

Swan Trust Series 2011-1

1st May 2019 - 30th May 2019

Monthly Information Report

Portfolio: Swan Trust Series 2011-1

Monthly Information Report: 1st May 2019 - 30th May 2019

Amounts denominated in currency of note class

Monthly Payment date: 19 June 2019

Bond report	Class A1 - AUD	Class A2- AUD	Class A2-R - AUD	Class AB - AUD	Class B - AUD
ISIN Code	AU3FN0014387	AU3CB0185106	AU3FN0032546	AU3FN0014395	AU3FN0014403
Interest rate *	1-M BBSW	FIXED (5 yrs)	1-M BBSW	1-M BBSW	undisclosed
% Spread per annum *	1.25		1.10	2.50	undisclosed
Fixed Note Coupon %		5.75			
Original Balance	365,000,000.00	100,000,000.00	95,800,000.00	25,500,000.00	9,500,000.00
Balance before Payment	0.00	0.00	51,528,421.09	0.00	8,833,473.53
Principal Redemption	0.00	0.00	683,742.84	0.00	117,213.45
Balance after Payment	0.00	0.00	50,844,678.25	0.00	8,716,260.08
Bond Factor before Payment	0.00000000	0.00000000	0.53787496	0.00000000	0.92983932
Bond Factor after Payment	0.00000000	0.00000000	0.53073777	0.00000000	0.91750106
Interest Payment	0.00	0.00	113,080.18	0.00	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
May-19	60,361,895	-1,335,202	0	534,245	0	0	59,560,938.33

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	-490,247,970	-84,617,144	138,005,353	0	0	59,560,938.33

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Monthly Calculation Period:	1/05/2019	to	30/05/2019
Monthly Determination Date:	12/06/2019		
Monthly Payment Date:	19/06/2019		30 days

Loan Portfolio Amounts

May-19

Outstanding principal	60,361,894.62
Scheduled Principal	182,350.47
Prepayments	1,152,851.07
Redraws	534,245.25
Defaulted Loans	-
Loans repurchased by the seller	-
Total	59,560,938.33

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	215,060.95
Interest Rate Swap receivable amount	-
Any other non-Principal income	1,346.59
Principal draws	-
Liquidity Facility drawings	-
Income Reserve Draw	-
Total Investor Revenues	216,407.54
<u>Total Investor Revenues Priority of Payments:</u>	
Taxes **	-
Trustee Fees **	216.93
Servicing Fee **	14,883.75
Management Fee **	1,488.38
Custodian Fee **	-
Other Senior Expenses **	47.31
Interest Rate Swap payable amount **	45,859.94
Liquidity Facility fees and interest **	1,109.59
Repayment of Liquidity Facility drawings **	-
Class A1 Interest Amount **	-
Class A2 Interest Amount (allocation to swap)**	113,080.18
Redraw Notes Interest Amount	-
Class AB Interest Amount **	-
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	-
Total of Interest Amount Payments	216,407.54

** 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	182,350.47
Unscheduled Principal repayments	618,605.82
Repurchases of (Principal)	-
Reimbursement of Principal draws from Investor Revenues	-
Any other Principal income	-
Excess Class A2-R Principal in Collections Account	-
Issuance of Class A2-R Notes	-
Principal in Guaranteed Investment Contract Account	-
Total Principal Collections	800,956.29
<u>Total Principal Collections Priority of Payments:</u>	
Principal Draw	-
Redraw Notes repayment	-
Class A1 Principal	-
Class A2 Principal	683,742.84
Principal Payment to Guaranteed Investment Contract Account	-
Class AB Principal	-
Class B Principal	117,213.45
Excess Class A2-R Principal in Collections Account	-
Total Principal Priority of Payments	800,956.29

Additional Information

<u>Liquidity Facility (364 days)</u>	
Available amount	1,500,000
Liquidity Facility drawn amount	-
Interest due on drawn amount	-
Interest payment on drawn amount	-
Repayment of drawn amount	-

