

# **Swan Trust Series 2011-1**

*31st January 2019 - 28th February 2019*

## **Monthly Information Report**

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

**Monthly Information Report: 31st January 2019 - 28th February 2019**

**Amounts denominated in currency of note class**

**Monthly Payment date: 19 March 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	54,710,562.69	0.00	9,378,985.37
Principal Redemption	0.00	0.00	247,492.84	0.00	42,427.49
Balance after Payment	0.00	0.00	54,463,069.85	0.00	9,336,557.88
Bond Factor before Payment	0.00000000	0.00000000	0.57109147	0.00000000	0.98726162
Bond Factor after Payment	0.00000000	0.00000000	0.56850804	0.00000000	0.98279557
Interest Payment	0.00	0.00	125,909.24	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
Feb-19	64,089,548	-1,007,907	0	717,986	0	0	63,799,627.73

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	-484,372,338	-84,617,144	136,368,410	0	0	63,799,627.73

Portfolio: Swan Trust Series 2011-1

Monthly Information Report: 31st January 2019 - 28th February 2019

Monthly Calculation Period:	31/01/2019	to	28/02/2019
Monthly Determination Date:	12/03/2019		
Monthly Payment Date:	19/03/2019		28 days

Loan Portfolio Amounts

Feb-19

Outstanding principal	64,089,548.06
Scheduled Principal	198,376.80
Prepayments	809,529.85
Redraws	717,986.32
Defaulted Loans	-
Loans repurchased by the seller	-
<b>Total</b>	<b>63,799,627.73</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	225,714.23
Interest Rate Swap receivable amount	-
Any other non-Principal income	1,297.45
Principal draws	-
Liquidity Facility drawings	-
Income Reserve Draw	-
<b>Total Investor Revenues</b>	<b>227,011.68</b>
<u>Total Investor Revenues Priority of Payments:</u>	
Taxes **	-
Trustee Fees **	222.65
Servicing Fee **	15,276.14
Management Fee **	1,527.61
Custodian Fee **	-
Other Senior Expenses **	22,198.11
Interest Rate Swap payable amount **	41,816.56
Liquidity Facility fees and interest **	1,035.62
Repayment of Liquidity Facility drawings **	-
Class A1 Interest Amount **	-
Class A2 Interest Amount (allocation to swap)**	125,909.24
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	-
<b>Total of Interest Amount Payments</b>	<b>227,011.68</b>

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

Portfolio: Swan Trust Series 2011-1

Monthly Information Report: 31st January 2019 - 28th February 2019

<u>Principal Collections</u>	
Scheduled Principal repayments	198,376.80
Unscheduled Principal repayments	91,543.53
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	-
<b>Total Principal Collections</b>	<b>289,920.33</b>
<u>Total Principal Collections Priority of Payments:</u>	
Principal Draw	-
Redraw Notes repayment	-
Class A1 Principal	-
Class A2 Principal	247,492.84
Principal Payment to Guaranteed Investment Contract Account	-
Class AB Principal	-
Class B Principal	42,427.49
Excess Class A2-R Principal in Collections Account	-
<b>Total Principal Priority of Payments</b>	<b>289,920.33</b>

Additional Information

Liquidity Facility (364 days)	
Available amount	1,500,000
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	-
Outstanding Balance end of the period	-
Interest rate	1-M BBSW+1.25%
Rating (S&P/Fitch)	AAA(sf)/AAAsf

Charge-off Analysis	Class A1 - AUD
Previous Balance	-
Charge-Off Additions	-
Charge-Off Removals	-
Final Balance	-

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

Charge-off Analysis	Class A2- AUD
Previous Balance	-
Charge-Off Additions	-
Charge-Off Removals	-
Final Balance	-

	Class A2-R - AUD
Outstanding Balance beginning of the period	54,710,562.69
Outstanding Balance end of the period	54,463,069.85
Interest rate	1-M BBSW+1.1%
Rating (S&P/Fitch)	AAA(sf)/AAAsf

