

# **Swan Trust Series 2011-1**

*Aug 31st 2014 - Sep 30th 2014*

## **Monthly Information Report**

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

**Monthly Information Report: Aug 31st 2014 - Sep 30th 2014**

**Amounts denominated in currency of note class**

**Monthly Payment date: 20 October 2014**

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	76,947,488.54	100,000,000.00	19,643,688.34	9,500,000.00
Principal Redemption	4,758,737.37	0.00	783,775.80	0.00
Balance after Payment	72,188,751.17	100,000,000.00	18,859,912.54	9,500,000.00
Bond Factor before Payment	0.21081504	1.00000000	0.77034072	1.00000000
Bond Factor after Payment	0.19777740	1.00000000	0.73960441	1.00000000
Interest Payment	252,914.80	2,875,000.00	85,420.44	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
Sep-14	206,091,177	-6,870,171	-785,117	2,112,774	0	0	200,548,663.71

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	-311,619,575	-65,416,811	81,164,351	0	0	200,548,663.71

Portfolio: Swan Trust Series 2011-1

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Monthly Calculation Period:	31/08/2014	to	30/09/2014
Monthly Determination Date:	13/10/2014		
Monthly Payment Date:	20/10/2014		31 days

Loan Portfolio Amounts

Sep-14

Outstanding principal	206,091,177
Scheduled Principal	805,938
Prepayments	6,064,232.84
Redraws	2,112,774
Defaulted Loans	-
Loans repurchased by the seller	785,117
<b>Total</b>	<b>200,548,664</b>

Gross cumulative realised losses (Net of Post-foreclosure proceeds)	-
Mortgage Insurance payments	-
Net cumulative realised losses	-

Monthly Cash Flows

<u>Investor Revenues</u>	
Finance Charge collections	941,754
Interest Rate Swap receivable amount	-
Any other non-Principal income	7,588
Principal draws	-
Liquidity Facility drawings	-
<b>Total Investor Revenues</b>	<b>949,342</b>
<u>Total Investor Revenues Priority of Payments:</u>	
Taxes **	-
Trustee Fees **	722
Servicing Fee **	52,511
Management Fee **	5,251
Custodian Fee **	-
Other Senior Expenses **	98
Interest Rate Swap payable amount **	99,540
Liquidity Facility fees and interest **	955
Repayment of Liquidity Facility drawings **	-
Class A1 Interest Amount **	252,915
Class A2 Interest Amount (allocation to swap)**	345,139
Redraw Notes Interest Amount	-
Class AB Interest Amount **	85,420
Reimbursing Principal draws	-
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	53,377
<b>Total of Interest Amount Payments</b>	<b>949,342</b>

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

Portfolio: Swan Trust Series 2011-1

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<u>Principal Collections</u>	
Scheduled Principal repayments	805,938
Unscheduled Principal repayments	3,951,458
Repurchases of (Principal )	785,117
Reimbursement of Principal draws from Investor Revenues	-
Any other Principal income	-
<b>Total Principal Collections</b>	<b>5,542,513</b>
Total Principal Collections Priority of Payments:	
Principal Draw	-
Redraw Notes repayment	-
Class A1 Principal	4,758,737
Class A2 Principal	-
Class AB Principal	783,776
Class B Principal	-
<b>Total Principal Priority of Payments</b>	<b>5,542,513</b>

Additional Information

Liquidity Facility (364 days)	
Available amount	3,000,000
Liquidity Facility drawn amount	-
Interest due on drawn amount	-
Interest payment on drawn amount	-
Repayment of drawn amount	-

	Class A1 - AUD
Outstanding Balance beginning of the period	76,947,489
Outstanding Balance end of the period	72,188,751
Interest rate	1-M BBSW+1.25%
Rating (S&P/Fitch)	AAA(sf)/AAAsf

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

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

	Class AB - AUD
Outstanding Balance beginning of the period	19,643,688
Outstanding Balance end of the period	18,859,913
Interest rate	1-M BBSW+2.5%
Rating (S&P/Fitch)	AAA(sf)/AAAsf