<u>Class A1 - AUD</u>	
Outstanding Balance beginning of the period	-
Outstanding Balance end of the period	-
Interest rate	1-M BBSW+1.25%
Rating (S&P/Fitch)	AAA(sf)/AAAsf

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

<u>Class A2- AUD</u>	
Outstanding Balance beginning of the period	-
Outstanding Balance end of the period	-
Interest rate	FIXED (5 yrs)+%
Rating (S&P/Fitch)	AAA(sf)/AAAsf

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

<u>Class A2-R - AUD</u>	
Outstanding Balance beginning of the period	51,528,421.09
Outstanding Balance end of the period	50,844,678.25
Interest rate	1-M BBSW+1.1%
Rating (S&P/Fitch)	AAA(sf)/AAAsf

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

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

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

	Class B - AUD
Outstanding Balance beginning of the period	8,833,473.53
Outstanding Balance end of the period	8,716,260.08
Interest rate	undisclosed
Rating (S&P/Fitch)	NR / NRsf

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

Key Characteristics of the Mortgage Pool (summary)	Offering Circular	30 May 2019
Number of Loans	2,091	478
Min (Interest Rate)	6.19%	3.88%
Max (Interest Rate)	8.64%	6.22%
Weighted Average (Interest Rate)	7.13%	4.78%
Weighted Average Seasoning (Months)	32.43	134.66
Weighted Average Maturity (Months)	326.96	226.79
Original Balance (AUD)	499,880,226	60,361,895
Outstanding Principal Balance (AUD)	499,880,226	59,560,938
Average Loan Size (AUD)	239,063	124,604
Maximum Loan Value (AUD)	980,232	699,293
Current Average Loan-to-Value	56.11%	27.18%
Current Weighted Average Loan-to-Value	61.14%	42.59%
Current Maximum Loan-to-Value	94.00%	129.00%

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	0.42%	487,812.52	0.82%	7,135.54
61-90	0	0.00%	-	0.00%	-
91-120	1	0.21%	249,931.09	0.42%	7,275.78
121-150	-	0.00%	-	0.00%	-
151-180	-	0.00%	-	0.00%	-
>=181	3	0.63%	833,253.79	1.40%	208,403.07
Grand Total	6	1.26%	1,570,997.40	2.64%	222,814.39

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
1	-	-	-	-	-	-	-

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
7	6	-	-	-	-	-	-

CPR Statistics

Annualised Prepayments (CPR)	May-19
	11.63%

Interest Rate Distribution Report

	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
Total Variable	465	97.28	-56,596,627.18	95.02	-121,713.18	42.55
Fixed (Term Remaining)						
<= 1 Year	6	1.26	-1,452,055.17	2.44	-242,009.19	43.27
>1 Year <=2 Years	5	1.05	-977,363.91	1.64	-195,472.78	48.38
>2 Year <=3 Years	1	0.21	-448,296.39	0.75	-448,296.39	39.00
>3 Year <=4 Years	0	0.00	0.00	0.00	0.00	0.00
>4 Year <=5 Years	1	0.21	-86,595.68	0.15	-86,595.68	14.00
>5 Years	0	0.00	0.00	0.00	0.00	0.00
Total Fixed	13	2.72	-2,964,311.15	4.98	-228,023.93	43.45
Grand Total	478	100.00	-59,560,938.33	100.00	-124,604.47	42.59