Charge-off Analysis	Class A2-R - AUD
Previous Balance	-
Charge-Off Additions	-
Charge-Off Removals	-
Final Balance	-

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

**Monthly Information Report: 31st January 2019 - 28th February 2019**

	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	9,378,985.37
Outstanding Balance end of the period	9,336,557.88
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	28 February 2019
Number of Loans	2,091	492
Min (Interest Rate)	6.19%	3.88%
Max (Interest Rate)	8.64%	6.22%
Weighted Average (Interest Rate)	7.13%	4.80%
Weighted Average Seasoning (Months)	32.43	130.89
Weighted Average Maturity (Months)	326.96	230.07
Original Balance (AUD)	499,880,226	64,089,548
Outstanding Principal Balance (AUD)	499,880,226	63,799,628
Average Loan Size (AUD)	239,063	129,674
Maximum Loan Value (AUD)	980,232	704,586
Current Average Loan-to-Value	56.11%	28.19%
Current Weighted Average Loan-to-Value	61.14%	43.36%
Current Maximum Loan-to-Value	94.00%	127.00%

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: 31st January 2019 - 28th February 2019

#### 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	3	0.61%	903,694.79	1.42%	14,770.80
61-90	1	0.20%	75,752.37	0.12%	2,090.04
91-120	-	0.00%	-	0.00%	-
121-150	-	0.00%	-	0.00%	-
151-180	-	0.00%	-	0.00%	-
>181	3	0.61%	1,080,622.80	1.69%	215,896.71
Grand Total	7	1.42%	2,060,069.96	3.23%	232,757.55

#### 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)	Feb-19
	1.70%

**Interest Rate Distribution Report**

	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
<b>Total Variable</b>	479	97.36	-60,672,521.11	95.10	-126,664.97	43.34
<b>Fixed (Term Remaining)</b>						
<= 1 Year	5	1.02	-993,701.09	1.56	-198,740.22	36.54
>1 Year <=2 Years	6	1.22	-1,495,420.82	2.34	-249,236.80	50.94
>2 Year <=3 Years	1	0.20	-453,668.17	0.71	-453,668.17	39.00
>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
<b>Total Fixed</b>	13	2.64	-3,127,106.62	4.90	-240,546.66	43.87
<b>Grand Total</b>	492	100.00	-63,799,627.73	100.00	-129,674.04	43.36

**Loan to Value Ratio Distribution**

	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
<b>LVR Tier</b>						
<=20%	215	43.70	-9,665,444.24	15.15	-44,955.55	14.05
> 20% <= 25%	35	7.11	-4,738,770.66	7.43	-135,393.45	22.97
> 25% <= 30%	32	6.50	-4,085,376.34	6.40	-127,668.01	28.18
> 30% <= 35%	19	3.86	-3,387,726.37	5.31	-178,301.39	32.96
> 35% <= 40%	32	6.50	-5,277,549.68	8.27	-164,923.43	38.21
> 40% <= 45%	33	6.71	-6,363,292.45	9.97	-192,827.04	43.25
> 45% <= 50%	21	4.27	-4,610,766.54	7.23	-219,560.31	47.63
> 50% <= 55%	24	4.88	-5,119,187.78	8.02	-213,299.49	53.49
> 55% <= 60%	30	6.10	-6,845,476.80	10.73	-228,182.56	57.69
> 60% <= 65%	28	5.69	-6,734,137.28	10.56	-240,504.90	63.06
> 65% <= 70%	19	3.86	-5,765,385.97	9.04	-303,441.37	67.84
> 70% <= 75%	1	0.20	-247,171.69	0.39	-247,171.69	73.00
> 75% <= 80%	1	0.20	-317,349.05	0.50	-317,349.05	79.00
> 80% <= 85%	0	0.00	0.00	0.00	0.00	0.00
> 85% <= 90%	1	0.20	-275,099.69	0.43	-275,099.69	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	0.20	-366,893.19	0.58	-366,893.19	127.00
<b>Total</b>	492	100.00	-63,799,627.73	100.00	-129,674.04	43.36

