

Swan Trust Series 2011-1

31st Jul 2019 - 30th Aug 2019

Monthly Information Report

Portfolio: Swan Trust Series 2011-1

Monthly Information Report: 31st Jul 2019 - 30th Aug 2019

Amounts denominated in currency of note class

Monthly Payment date: 19 September 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	49,028,685.52	0.00	8,404,945.98
Principal Redemption	0.00	0.00	874,974.25	0.00	149,996.09
Balance after Payment	0.00	0.00	48,153,711.27	0.00	8,254,949.89
Bond Factor before Payment	0.00000000	0.00000000	0.51178169	0.00000000	0.88473116
Bond Factor after Payment	0.00000000	0.00000000	0.50264834	0.00000000	0.86894209
Interest Payment	0.00	0.00	89,111.31	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
Aug-19	57,433,631	-1,395,437	-292,669	663,136	0	0	56,408,661.16

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	-495,336,511	-84,909,813	140,234,286	0	0	56,408,661.16

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Monthly Calculation Period:	31/07/2019	to	30/08/2019
Monthly Determination Date:	12/09/2019		
Monthly Payment Date:	19/09/2019		31 days

Loan Portfolio Amounts

Aug-19

Outstanding principal	57,433,631.50
Scheduled Principal	170,030.51
Prepayments	1,225,406.61
Redraws	663,136.03
Defaulted Loans	-
Loans repurchased by the seller	292,669.25
Total	56,408,661.16

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	194,024.71
Interest Rate Swap receivable amount	-
Any other non-Principal income	1,153.00
Principal draws	-
Liquidity Facility drawings	-
Income Reserve Draw	-
Total Investor Revenues	195,177.71
<u>Total Investor Revenues Priority of Payments:</u>	
Taxes **	-
Trustee Fees **	213.29
Servicing Fee **	14,633.77
Management Fee **	1,463.38
Custodian Fee **	-
Other Senior Expenses **	163.41
Interest Rate Swap payable amount **	53,518.52
Liquidity Facility fees and interest **	1,146.58
Repayment of Liquidity Facility drawings **	-
Class A1 Interest Amount **	-
Class A2 Interest Amount (allocation to swap)**	89,111.31
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	195,177.71

** 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	170,030.51
Unscheduled Principal repayments	562,270.58
Repurchases of (Principal)	292,669.25
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	1,024,970.34
<u>Total Principal Collections Priority of Payments:</u>	
Principal Draw	-
Redraw Notes repayment	-
Class A1 Principal	-
Class A2 Principal	874,974.25
Principal Payment to Guaranteed Investment Contract Account	-
Class AB Principal	-
Class B Principal	149,996.09
Excess Class A2-R Principal in Collections Account	-
Total Principal Priority of Payments	1,024,970.34

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	49,028,685.52
Outstanding Balance end of the period	48,153,711.27
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	8,404,945.98
Outstanding Balance end of the period	8,254,949.89
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 August 2019
Number of Loans	2,091	465
Min (Interest Rate)	6.19%	3.46%
Max (Interest Rate)	8.64%	5.78%
Weighted Average (Interest Rate)	7.13%	4.33%
Weighted Average Seasoning (Months)	32.43	137.81
Weighted Average Maturity (Months)	326.96	224.17
Original Balance (AUD)	499,880,226	57,433,631
Outstanding Principal Balance (AUD)	499,880,226	56,408,661
Average Loan Size (AUD)	239,063	121,309
Maximum Loan Value (AUD)	980,232	694,108
Current Average Loan-to-Value	56.11%	26.66%
Current Weighted Average Loan-to-Value	61.14%	42.00%
Current Maximum Loan-to-Value	94.00%	130.00%

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	-	-	-	-	-
61-90	-	-	-	-	-
91-120	-	-	-	-	-
121-150	-	-	-	-	-
151-180	-	-	-	-	-
>=181	4	0.86%	803,281.63	1.42%	223,385.89
Grand Total	4	0.86%	803,281.63	1.42%	223,385.89