Loan to Value Ratio Distribution

	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
LVR Tier						
<=20%	216	45.19	-9,336,760.59	15.68	-43,225.74	13.92
> 20% <= 25%	30	6.28	-3,836,915.98	6.44	-127,897.20	22.91
> 25% <= 30%	33	6.90	-4,388,921.73	7.37	-132,997.63	27.99
> 30% <= 35%	23	4.81	-4,117,666.26	6.91	-179,028.97	32.95
> 35% <= 40%	29	6.07	-4,792,655.41	8.05	-165,263.98	38.16
> 40% <= 45%	34	7.11	-6,349,978.00	10.66	-186,764.06	43.19
> 45% <= 50%	18	3.77	-3,896,133.62	6.54	-216,451.87	47.55
> 50% <= 55%	24	5.02	-5,134,328.94	8.62	-213,930.37	53.56
> 55% <= 60%	29	6.07	-6,485,453.53	10.89	-223,636.33	58.10
> 60% <= 65%	23	4.81	-5,264,787.45	8.84	-228,903.80	62.85
> 65% <= 70%	16	3.35	-4,992,305.39	8.38	-312,019.09	67.63
> 70% <= 75%	0	0.00	0.00	0.00	0.00	0.00
> 75% <= 80%	1	0.21	-317,349.05	0.53	-317,349.05	79.00
> 80% <= 85%	0	0.00	0.00	0.00	0.00	0.00
> 85% <= 90%	1	0.21	-273,894.02	0.46	-273,894.02	89.00
> 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
> 100%	1	0.21	-373,788.36	0.63	-373,788.36	129.00
Total	478	100.00	-59,560,938.33	100.00	-124,604.47	42.59

Mortgage Insurer Distribution

	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
Mortgage Insurer						
PMI	1	0.21	-245,397.60	0.41	-245,397.60	13.00
PMI POOL	467	97.70	-58,178,852.50	97.68	-124,579.98	42.58
WLENDER	10	2.09	-1,136,688.23	1.91	-113,668.82	49.84
Total	478	100.00	-59,560,938.33	100.00	-124,604.47	42.59

Loan Maturity Distribution

	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
Loan Maturity (year)						
2020	1	0.21	-595.49	0.00	-595.49	0.00
2021	2	0.42	-75,687.42	0.13	-37,843.71	11.82
2022	4	0.84	-58,476.70	0.10	-14,619.17	16.17
2023	3	0.63	-174,988.29	0.29	-58,329.43	14.67
2024	4	0.84	-142,734.30	0.24	-35,683.57	22.69
2025	11	2.30	-321,683.11	0.54	-29,243.92	23.96
2026	4	0.84	-314,678.00	0.53	-78,669.50	18.49
2027	2	0.42	-38,321.56	0.06	-19,160.78	11.94
2028	3	0.63	-173,982.41	0.29	-57,994.14	28.89
2029	4	0.84	-285,650.10	0.48	-71,412.52	34.04
2030	4	0.84	-226,540.22	0.38	-56,635.06	29.89
2031	11	2.30	-1,322,389.50	2.22	-120,217.23	45.40
2032	2	0.42	-150,537.64	0.25	-75,268.82	39.20
2033	8	1.67	-540,384.73	0.91	-67,548.09	19.13
2034	20	4.18	-2,370,531.55	3.98	-118,526.58	25.20
2035	24	5.02	-2,748,874.36	4.62	-114,536.43	46.09
2036	26	5.44	-3,807,829.20	6.39	-146,454.97	46.48
2037	29	6.07	-3,540,295.82	5.94	-122,079.17	41.52
2038	55	11.51	-5,776,451.11	9.70	-105,026.38	36.79
2039	220	46.03	-29,412,289.20	49.38	-133,692.22	42.09
2040	32	6.69	-6,579,219.74	11.05	-205,600.62	57.60
2041	8	1.67	-1,276,211.75	2.14	-159,526.47	58.52
2047	1	0.21	-222,586.13	0.37	-222,586.13	13.00
Total	478	100.00	-59,560,938.33	100.00	-124,604.47	42.59

Loan Purpose Distribution

	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
Loan Purpose						
Purchase	319	66.74	-39,963,777.75	67.10	-125,278.30	44.32
Refinance	158	33.05	-19,594,881.82	32.90	-124,018.24	39.08
Renovation	1	0.21	-2,278.76	0.00	-2,278.76	0.00
Total	478	100.00	-59,560,938.33	100.00	-124,604.47	42.59

Loan Seasoning Distribution

Loan Seasoning Distribution	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
<= 3 Months	0	0.00	0.00	0.00	0.00	0.00
> 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	0	0.00	0.00	0.00	0.00	0.00
> 48 Months <= 60 Months	0	0.00	0.00	0.00	0.00	0.00
> 60 Months	478	100.00	-59,560,938.33	100.00	-124,604.47	42.59
Total	478	100.00	-59,560,938.33	100.00	-124,604.47	42.59