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

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

	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 / NRsf

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

Key Characteristics of the Mortgage Pool (summary)	Offering Circular	30 September 2014
Number of Loans	2,091	1085
Min (Interest Rate)	6.19%	4.69%
Max (Interest Rate)	8.64%	8.09%
Weighted Average (Interest Rate)	7.13%	5.38%
Weighted Average Seasoning (Months)	32.43	75.27
Weighted Average Maturity (Months)	326.96	283.21
Original Balance (AUD)	499,880,226	206,091,177
Outstanding Principal Balance (AUD)	499,880,226	200,548,664
Average Loan Size (AUD)	239,063	184,837
Maximum Loan Value (AUD)	980,232	786,001
Current Average Loan-to-Value	56.11%	40.66%
Current Weighted Average Loan-to-Value	61.14%	50.37%
Current Maximum Loan-to-Value	94.00%	94.00%

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

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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	0	0.00%	-	0.00%	-
91-120	0	0.00%	-	0.00%	-
121-150	2	0.18%	477,932.61	0.24%	15,405.06
151-180	0	0.00%	-	0.00%	-
>181	1	0.09%	68,725.27	0.03%	4,322.69
<b>Grand Total</b>	<b>3</b>	<b>0.28%</b>	<b>546,657.88</b>	<b>0.27%</b>	<b>19,727.75</b>

#### Default Statistics During Monthly Period

Defaulted Loans	Properties Foreclosed	Loss on Sale of Property	Claims Submitted to Insurer	Claims Paid by Insurer	Claims Denied by Insurer	Loss Covered by Excess Spread	Loss Charged off to Noted
0	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
2	2	-	-	-	-	-	-

#### CPR Statistics

Annualised Prepayments (CPR)	Sep-14
	24.35%

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Interest Rate Distribution Report

	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
<b>Total Variable</b>	<b>1,040</b>	<b>95.85</b>	<b>-190,115,335.63</b>	<b>94.80</b>	<b>-182,803.21</b>	<b>50.48</b>
<b>Fixed (Term Remaining)</b>						
<= 1 Year	13	1.20	-3,739,232.99	1.86	-287,633.31	47.09
> 1 Year <= 2 Years	25	2.30	-5,801,161.22	2.89	-232,046.45	48.84
> 2 Years <= 3 Years	4	0.37	-655,089.24	0.33	-163,772.31	60.00
> 3 Years <= 4 Years	3	0.28	-237,844.63	0.12	-79,281.54	25.10
> 4 Years <= 5 Years	0	0.00	0.00	0.00	0.00	0.00
> 5 Years	0	0.00	0.00	0.00	0.00	0.00
<b>Total Fixed</b>	<b>45</b>	<b>4.15</b>	<b>-10,433,328.08</b>	<b>5.20</b>	<b>-231,852</b>	<b>48.37</b>
<b>Grand Total</b>	<b>1,085</b>	<b>100.00</b>	<b>-200,548,663.71</b>	<b>100.00</b>	<b>-184,837.48</b>	<b>50.37</b>

Loan to Value Ratio Distribution

LVR Tier	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
<=20%	248	22.86	-14,230,665.79	7.10	-57,381.72	13.83
> 20% <= 25%	48	4.42	-7,777,814.65	3.88	-162,037.81	23.08
> 25% <= 30%	73	6.73	-13,327,273.95	6.65	-182,565.40	28.08
> 30% <= 35%	66	6.08	-11,903,076.03	5.94	-180,349.64	33.36
> 35% <= 40%	63	5.81	-11,056,810.12	5.51	-175,504.92	38.16
> 40% <= 45%	76	7.00	-14,051,757.16	7.01	-184,891.54	43.37
> 45% <= 50%	103	9.49	-22,038,005.17	10.99	-213,961.22	47.97
> 50% <= 55%	94	8.66	-22,166,443.41	11.05	-235,813.23	52.91
> 55% <= 60%	66	6.08	-16,154,328.68	8.06	-244,762.56	57.84
> 60% <= 65%	63	5.81	-15,409,539.77	7.68	-244,595.87	62.93
> 65% <= 70%	69	6.36	-17,931,727.88	8.94	-259,880.11	68.21
> 70% <= 75%	87	8.02	-25,155,782.61	12.54	-289,146.93	72.84
> 75% <= 80%	23	2.12	-7,743,367.08	3.86	-336,668.13	76.73
> 80% <= 85%	4	0.37	-998,992.58	0.50	-249,748.15	84.16
> 85% <= 90%	1	0.09	-313,825.32	0.16	-313,825.32	87.00
> 90% <= 95%	1	0.09	-289,253.51	0.14	-289,253.51	94.00
> 95% <= 100%	0	0.00	0.00	0.00	0.00	0.00
<b>Total</b>	<b>1,085</b>	<b>100.00</b>	<b>-200,548,663.71</b>	<b>100.00</b>	<b>-184,837.48</b>	<b>50.37</b>