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)	Aug-19
	16.47%

Interest Rate Distribution Report

	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
Total Variable	456	98.06	-54,298,625.97	96.26	-119,075.93	41.80
Fixed (Term Remaining)						
<= 1 Year	4	0.86	-870,128.95	1.54	-217,532.24	44.90
>1 Year <=2 Years	4	0.86	-1,155,458.85	2.05	-288,864.71	51.02
>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	1	0.22	-84,447.39	0.15	-84,447.39	14.00
>5 Years	0	0.00	0.00	0.00	0.00	0.00
Total Fixed	9	1.94	-2,110,035.19	3.74	-234,448.35	47.01
Grand Total	465	100.00	-56,408,661.16	100.00	-121,308.95	42.00

Loan to Value Ratio Distribution

	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
LVR Tier						
<=20%	218	46.88	-9,479,990.98	16.81	-43,486.20	14.12
> 20% <= 25%	29	6.24	-3,500,311.04	6.21	-120,700.38	22.98
> 25% <= 30%	29	6.24	-3,908,153.59	6.93	-134,763.92	27.78
> 30% <= 35%	21	4.52	-3,477,926.93	6.17	-165,615.57	33.18
> 35% <= 40%	29	6.24	-5,079,626.63	9.01	-175,159.54	37.93
> 40% <= 45%	30	6.45	-5,490,736.15	9.73	-183,024.54	43.15
> 45% <= 50%	21	4.52	-4,410,940.56	7.82	-210,044.79	47.49
> 50% <= 55%	16	3.44	-3,583,357.11	6.35	-223,959.82	53.72
> 55% <= 60%	34	7.31	-7,537,730.09	13.36	-221,697.94	57.71
> 60% <= 65%	22	4.73	-4,889,458.43	8.67	-222,248.11	62.81
> 65% <= 70%	12	2.58	-3,701,219.39	6.56	-308,434.95	67.28
> 70% <= 75%	1	0.22	-673,102.82	1.19	-673,102.82	71.00
> 75% <= 80%	1	0.22	-317,744.05	0.56	-317,744.05	79.00
> 80% <= 85%	0	0.00	0.00	0.00	0.00	0.00
> 85% <= 90%	1	0.22	-272,140.15	0.48	-272,140.15	88.00
> 90% <= 95%	0	0.00	0.00	0.00	0.00	0.00
> 95% <= 100%	0	0.00	0.00	0.00	0.00	0.00
> 100%	1	0.22	-86,223.24	0.15	-86,223.24	130.00
Total	465	100.00	-56,408,661.16	100.00	-121,308.95	42.00

Mortgage Insurer Distribution

	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
Mortgage Insurer						
MGICA	2	0.43	-357,992.34	0.63	-178,996.17	20.46
PMI	1	0.22	-242,266.40	0.43	-242,266.40	12.00
PMI POOL	458	98.49	-55,110,334.12	97.70	-120,328.24	42.10
WLENDER	4	0.86	-698,068.30	1.24	-174,517.08	55.67
Total	465	100.00	-56,408,661.16	100.00	-121,308.95	42.00

Loan Maturity Distribution

	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
Loan Maturity (year)						
2020	1	0.22	-27.94	0.00	-27.94	0.00
2021	2	0.43	-66,337.63	0.12	-33,168.82	10.80
2022	4	0.86	-51,870.80	0.09	-12,967.70	14.27
2023	3	0.65	-163,777.87	0.29	-54,592.62	14.12
2024	4	0.86	-137,232.67	0.24	-34,308.17	22.40
2025	11	2.37	-329,096.69	0.58	-29,917.88	22.79
2026	3	0.65	-160,108.60	0.28	-53,369.53	26.11
2027	2	0.43	-37,651.34	0.07	-18,825.67	11.93
2028	2	0.43	-166,806.23	0.30	-83,403.12	28.05
2029	4	0.86	-264,115.77	0.47	-66,028.94	34.80
2030	4	0.86	-181,815.81	0.32	-45,453.95	28.87
2031	10	2.15	-1,133,357.07	2.01	-113,335.71	45.44
2032	2	0.43	-143,311.22	0.25	-71,655.61	38.04
2033	8	1.72	-560,170.96	0.99	-70,021.37	17.14
2034	20	4.30	-2,318,380.33	4.11	-115,919.02	24.92
2035	23	4.95	-2,763,139.36	4.90	-120,136.49	45.88
2036	24	5.16	-3,575,607.31	6.34	-148,983.64	46.21
2037	29	6.24	-3,438,045.54	6.10	-118,553.29	41.46
2038	53	11.40	-5,411,324.83	9.59	-102,100.47	36.81
2039	216	46.45	-27,875,053.66	49.42	-129,051.17	41.75
2040	31	6.67	-6,156,808.55	10.92	-198,606.73	54.21
2041	8	1.72	-1,252,725.64	2.22	-156,590.70	57.72
2047	1	0.22	-221,895.34	0.39	-221,895.34	13.00
Total	465	100.00	-56,408,661.16	100.00	-121,308.95	42.00