**Mortgage Insurer Distribution**

	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
<b>Mortgage Insurer</b>						
PMI	1	0.20	-246,960.95	0.39	-246,960.95	13.00
PMI POOL	481	97.76	-62,375,497.89	97.77	-129,678.79	43.35
WLENDER	10	2.03	-1,177,168.89	1.85	-117,716.89	50.58
<b>Total</b>	492	100.00	-63,799,627.73	100.00	-129,674.04	43.36

**Loan Maturity Distribution**

	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
<b>Loan Maturity (year)</b>						
2020	1	0.20	-2,966.23	0.01	-2,966.23	2.00
2021	2	0.41	-84,943.52	0.13	-42,471.76	13.81
2022	4	0.81	-65,008.65	0.10	-16,252.16	17.53
2023	3	0.61	-186,902.63	0.29	-62,300.88	16.26
2024	4	0.81	-150,955.45	0.24	-37,738.86	23.65
2025	11	2.24	-371,414.32	0.58	-33,764.94	24.34
2026	4	0.81	-319,333.99	0.50	-79,833.50	18.26
2027	3	0.61	-36,650.21	0.06	-12,216.74	12.56
2028	3	0.61	-221,379.06	0.35	-73,793.02	29.68
2029	4	0.81	-300,331.39	0.47	-75,082.85	35.30
2030	4	0.81	-234,115.82	0.37	-58,528.96	28.90
2031	11	2.24	-1,335,589.58	2.09	-121,417.23	45.95
2032	2	0.41	-157,736.54	0.25	-78,868.27	40.57
2033	9	1.83	-578,416.15	0.91	-64,268.46	19.40
2034	20	4.07	-2,392,846.66	3.75	-119,642.33	24.88
2035	25	5.08	-2,809,320.84	4.40	-112,372.83	46.02
2036	26	5.28	-4,170,906.86	6.54	-160,419.49	46.69
2037	29	5.89	-3,502,919.62	5.49	-120,790.33	41.65
2038	57	11.59	-6,742,974.68	10.57	-118,297.80	40.45
2039	228	46.34	-31,310,785.53	49.08	-137,328.01	42.65
2040	33	6.71	-7,306,792.95	11.45	-221,417.97	57.91
2041	8	1.63	-1,294,249.05	2.03	-161,781.13	58.47
2047	1	0.20	-223,088.00	0.35	-223,088.00	13.00
<b>Total</b>	492	100.00	-63,799,627.73	100.00	-129,674.04	43.36

**Loan Purpose Distribution**

	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
<b>Loan Purpose</b>						
Purchase	332	67.48	-43,039,394.96	67.46	-129,636.73	45.18
Refinance	159	32.32	-20,757,954.01	32.54	-130,553.17	39.60
Renovation	1	0.20	-2,278.76	0.00	-2,278.76	0.00
<b>Total</b>	492	100.00	-63,799,627.73	100.00	-129,674.04	43.36

### 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	492	100.00	-63,799,627.73	100.00	-129,674.04	43.36
<b>Total</b>	<b>492</b>	<b>100.00</b>	<b>-63,799,627.73</b>	<b>100.00</b>	<b>-129,674.04</b>	<b>43.36</b>