Mortgage Insurer Distribution

Mortgage Insurer	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
PMI	5	0.46	-1,351,397.28	0.67	-270,279.46	67.65
PMI POOL	1,055	97.24	-194,452,654.67	96.96	-184,315.31	49.90
WLENDER	25	2.30	-4,744,611.76	2.37	-189,784.47	64.74
<b>Total</b>	<b>1,085</b>	<b>100.00</b>	<b>-200,548,663.71</b>	<b>100.00</b>	<b>-184,837.48</b>	<b>50.37</b>

Loan Maturity Distribution

Loan Maturity (year)	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
2015	1	0.09	-6,303.55	0.00	-6,303.55	43.00
2019	1	0.09	-7,333.16	0.00	-7,333.16	24.00
2020	1	0.09	-8,889.57	0.00	-8,889.57	6.00
2021	3	0.28	-377,394.07	0.19	-125,798.02	33.64
2022	6	0.55	-213,419.20	0.11	-35,569.87	35.65
2023	6	0.55	-597,888.03	0.30	-99,648.01	28.96
2024	8	0.74	-581,219.95	0.29	-72,652.49	38.11
2025	18	1.66	-1,400,526.45	0.70	-77,807.03	46.38
2026	6	0.55	-464,423.84	0.23	-77,403.97	28.61
2027	7	0.65	-396,767.05	0.20	-56,681.01	20.56
2028	4	0.37	-596,722.56	0.30	-149,180.64	53.78
2029	9	0.83	-936,361.51	0.47	-104,040.17	44.19
2030	7	0.65	-791,003.94	0.39	-113,000.56	45.21
2031	20	1.84	-2,749,581.58	1.37	-137,479.08	44.91
2032	9	0.83	-1,164,292.50	0.58	-129,365.83	54.02
2033	15	1.38	-2,238,525.48	1.12	-149,235.03	44.77
2034	42	3.87	-7,841,764.71	3.91	-186,708.68	41.77
2035	43	3.96	-8,030,064.02	4.00	-186,745.67	51.34
2036	70	6.45	-14,174,263.89	7.07	-202,489.48	49.68
2037	54	4.98	-8,975,960.15	4.48	-166,221.48	41.83
2038	95	8.76	-16,740,670.25	8.35	-176,217.58	49.24
2039	526	48.48	-95,699,643.97	47.72	-181,938.49	49.66
2040	95	8.76	-26,985,881.83	13.46	-284,061.91	61.27
2041	37	3.41	-8,999,527.71	4.49	-243,230.48	52.46
2042	1	0.09	-272,521.96	0.14	-272,521.96	62.00
2044	1	0.09	-297,712.78	0.15	-297,712.78	67.00
<b>Total</b>	<b>1,085</b>	<b>100.00</b>	<b>-200,548,663.71</b>	<b>100.00</b>	<b>-184,837.48</b>	<b>50.37</b>

### Loan Purpose Distribution

Loan Purpose	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
Purchase	779	71.80	-146,641,221.34	73.12	-188,242.90	51.41
Refinance	303	27.93	-53,322,832.83	26.59	-175,982.95	47.63
Renovation	3	0.28	-584,609.54	0.29	-194,869.85	39.33
<b>Total</b>	<b>1,085</b>	<b>100.00</b>	<b>-200,548,663.71</b>	<b>100.00</b>	<b>-184,837.48</b>	<b>50.37</b>

### Loan Seasoning Distribution

Loan Seasoning	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
> 3 Months <= 6 Months	0	0.00	0.00	0.00	0.00	0.00
> 6 Months <= 9 Months	0	0.00	0.00	0.00	0.00	0.00
> 9 Months <= 12 Months	0	0.00	0.00	0.00	0.00	0.00
> 12 Months <= 18 Months	0	0.00	0.00	0.00	0.00	0.00
> 18 Months <= 24 Months	0	0.00	0.00	0.00	0.00	0.00
> 24 Months <= 36 Months	0	0.00	0.00	0.00	0.00	0.00
> 36 Months <= 48 Months	55	5.07	-12,433,790.76	6.20	-226,068.92	49.65
> 48 Months <= 60 Months	111	10.23	-30,200,142.43	15.06	-272,073.36	60.13
> 60 Months	919	84.70	-157,914,730.52	78.74	-171,833.22	48.56
<b>Total</b>	<b>1,085</b>	<b>100.00</b>	<b>-200,548,663.71</b>	<b>100.00</b>	<b>-184,837.48</b>	<b>50.37</b>