Loan Size Distribution

Loan Size	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
<= 50,000	164	34.31	-1,939,024.53	3.26	-11,823.32	11.35
>50,000 <= 100,000	74	15.48	-5,619,213.03	9.43	-75,935.31	24.88
>100,000 <= 150,000	58	12.13	-7,132,035.88	11.97	-122,966.14	38.27
>150,000 <= 200,000	83	17.36	-14,799,067.89	24.85	-178,302.02	41.45
>200,000 <= 250,000	39	8.16	-8,831,845.74	14.83	-226,457.58	42.90
>250,000 <= 300,000	26	5.44	-7,147,772.27	12.00	-274,914.32	48.38
>300,000 <= 350,000	12	2.51	-3,866,194.60	6.49	-322,182.88	46.70
>350,000 <= 400,000	8	1.67	-3,040,508.78	5.10	-380,063.60	63.02
>400,000 <= 450,000	7	1.46	-3,030,137.26	5.09	-432,876.75	49.89
>450,000 <= 500,000	0	0.00	0.00	0.00	0.00	0.00
>500,000 <= 550,000	2	0.42	-1,044,866.90	1.75	-522,433.45	56.06
>550,000	5	1.05	-3,110,271.45	5.22	-622,054.29	58.56
Total	478	100.00	-59,560,938.33	100.00	-124,604.47	42.59

Occupancy Type Distribution

Occupancy Type	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
Owner Occupied	383	80.13	-43,957,322.63	73.80	-114,771.08	42.89
Investment	95	19.87	-15,603,615.70	26.20	-164,248.59	41.77
Total	478	100.00	-59,560,938.33	100.00	-124,604.47	42.59

Property Type Distribution

Property Type	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
Detached	372	77.82	-50,110,745.44	84.13	-134,706.30	42.62
Duplex	2	0.42	-207,824.40	0.35	-103,912.20	30.41
Unit	88	18.41	-8,087,168.08	13.58	-91,899.64	43.55
Semi Detached	13	2.72	-857,834.88	1.44	-65,987.30	30.41
Vacantland	3	0.63	-297,365.53	0.50	-99,121.84	54.80
Total	478	100.00	-59,560,938.33	100.00	-124,604.47	42.59

Geographical Distribution - by State

State	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
WA	228	47.70	-30,221,115.84	50.74	-132,548.75	42.08
NSW	103	21.55	-13,291,320.78	22.32	-129,041.95	39.09
Victoria	82	17.15	-9,188,128.58	15.43	-112,050.35	44.88
Queensland	35	7.32	-4,010,024.20	6.73	-114,572.12	49.54
South Australia	20	4.18	-2,123,081.38	3.56	-106,154.07	50.03
ACT	5	1.05	-489,813.36	0.82	-97,962.67	32.95
Tasmania	4	0.84	-222,235.63	0.37	-55,558.91	54.32
Northern Territory	1	0.21	-15,218.56	0.03	-15,218.56	3.00
Total	478	100.00	-59,560,938.33	100.00	-124,604.47	42.59

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.

Retained Interest	Initial Balance 39,245,715.47	Current Balance 4,941,868.72
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Loan Portfolio Amounts

	May-19
Outstanding principal	4,994,212.97
Net Repayments	52,344.25
Total	4,941,868.72

Key Characteristics of the Mortgage Pool (summary)	Offering Circular	May-19
Number of Loans	180	41
Min (Interest Rate)	6.19%	4.14%
Max (Interest Rate)	8.59%	5.78%
Weighted Average (Interest Rate)	7.16%	4.74%
Weighted Average Seasoning (Months)	47.11	149.17
Weighted Average Maturity (Months)	318.81	234.05
Original Balance (AUD)	39,245,715	4,994,213
Outstanding Principal Balance (AUD)	39,245,715	4,941,869
Average Loan Size (AUD)	218,032	120,533
Maximum Loan Value (AUD)	824,414	344,709
Current Average Loan-to-Value	55.22%	31.80%
Current Weighted Average Loan-to-Value	61.59%	47.52%
Current Maximum Loan-to-Value	94.00%	101.00%