### Loan Size Distribution

Loan Size	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
<= 50,000	168	34.15	-2,341,547.72	3.67	-13,937.78	13.14
>50,000 <= 100,000	71	14.43	-5,503,370.19	8.63	-77,512.26	25.06
>100,000 <= 150,000	61	12.40	-7,554,239.93	11.84	-123,840.00	38.00
>150,000 <= 200,000	75	15.24	-13,430,559.93	21.05	-179,074.13	42.72
>200,000 <= 250,000	49	9.96	-10,981,156.81	17.21	-224,105.24	42.08
>250,000 <= 300,000	27	5.49	-7,359,933.01	11.54	-272,590.11	49.26
>300,000 <= 350,000	15	3.05	-4,766,153.37	7.47	-317,743.56	53.01
>350,000 <= 400,000	11	2.24	-4,130,171.63	6.47	-375,470.15	56.29
>400,000 <= 450,000	6	1.22	-2,579,281.08	4.04	-429,880.18	51.57
>450,000 <= 500,000	1	0.20	-453,668.17	0.71	-453,668.17	39.00
>500,000 <= 550,000	3	0.61	-1,575,617.96	2.47	-525,205.99	59.32
>550,000	5	1.02	-3,123,927.93	4.90	-624,785.59	58.64
<b>Total</b>	<b>492</b>	<b>100.00</b>	<b>-63,799,627.73</b>	<b>100.00</b>	<b>-129,674.04</b>	<b>43.36</b>

### Occupancy Type Distribution

Occupancy Type	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
Owner Occupied	396	80.49	-47,849,150.93	75.00	-120,831.19	43.72
Investment	96	19.51	-15,950,476.80	25.00	-166,150.80	42.31
<b>Total</b>	<b>492</b>	<b>100.00</b>	<b>-63,799,627.73</b>	<b>100.00</b>	<b>-129,674.04</b>	<b>43.36</b>

### Property Type Distribution

Property Type	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
Detached	381	77.44	-53,310,760.14	83.56	-139,923.25	43.26
Duplex	2	0.41	-209,159.65	0.33	-104,579.82	30.76
Unit	91	18.50	-9,034,936.69	14.16	-99,285.02	45.30
Semi Detached	15	3.05	-944,934.31	1.48	-62,995.62	29.79
Vacantland	3	0.61	-299,836.94	0.47	-99,945.65	55.66
<b>Total</b>	<b>492</b>	<b>100.00</b>	<b>-63,799,627.73</b>	<b>100.00</b>	<b>-129,674.04</b>	<b>43.36</b>

### Geographical Distribution - by State

State	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
WA	233	47.36	-31,099,217.92	48.75	-133,473.04	42.25
NSW	107	21.75	-14,737,510.64	23.10	-137,733.74	40.48
Victoria	85	17.28	-10,142,515.28	15.90	-119,323.71	45.37
Queensland	37	7.52	-4,879,174.98	7.65	-131,869.59	52.57
South Australia	20	4.07	-2,195,131.65	3.44	-109,756.58	50.13
ACT	5	1.02	-507,464.06	0.80	-101,492.81	33.76
Tasmania	4	0.81	-224,887.25	0.35	-56,221.81	54.52
Northern Territory	1	0.20	-13,725.95	0.02	-13,725.95	2.00
<b>Total</b>	<b>492</b>	<b>100.00</b>	<b>-63,799,627.73</b>	<b>100.00</b>	<b>-129,674.04</b>	<b>43.36</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	5,164,351.11

### Loan Portfolio Amounts

	Feb-19
Outstanding principal	5,151,564.71
Net Repayments	12,786.40-
<b>Total</b>	<b>5,164,351.11</b>

Key Characteristics of the Mortgage Pool (summary)	Offering Circular	Feb-19
Number of Loans	180	43
Min (Interest Rate)	6.19%	4.14%
Max (Interest Rate)	8.59%	5.78%
Weighted Average (Interest Rate)	7.16%	4.75%
Weighted Average Seasoning (Months)	47.11	145.09
Weighted Average Maturity (Months)	318.81	237.23
Original Balance (AUD)	39,245,715	5,151,565
Outstanding Principal Balance (AUD)	39,245,715	5,164,351
Average Loan Size (AUD)	218,032	120,101
Maximum Loan Value (AUD)	824,414	343,530
Current Average Loan-to-Value	55.22%	31.09%
Current Weighted Average Loan-to-Value	61.59%	46.74%
Current Maximum Loan-to-Value	94.00%	101.00%