### Loan Size Distribution

Loan Size	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
<= 50,000	168	15.48	-2,781,432.83	1.39	-16,556.15	17.95
>50,000 <= 100,000	147	13.55	-11,189,297.27	5.58	-76,117.67	27.08
>100,000 <= 150,000	144	13.27	-17,820,596.06	8.89	-123,754.14	39.30
>150,000 <= 200,000	158	14.56	-27,890,259.95	13.91	-176,520.63	46.19
>200,000 <= 250,000	182	16.77	-40,682,756.52	20.29	-223,531.63	54.15
>250,000 <= 300,000	114	10.51	-31,375,693.52	15.64	-275,225.38	54.52
>300,000 <= 350,000	73	6.73	-23,678,325.16	11.81	-324,360.62	57.62
>350,000 <= 400,000	40	3.69	-15,057,728.06	7.51	-376,443.20	51.73
>400,000 <= 450,000	16	1.47	-6,743,313.13	3.36	-421,457.07	57.33
>450,000 <= 500,000	17	1.57	-8,037,324.91	4.01	-472,783.82	50.06
>500,000 <= 550,000	13	1.20	-6,857,299.97	3.42	-527,484.61	56.11
>550,000	13	1.20	-8,434,636.33	4.21	-648,818.18	62.79
<b>Total</b>	<b>1,085</b>	<b>100.00</b>	<b>-200,548,663.71</b>	<b>100.00</b>	<b>-184,837.48</b>	<b>50.37</b>

### Occupancy Type Distribution

Occupancy Type	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
Investment	172	15.85	-35,437,905.07	17.67	-206,034.33	45.54
Owner Occupied	913	84.15	-165,110,758.64	82.33	-180,844.20	51.41
<b>Total</b>	<b>1,085</b>	<b>100.00</b>	<b>-200,548,663.71</b>	<b>100.00</b>	<b>-184,837.48</b>	<b>50.37</b>

### Property Type Distribution

Property Type	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
Detached	831	76.59	-160,077,103.33	79.82	-192,631.89	49.53
Duplex	6	0.55	-1,102,762.27	0.55	-183,793.71	60.46
Semi Detached	34	3.13	-5,817,481.66	2.90	-171,102.40	51.06
Unit	211	19.45	-33,180,717.20	16.54	-157,254.58	53.93
Vacantland	3	0.28	-370,599.25	0.18	-123,533.08	54.19
<b>Total</b>	<b>1,085</b>	<b>100.00</b>	<b>-200,548,663.71</b>	<b>100.00</b>	<b>-184,837.48</b>	<b>50.37</b>

### Geographical Distribution - by State

State	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
WA	447	41.20	-79,694,501.86	39.74	-178,287.48	46.37
NSW	269	24.79	-56,674,184.43	28.26	-210,684.70	54.13
Queensland	93	8.57	-18,498,041.66	9.22	-198,903.67	54.19
South Australia	49	4.52	-7,837,611.57	3.91	-159,951.26	49.28
Victoria	208	19.17	-35,250,522.50	17.58	-169,473.67	52.02
ACT	11	1.01	-1,729,172.72	0.86	-157,197.52	38.37
Northern Territory	1	0.09	-12,398.52	0.01	-12,398.52	2.00
Tasmania	7	0.65	-852,230.45	0.42	-121,747.21	58.06
<b>Total</b>	<b>1,085</b>	<b>100.00</b>	<b>-200,548,663.71</b>	<b>100.00</b>	<b>-184,837.48</b>	<b>50.37</b>



## Article 122a of CRD4 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 CRD4 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	18,610,958.28

### Loan Portfolio Amounts

	Sep-14
Outstanding principal	18,619,271.33
Net Repayments	8,313.05
<b>Total</b>	<b>18,610,958.28</b>