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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	0	0.00%	-	0.00%	-
61-90	2	4.88%	163,894.58	3.32%	3,938.19
91-120	1	2.44%	194,071.60	3.93%	6,151.19
121-150	0	0.00%	-	0.00%	-
151-180	1	2.44%	201,266.01	4.07%	8,017.95
>181	0	0.00%	-	0.00%	-
Grand Total	4	9.76%	559,232.19	11.32%	18,107.33

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)	May-19
	11.88%

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

Monthly Information Report: 1st May 2019 - 30th May 2019

Interest Rate Distribution Report						
	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
Total Variable Fixed (Term Remaining)	41	100.00	-4,941,868.72	100.00	-120,533.38	47.52
<= 1 Year	0	0.00	0.00	0.00	0.00	0.00
>1 Year <=2 Years	0	0.00	0.00	0.00	0.00	0.00
>2 Year <=3 Years	0	0.00	0.00	0.00	0.00	0.00
>3 Year <=4 Years	0	0.00	0.00	0.00	0.00	0.00
>4 Year <=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	0	0.00	0.00	0.00	0.00	0.00
Grand Total	41	100.00	-4,941,868.72	100.00	-120,533.38	47.52

Loan to Value Ratio Distribution						
LVR Tier	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
<=20%	19	46.34	-905,819.63	18.33	-47,674.72	14.34
> 20% <= 25%	1	2.44	-291,294.19	5.89	-291,294.19	23.00
> 25% <= 30%	1	2.44	-127,336.75	2.58	-127,336.75	28.00
> 30% <= 35%	2	4.88	-117,560.82	2.38	-58,780.41	31.83
> 35% <= 40%	5	12.20	-874,470.20	17.70	-174,894.04	37.84
> 40% <= 45%	0	0.00	0.00	0.00	0.00	0.00
> 45% <= 50%	2	4.88	-372,311.82	7.53	-186,155.91	50.00
> 50% <= 55%	2	4.88	-293,048.03	5.93	-146,524.02	53.01
> 55% <= 60%	2	4.88	-163,894.58	3.32	-81,947.29	59.00
> 60% <= 65%	1	2.44	-247,981.40	5.02	-247,981.40	62.00
> 65% <= 70%	3	7.32	-714,500.98	14.46	-238,166.99	67.14
> 70% <= 75%	1	2.44	-287,674.82	5.82	-287,674.82	72.00
> 75% <= 80%	1	2.44	-344,709.49	6.98	-344,709.49	77.00
> 80% <= 85%	0	0.00	0.00	0.00	0.00	0.00
> 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
> 100%	1	2.44	-201,266.01	4.07	-201,266.01	101.00
Total	41	100.00	-4,941,868.72	100.00	-120,533.38	47.52

Mortgage Insurer Distribution						
Mortgage Insurer	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
MGICA	5	12.20	-884,521.61	17.90	-176,904.32	67.90
NONE	31	75.61	-3,510,344.35	71.03	-113,236.91	41.40
PMI	1	2.44	-110,357.61	2.23	-110,357.61	37.00
WLENDER	4	9.76	-436,645.15	8.84	-109,161.29	58.06
Total	41	100.00	-4,941,868.72	100.00	-120,533.38	47.52

Loan Maturity Distribution						
Loan Maturity (year)	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
2022	1	2.44	-24,775.72	0.50	-24,775.72	4.00
2031	1	2.44	478.53	-0.01	478.53	0.00
2032	1	2.44	-47,425.56	0.96	-47,425.56	14.00
2033	1	2.44	-45,200.06	0.92	-45,200.06	11.00
2034	2	4.88	-162,698.58	3.29	-81,349.29	17.50
2035	4	9.76	-511,177.76	10.34	-127,794.44	53.32
2036	4	9.76	-377,060.84	7.63	-94,265.21	36.84
2037	7	17.07	-592,582.11	11.99	-84,654.59	29.01
2038	2	4.88	-358,374.53	7.25	-179,187.27	20.57
2039	10	24.39	-1,548,382.90	31.33	-154,838.29	56.01
2040	4	9.76	-459,903.80	9.31	-114,975.95	77.70
2041	4	9.76	-814,765.39	16.49	-203,691.35	52.23
Total	41	100.00	-4,941,868.72	100.00	-120,533.38	47.52