Loan Purpose Distribution

	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
Loan Purpose						
Purchase	310	66.67	-37,976,023.13	67.32	-122,503.30	43.42
Refinance	154	33.12	-18,430,358.56	32.67	-119,677.65	39.07
Renovation	1	0.22	-2,279.47	0.00	-2,279.47	0.00
Total	465	100.00	-56,408,661.16	100.00	-121,308.95	42.00

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	465	100.00	-56,408,661.16	100.00	-121,308.95	42.00
Total	465	100.00	-56,408,661.16	100.00	-121,308.95	42.00

Loan Size Distribution

Loan Size	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
<= 50,000	164	35.27	-1,930,558.22	3.42	-11,771.70	11.56
>50,000 <= 100,000	76	16.34	-5,719,726.08	10.14	-75,259.55	26.02
>100,000 <= 150,000	54	11.61	-6,707,182.57	11.89	-124,207.08	38.26
>150,000 <= 200,000	76	16.34	-13,419,228.78	23.79	-176,568.80	42.24
>200,000 <= 250,000	40	8.60	-8,984,628.51	15.93	-224,615.71	42.00
>250,000 <= 300,000	25	5.38	-6,914,407.60	12.26	-276,576.30	44.64
>300,000 <= 350,000	9	1.94	-2,937,465.55	5.21	-326,385.06	52.49
>350,000 <= 400,000	9	1.94	-3,430,840.56	6.08	-381,204.51	52.22
>400,000 <= 450,000	5	1.08	-2,224,499.00	3.94	-444,899.80	51.91
>450,000 <= 500,000	1	0.22	-494,355.71	0.88	-494,355.71	53.00
>500,000 <= 550,000	1	0.22	-538,589.85	0.95	-538,589.85	58.00
>550,000	5	1.08	-3,107,178.73	5.51	-621,435.75	58.64
Total	465	100.00	-56,408,661.16	100.00	-121,308.95	42.00

Occupancy Type Distribution

Occupancy Type	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
Owner Occupied	375	80.65	-41,852,450.56	74.20	-111,606.53	42.56
Investment	90	19.35	-14,556,210.60	25.80	-161,735.67	40.37
Total	465	100.00	-56,408,661.16	100.00	-121,308.95	42.00

Property Type Distribution

Property Type	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
Detached	360	77.42	-47,479,224.81	84.17	-131,886.74	41.80
Duplex	2	0.43	-211,029.32	0.37	-105,514.66	30.09
Unit	86	18.49	-7,661,944.17	13.58	-89,092.37	42.96
Semi Detached	13	2.80	-676,522.75	1.20	-52,040.21	32.36
Vacantland	3	0.65	-293,716.87	0.52	-97,905.62	54.00
Other	1	0.22	-86,223.24	0.15	-86,223.24	130.00
Total	465	100.00	-56,408,661.16	100.00	-121,308.95	42.00