### Monthly Information Report: 31st January 2019 - 28th February 2019

#### 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	2.33%	192,632.91	3.73%	3,418.72
61-90	0	0.00%	-	0.00%	-
91-120	1	2.33%	42,791.68	0.83%	1,481.20
121-150	1	2.33%	124,842.82	2.42%	4,648.56
151-180	1	2.33%	202,445.01	3.92%	7,881.39
>181	0	0.00%	-	0.00%	-
<b>Grand Total</b>	<b>4</b>	<b>9.30%</b>	<b>562,712.42</b>	<b>10.90%</b>	<b>17,429.87</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)	Feb-19
	-3.02%

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

Monthly Information Report: 31st January 2019 - 28th February 2019

Interest Rate Distribution Report

	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
<b>Total Variable</b>	43	100.00	-5,164,351.11	100.00	-120,101.19	46.74
<b>Fixed (Term Remaining)</b>						
<= 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
<b>Total Fixed</b>	0	0.00	0.00	0.00	0.00	0.00
<b>Grand Total</b>	43	100.00	-5,164,351.11	100.00	-120,101.19	46.74

Loan to Value Ratio Distribution

LVR Tier	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
<=20%	20	46.51	-957,917.22	18.55	-47,895.86	12.41
> 20% <= 25%	2	4.65	-422,444.26	8.18	-211,222.13	23.09
> 25% <= 30%	1	2.33	-127,666.69	2.47	-127,666.69	28.00
> 30% <= 35%	2	4.65	-118,701.90	2.30	-59,350.95	31.84
> 35% <= 40%	5	11.63	-880,655.25	17.05	-176,131.05	38.30
> 40% <= 45%	0	0.00	0.00	0.00	0.00	0.00
> 45% <= 50%	1	2.33	-167,051.93	3.23	-167,051.93	50.00
> 50% <= 55%	3	6.98	-513,258.88	9.94	-171,086.29	53.44
> 55% <= 60%	2	4.65	-167,634.50	3.25	-83,817.25	60.00
> 60% <= 65%	1	2.33	-249,961.21	4.84	-249,961.21	62.00
> 65% <= 70%	3	6.98	-723,374.89	14.01	-241,124.96	68.14
> 70% <= 75%	1	2.33	-289,709.06	5.61	-289,709.06	73.00
> 75% <= 80%	1	2.33	-343,530.31	6.65	-343,530.31	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	2.33	-202,445.01	3.92	-202,445.01	101.00
<b>Total</b>	43	100.00	-5,164,351.11	100.00	-120,101.19	46.74

Mortgage Insurer Distribution

Mortgage Insurer	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
MGICA	5	11.63	-908,502.43	17.59	-181,700.49	68.41
NONE	32	74.42	-3,664,062.95	70.95	-114,501.97	40.53
PMI	2	4.65	-148,189.35	2.87	-74,094.68	30.99
WLENDER	4	9.30	-443,596.38	8.59	-110,899.10	58.99
<b>Total</b>	43	100.00	-5,164,351.11	100.00	-120,101.19	46.74

Loan Maturity Distribution

Loan Maturity (year)	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
2022	1	2.33	-26,798.04	0.52	-26,798.04	4.00
2031	1	2.33	478.53	-0.01	478.53	0.00
2032	1	2.33	-27,601.18	0.53	-27,601.18	8.00
2033	1	2.33	-52,910.81	1.03	-52,910.81	13.00
2034	2	4.65	-168,216.13	3.26	-84,108.07	17.45
2035	4	9.30	-521,282.02	10.09	-130,320.51	54.29
2036	4	9.30	-388,584.62	7.52	-97,146.15	37.21
2037	7	16.28	-596,943.92	11.56	-85,277.70	29.05
2038	3	6.98	-406,783.13	7.88	-135,594.38	20.22
2039	11	25.58	-1,678,647.08	32.51	-152,604.28	52.53
2040	4	9.30	-461,837.08	8.94	-115,459.27	77.87
2041	4	9.30	-835,225.63	16.17	-208,806.41	53.86
<b>Total</b>	43	100.00	-5,164,351.11	100.00	-120,101.19	46.74