Key Characteristics of the Mortgage Pool (summary)	Offering Circular	Sep-14
Number of Loans	180	99
Min (Interest Rate)	6.19%	4.79%
Max (Interest Rate)	8.59%	6.59%
Weighted Average (Interest Rate)	7.16%	5.38%
Weighted Average Seasoning (Months)	47.11	79.27
Weighted Average Maturity (Months)	318.81	289.12
Original Balance (AUD)	39,245,715	18,619,271
Outstanding Principal Balance (AUD)	39,245,715	18,610,958
Average Loan Size (AUD)	218,032	187,989
Maximum Loan Value (AUD)	824,414	660,852
Current Average Loan-to-Value	55.22%	44.35%
Current Weighted Average Loan-to-Value	61.59%	53.99%
Current Maximum Loan-to-Value	94.00%	85.00%

### Monthly Information Report: Aug 31st 2014 - Sep 30th 2014

#### Arrears Breakdown

Days in Arrears	Number of Loans in Arrears	Percentage of Number of Loans Outstanding (1) (%)	Principal Balance of Delinquent Loans	Percentage of Principal Outstand. of the Loans (1) (%)	Total Arrears amount(1)
31-60	0	0.00%	-	0.00%	-
61-90	0	0.00%	-	0.00%	-
91-120	0	0.00%	-	0.00%	-
121-150	0	0.00%	-	0.00%	-
151-180	0	0.00%	-	0.00%	-
>181	0	0.00%	-	0.00%	-
<b>Grand Total</b>	<b>0</b>	<b>0.00%</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>

#### Default Statistics During Monthly Period

Defaulted Loans	Properties Foreclosed	Loss on Sale of Property	Claims Submitted to Insurer	Claims Paid by Insurer	Claims Denied by Insurer	Loss Covered by Excess Spread	Loss Charged off to Noted
-	-	-	-	-	-	-	-

#### Default Statistics Since Closing

Defaulted Loans	Properties Foreclosed	Loss on Sale of Property	Claims Submitted to Insurer	Claims Paid by Insurer	Claims Denied by Insurer	Loss Covered by Excess Spread	Loss Charged off to Noted
-	-	-	-	-	-	-	-

#### CPR Statistics

Annualised Prepayments (CPR)	Sep-14
	0.53%

Article 122a of CRD4 retention of interest report for Swan Trust Series 2011-1

Monthly Information Report: Aug 31st 2014 - Sep 30th 2014

**Interest Rate Distribution Report**

	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
<b>Total Variable</b>	<b>98</b>	<b>98.99</b>	<b>-18,380,958.28</b>	<b>98.76</b>	<b>-187,560.80</b>	<b>54.34</b>
<b>Fixed (Term Remaining)</b>						
<= 1 Year	1	1.01	-230,000.00	1.24	-230,000.00	26.00
> 1 Year <= 2 Years	0	0.00	0.00	0.00	0.00	0.00
> 2 Years <= 3 Years	0	0.00	0.00	0.00	0.00	0.00
> 3 Years <= 4 Years	0	0.00	0.00	0.00	0.00	0.00
> 4 Years <= 5 Years	0	0.00	0.00	0.00	0.00	0.00
> 5 Years	0	0.00	0.00	0.00	0.00	0.00
<b>Total Fixed</b>	<b>1</b>	<b>1.01</b>	<b>-230,000.00</b>	<b>1.24</b>	<b>-230,000</b>	<b>26.00</b>
<b>Grand Total</b>	<b>99</b>	<b>100.00</b>	<b>-18,610,958.28</b>	<b>100.00</b>	<b>-187,989.48</b>	<b>53.99</b>