Geographical Distribution - by State

State	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
WA	222	47.74	-28,667,949.82	50.82	-129,134.91	41.48
NSW	100	21.51	-12,246,816.46	21.71	-122,468.16	38.31
Victoria	79	16.99	-8,676,468.35	15.38	-109,828.71	43.98
Queensland	35	7.53	-3,999,215.85	7.09	-114,263.31	49.36
South Australia	19	4.09	-2,097,970.01	3.72	-110,419.47	49.49
ACT	5	1.08	-484,968.77	0.86	-96,993.75	33.00
Tasmania	4	0.86	-220,239.98	0.39	-55,060.00	53.73
Northern Territory	1	0.22	-15,031.92	0.03	-15,031.92	3.00
Total	465	100.00	-56,408,661.16	100.00	-121,308.95	42.00

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 4,529,891.41
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Loan Portfolio Amounts

	Aug-19
Outstanding principal	4,787,365.02
Net Repayments	257,473.61
Total	4,529,891.41

Key Characteristics of the Mortgage Pool (summary)	Offering Circular	Aug-19
Number of Loans	180	38
Min (Interest Rate)	6.19%	3.70%
Max (Interest Rate)	8.59%	5.66%
Weighted Average (Interest Rate)	7.16%	4.30%
Weighted Average Seasoning (Months)	47.11	149.54
Weighted Average Maturity (Months)	318.81	230.87
Original Balance (AUD)	39,245,715	4,787,365
Outstanding Principal Balance (AUD)	39,245,715	4,529,891
Average Loan Size (AUD)	218,032	119,208
Maximum Loan Value (AUD)	824,414	341,333
Current Average Loan-to-Value	55.22%	32.00%
Current Weighted Average Loan-to-Value	61.59%	47.96%
Current Maximum Loan-to-Value	94.00%	100.00%

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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	1	2.63%	41,382.30	0.91%	704.90
61-90	1	2.63%	120,974.60	2.67%	3,195.74
91-120	-	-	-	-	-
121-150	-	-	-	-	-
151-180	1	2.63%	199,339.15	4.40%	7,391.38
>181	-	-	-	-	-
Grand Total	3	7.89%	361,696.05	7.98%	11,292.02

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)	Aug-19
	48.49%

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

Monthly Information Report: 31st Jul 2019 - 30th Aug 2019

Interest Rate Distribution Report

	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
Total Variable	38	100.00	-4,529,891.41	100.00	-119,207.67	47.96
Fixed (Term Remaining)						
<= 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	38	100.00	-4,529,891.41	100.00	-119,207.67	47.96

Loan to Value Ratio Distribution

LVR Tier	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
<=20%	17	44.74	-803,834.92	17.75	-47,284.41	14.24
> 20% <= 25%	2	5.26	-388,961.28	8.59	-194,480.64	24.22
> 25% <= 30%	1	2.63	-129,560.09	2.86	-129,560.09	29.00
> 30% <= 35%	2	5.26	-116,721.20	2.58	-58,360.60	31.41
> 35% <= 40%	3	7.89	-563,973.07	12.45	-187,991.02	37.95
> 40% <= 45%	1	2.63	-101,210.18	2.23	-101,210.18	41.00
> 45% <= 50%	1	2.63	-164,479.98	3.63	-164,479.98	50.00
> 50% <= 55%	2	5.26	-320,037.95	7.07	-160,018.98	54.00
> 55% <= 60%	2	5.26	-162,356.90	3.58	-81,178.45	58.00
> 60% <= 65%	2	5.26	-459,828.78	10.15	-229,914.39	62.88
> 65% <= 70%	2	5.26	-492,307.90	10.87	-246,153.95	67.27
> 70% <= 75%	1	2.63	-285,947.09	6.31	-285,947.09	72.00
> 75% <= 80%	1	2.63	-341,332.92	7.54	-341,332.92	76.00
> 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%	1	2.63	-199,339.15	4.40	-199,339.15	100.00
> 100%	0	0.00	0.00	0.00	0.00	0.00
Total	38	100.00	-4,529,891.41	100.00	-119,207.67	47.96