Loan Purpose Distribution

Loan Purpose	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
Purchase	35	85.37	-4,561,522.37	92.30	-130,329.21	48.55
Refinance	6	14.63	-380,346.35	7.70	-63,391.06	35.12
Total	41	100.00	-4,941,868.72	100.00	-120,533.38	47.52

Loan Seasoning Distribution

Loan Seasoning	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
<= 3 Months	0	0.00	0.00	0.00	0.00	0.00
> 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	0	0.00	0.00	0.00	0.00	0.00
> 48 Months <= 60 Months	0	0.00	0.00	0.00	0.00	0.00
> 60 Months	41	100.00	-4,941,868.72	100.00	-120,533.38	47.52
Total	41	100.00	-4,941,868.72	100.00	-120,533.38	47.52

Loan Size Distribution

Loan Size	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
<= 50,000	13	31.71	-272,672.15	5.52	-20,974.78	20.04
>50,000 <= 100,000	8	19.51	-581,836.75	11.77	-72,729.59	27.70
>100,000 <= 150,000	5	12.20	-589,240.56	11.92	-117,848.11	32.29
>150,000 <= 200,000	5	12.20	-909,368.56	18.40	-181,873.71	44.30
>200,000 <= 250,000	5	12.20	-1,079,486.50	21.84	-215,897.30	63.02
>250,000 <= 300,000	3	7.32	-850,117.35	17.20	-283,372.45	44.68
>300,000 <= 350,000	2	4.88	-659,146.85	13.34	-329,573.42	72.71
>350,000 <= 400,000	0	0.00	0.00	0.00	0.00	0.00
>400,000 <= 450,000	0	0.00	0.00	0.00	0.00	0.00
>450,000 <= 500,000	0	0.00	0.00	0.00	0.00	0.00
>500,000 <= 550,000	0	0.00	0.00	0.00	0.00	0.00
>550,000	0	0.00	0.00	0.00	0.00	0.00
Total	41	100.00	-4,941,868.72	100.00	-120,533.38	47.52

Occupancy Type Distribution

Occupancy Type	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
Owner Occupied	37	90.24	-4,373,440.55	88.50	-118,201.10	48.64
Investment	4	9.76	-568,428.17	11.50	-142,107.04	38.93
Total	41	100.00	-4,941,868.72	100.00	-120,533.38	47.52

Property Type Distribution

Property Type	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
Detached	33	80.49	-3,876,335.74	78.44	-117,464.72	43.20
Duplex	1	2.44	-110,357.61	2.23	-110,357.61	37.00
Unit	6	14.63	-951,420.48	19.25	-158,570.08	66.49
Semi Detached	1	2.44	-3,754.89	0.08	-3,754.89	2.00
Vacantland	0	0.00	0.00	0.00	0.00	0.00
Total	41	100.00	-4,941,868.72	100.00	-120,533.38	47.52

Geographical Distribution - by State

State	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
WA	26	63.41	-2,648,782.00	53.60	-101,876.23	40.34
NSW	6	14.63	-877,707.71	17.76	-146,284.62	53.36
Queensland	6	14.63	-1,335,554.48	27.03	-222,592.41	59.15
Victoria	2	4.88	-11,051.57	0.22	-5,525.78	0.00
South Australia	1	2.44	-68,772.96	1.39	-68,772.96	31.00
Tasmania	0	0.00	0.00	0.00	0.00	0.00
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
Total	41	100.00	-4,941,868.72	100.00	-120,533.38	47.52

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
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Perth WA 6000

Trust Manager

Securitisation Advisory Services Pty Limited
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Sydney NSW 2000

Monthly Information Report

Commonwealth Bank of Australia
Ground Floor Darling Park Tower 1
201 Sussex Street
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Co-Manager

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Sydney NSW 2000

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

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