**Loan to Value Ratio Distribution**

LVR Tier	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
<=20%	23	23.23	-1,771,754.97	9.52	-77,032.82	14.39
> 20% <= 25%	7	7.07	-824,744.31	4.43	-117,820.62	23.64
> 25% <= 30%	8	8.08	-1,824,086.77	9.80	-228,010.85	27.77
> 30% <= 35%	3	3.03	-345,843.28	1.86	-115,281.09	31.42
> 35% <= 40%	3	3.03	-589,810.50	3.17	-196,603.50	39.20
> 40% <= 45%	3	3.03	-758,380.12	4.07	-252,793.37	41.46
> 45% <= 50%	5	5.05	-1,265,959.92	6.80	-253,191.98	49.05
> 50% <= 55%	5	5.05	-773,581.02	4.16	-154,716.20	52.31
> 55% <= 60%	5	5.05	-818,237.43	4.40	-163,647.49	57.68
> 60% <= 65%	8	8.08	-1,596,677.59	8.58	-199,584.70	62.33
> 65% <= 70%	7	7.07	-2,146,388.31	11.53	-306,626.90	67.95
> 70% <= 75%	9	9.09	-2,605,032.29	14.00	-289,448.03	72.24
> 75% <= 80%	9	9.09	-1,921,603.82	10.33	-213,511.54	76.76
> 80% <= 85%	4	4.04	-1,368,857.95	7.36	-342,214.49	82.45
> 85% <= 90%	0	0.00	0.00	0.00	0.00	0.00
> 90% <= 95%	0	0.00	0.00	0.00	0.00	0.00
> 95% <= 100%	0	0.00	0.00	0.00	0.00	0.00
<b>Total</b>	<b>99</b>	<b>100.00</b>	<b>-18,610,958.28</b>	<b>100.00</b>	<b>-187,989.48</b>	<b>53.99</b>

**Mortgage Insurer Distribution**

Mortgage Insurer	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
MGICA	15	15.15	-3,336,054.65	17.93	-222,403.64	71.40
NONE	67	67.68	-12,780,373.03	68.67	-190,751.84	47.76
PMI	8	8.08	-1,093,725.72	5.88	-136,715.72	67.14
WLENDER	9	9.09	-1,400,804.88	7.53	-155,644.99	59.10
<b>Total</b>	<b>99</b>	<b>100.00</b>	<b>-18,610,958.28</b>	<b>100.00</b>	<b>-187,989.48</b>	<b>53.99</b>

**Loan Maturity Distribution**

Loan Maturity (year)	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
2022	1	1.01	-63,307.88	0.34	-63,307.88	14.00
2026	1	1.01	-52,403.60	0.28	-52,403.60	23.00
2027	1	1.01	-764.83	0.00	-764.83	0.00
2030	3	3.03	-584,283.61	3.14	-194,761.20	42.34
2031	2	2.02	-112,080.53	0.60	-56,040.27	59.94
2032	1	1.01	-29,115.91	0.16	-29,115.91	5.00
2033	2	2.02	-188,990.10	1.02	-94,495.05	32.79
2034	4	4.04	-537,632.71	2.89	-134,408.18	21.40
2035	4	4.04	-377,208.32	2.03	-94,302.08	45.08
2036	9	9.09	-1,554,361.00	8.35	-172,706.78	50.14
2037	11	11.11	-1,499,826.61	8.06	-136,347.87	49.28
2038	10	10.10	-1,737,680.95	9.34	-173,768.10	51.78
2039	20	20.20	-4,627,577.28	24.86	-231,378.86	56.53
2040	14	14.14	-3,706,253.57	19.91	-264,732.40	59.71
2041	15	15.15	-3,467,223.68	18.63	-231,148.25	60.36
2044	1	1.01	-72,247.70	0.39	-72,247.70	33.00
<b>Total</b>	<b>99</b>	<b>100.00</b>	<b>-18,610,958.28</b>	<b>100.00</b>	<b>-187,989.48</b>	<b>53.99</b>

**Loan Purpose Distribution**

Loan Purpose	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
Purchase	77	77.78	-14,582,261.63	78.35	-189,380.02	53.05
Refinance	21	21.21	-4,027,931.82	21.64	-191,806.28	57.39
Renovation	1	1.01	-764.83	0.00	-764.83	0.00
<b>Total</b>	<b>99</b>	<b>100.00</b>	<b>-18,610,958.28</b>	<b>100.00</b>	<b>-187,989.48</b>	<b>53.99</b>

### Loan Seasoning Distribution

Loan Seasoning	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
> 3 Months <= 6 Months	0	0.00	0.00	0.00	0.00	0.00
> 6 Months <= 9 Months	0	0.00	0.00	0.00	0.00	0.00
> 9 Months <= 12 Months	0	0.00	0.00	0.00	0.00	0.00
> 12 Months <= 18 Months	0	0.00	0.00	0.00	0.00	0.00
> 18 Months <= 24 Months	0	0.00	0.00	0.00	0.00	0.00
> 24 Months <= 36 Months	7	7.07	-1,042,449.39	5.60	-148,921.34	52.35
> 36 Months <= 48 Months	9	9.09	-2,668,437.61	14.34	-296,493.07	56.48
> 48 Months <= 60 Months	18	18.18	-4,071,053.97	21.87	-226,169.67	60.34
> 60 Months	65	65.66	-10,829,017.31	58.19	-166,600.27	51.14
<b>Total</b>	<b>99</b>	<b>100.00</b>	<b>-18,610,958.28</b>	<b>100.00</b>	<b>-187,989.48</b>	<b>53.99</b>