Mortgage Insurer Distribution

Mortgage Insurer	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
MGICA	7	18.42	-1,170,617.77	25.84	-167,231.11	62.81
NONE	28	73.68	-3,137,055.08	69.25	-112,037.68	42.26
WLENDER	3	7.89	-222,218.56	4.91	-74,072.85	50.25
Total	38	100.00	-4,529,891.41	100.00	-119,207.67	47.96

Loan Maturity Distribution

Loan Maturity (year)	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
2022	1	2.63	-21,528.50	0.48	-21,528.50	3.00
2031	1	2.63	478.53	-0.01	478.53	0.00
2032	1	2.63	-85,376.57	1.89	-85,376.57	25.00
2033	1	2.63	-36,661.45	0.81	-36,661.45	9.00
2034	2	5.26	-157,094.79	3.47	-78,547.40	16.95
2035	4	10.53	-510,896.64	11.28	-127,724.16	52.93
2036	4	10.53	-368,306.96	8.13	-92,076.74	36.44
2037	6	15.79	-380,630.00	8.40	-63,438.33	24.46
2038	2	5.26	-365,118.84	8.06	-182,559.42	21.47
2039	8	21.05	-1,325,911.53	29.27	-165,738.94	56.96
2040	4	10.53	-450,585.78	9.95	-112,646.45	77.29
2041	4	10.53	-828,258.88	18.28	-207,064.72	53.25
Total	38	100.00	-4,529,891.41	100.00	-119,207.67	47.96

Loan Purpose Distribution

Loan Purpose	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
Purchase	31	81.58	-4,041,721.26	89.22	-130,378.11	48.76
Refinance	7	18.42	-488,170.15	10.78	-69,738.59	41.37
Total	38	100.00	-4,529,891.41	100.00	-119,207.67	47.96

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	38	100.00	-4,529,891.41	100.00	-119,207.67	47.96
Total	38	100.00	-4,529,891.41	100.00	-119,207.67	47.96

Loan Size Distribution

Loan Size	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
<= 50,000	13	34.21	-287,811.58	6.35	-22,139.35	19.91
>50,000 <= 100,000	7	18.42	-554,388.57	12.24	-79,198.37	25.25
>100,000 <= 150,000	5	13.16	-589,218.20	13.01	-117,843.64	36.55
>150,000 <= 200,000	5	13.16	-903,918.17	19.95	-180,783.63	54.75
>200,000 <= 250,000	3	7.89	-682,538.31	15.07	-227,512.77	59.98
>250,000 <= 300,000	2	5.26	-553,867.55	12.23	-276,933.78	56.04
>300,000 <= 350,000	3	7.89	-958,149.03	21.15	-319,383.01	56.91
>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	38	100.00	-4,529,891.41	100.00	-119,207.67	47.96

Occupancy Type Distribution

Occupancy Type	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
Owner Occupied	33	86.84	-3,853,079.93	85.06	-116,760.00	49.03
Investment	5	13.16	-676,811.48	14.94	-135,362.30	41.89
Total	38	100.00	-4,529,891.41	100.00	-119,207.67	47.96

Property Type Distribution

Property Type	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
Detached	30	78.95	-3,442,879.45	76.00	-114,762.65	43.86
Duplex	1	2.63	-109,635.36	2.42	-109,635.36	37.00
Unit	7	18.42	-977,376.60	21.58	-139,625.23	63.64
Semi Detached	0	0.00	0.00	0.00	0.00	0.00
Vacantland	0	0.00	0.00	0.00	0.00	0.00
Total	38	100.00	-4,529,891.41	100.00	-119,207.67	47.96

Geographical Distribution - by State

State	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
WA	23	60.53	-2,204,081.14	48.66	-95,829.61	40.51
NSW	6	15.79	-916,827.98	20.24	-152,804.66	52.07
Queensland	6	15.79	-1,337,097.32	29.52	-222,849.55	58.42
Victoria	2	5.26	-3,378.45	0.07	-1,689.22	0.00
South Australia	1	2.63	-68,506.52	1.51	-68,506.52	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	38	100.00	-4,529,891.41	100.00	-119,207.67	47.96

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
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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
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201 Sussex Street
Sydney NSW 2000

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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
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