-211,521.65	55.59
Semi Detached	4	2.78	-644,816.96	2.17	-161,204.24	51.95
Unit	21	14.58	-3,883,368.99	13.08	-184,922.33	64.97
Total	144	100.00	-29,699,262.36	100.00	-206,244.88	56.74

Geographical Distribution - by State

State	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
WA	69	47.92	-12,301,949.24	41.42	-178,289.12	45.70
NSW	34	23.61	-7,709,125.30	25.96	-226,738.98	68.59
Queensland	13	9.03	-2,887,121.33	9.72	-222,086.26	59.66
South Australia	7	4.86	-1,374,600.91	4.63	-196,371.56	64.37
Victoria	19	13.19	-5,074,666.03	17.09	-267,087.69	60.86
ACT	2	1.39	-351,799.55	1.18	-175,899.78	70.00
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	144	100.00	-29,699,262.36	100.00	-206,244.88	56.74

Portfolio: Swan Trust Series 2011-1

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

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

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