### Loan Size Distribution

Loan Size	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
<= 50,000	15	15.15	-350,715.30	1.88	-23,381.02	16.42
>50,000 <= 100,000	15	15.15	-1,177,397.09	6.33	-78,493.14	43.54
>100,000 <= 150,000	9	9.09	-1,063,677.51	5.72	-118,186.39	40.68
>150,000 <= 200,000	21	21.21	-3,650,045.54	19.61	-173,811.69	48.58
>200,000 <= 250,000	13	13.13	-2,945,994.56	15.83	-226,614.97	52.65
>250,000 <= 300,000	8	8.08	-2,210,538.36	11.88	-276,317.30	60.04
>300,000 <= 350,000	5	5.05	-1,660,261.53	8.92	-332,052.31	49.07
>350,000 <= 400,000	7	7.07	-2,612,478.88	14.04	-373,211.27	67.23
>400,000 <= 450,000	3	3.03	-1,263,628.18	6.79	-421,209.39	53.64
>450,000 <= 500,000	1	1.01	-461,561.42	2.48	-461,561.42	72.00
>500,000 <= 550,000	0	0.00	0.00	0.00	0.00	0.00
>550,000	2	2.02	-1,214,659.91	6.53	-607,329.96	66.87
<b>Total</b>	<b>99</b>	<b>100.00</b>	<b>-18,610,958.28</b>	<b>100.00</b>	<b>-187,989.48</b>	<b>53.99</b>

### Occupancy Type Distribution

Occupancy Type	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
Investment	9	9.09	-1,534,497.69	8.25	-170,499.74	40.31
Owner Occupied	90	90.91	-17,076,460.59	91.75	-189,738.45	55.22
<b>Total</b>	<b>99</b>	<b>100.00</b>	<b>-18,610,958.28</b>	<b>100.00</b>	<b>-187,989.48</b>	<b>53.99</b>

### Property Type Distribution

Property Type	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
Detached	81	81.82	-15,439,611.44	82.96	-190,612.49	52.01
Semi Detached	2	2.02	-306,554.87	1.65	-153,277.44	70.07
Unit	16	16.16	-2,864,791.97	15.39	-179,049.50	62.93
<b>Total</b>	<b>99</b>	<b>100.00</b>	<b>-18,610,958.28</b>	<b>100.00</b>	<b>-187,989.48</b>	<b>53.99</b>

### Geographical Distribution - by State

State	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
WA	51	51.52	-8,652,523.99	46.49	-169,657.33	44.47
NSW	25	25.25	-5,339,947.92	28.69	-213,597.92	65.73
Queensland	8	8.08	-1,709,836.72	9.19	-213,729.59	60.42
South Australia	3	3.03	-354,806.75	1.91	-118,268.92	52.11
Victoria	12	12.12	-2,553,842.90	13.72	-212,820.24	57.65
ACT	0	0.00	0.00	0.00	0.00	0.00
Northern Territory	0	0.00	0.00	0.00	0.00	0.00
Tasmania	0	0.00	0.00	0.00	0.00	0.00
<b>Total</b>	<b>99</b>	<b>100.00</b>	<b>-18,610,958.28</b>	<b>100.00</b>	<b>-187,989.48</b>	<b>53.99</b>

## Portfolio: Swan Trust Series 2011-1

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### Transaction parties

#### **Issuer**

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

#### **Security Trustee**

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

#### **Seller and Servicer**

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

#### **Trust Manager**

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

#### **Monthly Information Report**

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

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

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

#### **Co-Manager**

Macquarie Bank Limited  
1 Martin Place  
Sydney NSW 2000

#### **Legal Advisers to Bank of Western Australia Ltd and Commonwealth Bank of Australia**

Mallesons Stephen Jaques  
Level 61 Governor Phillip Tower  
1 Farrer Place  
Sydney NSW 2000