### Loan Purpose Distribution

Loan Purpose	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
Purchase	36	83.72	-4,732,998.08	91.65	-131,472.17	48.09
Refinance	7	16.28	-431,353.03	8.35	-61,621.86	32.01
<b>Total</b>	<b>43</b>	<b>100.00</b>	<b>-5,164,351.11</b>	<b>100.00</b>	<b>-120,101.19</b>	<b>46.74</b>

### 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	43	100.00	-5,164,351.11	100.00	-120,101.19	46.74
<b>Total</b>	<b>43</b>	<b>100.00</b>	<b>-5,164,351.11</b>	<b>100.00</b>	<b>-120,101.19</b>	<b>46.74</b>

### Loan Size Distribution

Loan Size	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
<= 50,000	13	30.23	-264,944.85	5.13	-20,380.37	19.00
>50,000 <= 100,000	9	20.93	-664,744.40	12.87	-73,860.49	26.69
>100,000 <= 150,000	6	13.95	-702,750.81	13.61	-117,125.14	28.82
>150,000 <= 200,000	5	11.63	-917,158.34	17.76	-183,431.67	44.68
>200,000 <= 250,000	5	11.63	-1,095,596.12	21.21	-219,119.22	63.97
>250,000 <= 300,000	3	6.98	-856,623.18	16.59	-285,541.06	45.35
>300,000 <= 350,000	2	4.65	-662,533.41	12.83	-331,266.71	73.15
>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
<b>Total</b>	<b>43</b>	<b>100.00</b>	<b>-5,164,351.11</b>	<b>100.00</b>	<b>-120,101.19</b>	<b>46.74</b>

### Occupancy Type Distribution

Occupancy Type	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
Owner Occupied	39	90.70	-4,585,405.32	88.79	-117,574.50	47.75
Investment	4	9.30	-578,945.79	11.21	-144,736.45	38.80
<b>Total</b>	<b>43</b>	<b>100.00</b>	<b>-5,164,351.11</b>	<b>100.00</b>	<b>-120,101.19</b>	<b>46.74</b>

### Property Type Distribution

Property Type	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
Detached	34	79.07	-4,045,200.57	78.33	-118,976.49	42.70
Duplex	1	2.33	-112,353.15	2.18	-112,353.15	38.00
Unit	7	16.28	-995,200.53	19.27	-142,171.50	64.65
Semi Detached	1	2.33	-11,596.86	0.22	-11,596.86	5.00
Vacantland	0	0.00	0.00	0.00	0.00	0.00
<b>Total</b>	<b>43</b>	<b>100.00</b>	<b>-5,164,351.11</b>	<b>100.00</b>	<b>-120,101.19</b>	<b>46.74</b>

### Geographical Distribution - by State

State	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
WA	27	62.79	-2,781,628.12	53.86	-103,023.26	39.32
NSW	7	16.28	-946,826.23	18.33	-135,260.89	52.44
Queensland	6	13.95	-1,344,983.26	26.04	-224,163.88	59.64
Victoria	2	4.65	-21,877.50	0.42	-10,938.75	1.00
South Australia	1	2.33	-69,036.00	1.34	-69,036.00	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
<b>Total</b>	<b>43</b>	<b>100.00</b>	<b>-5,164,351.11</b>	<b>100.00</b>	<b>-120,101.19</b>	<b>46.74</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