

Swan Trust Series 2010-1

May 31st 2013 - June 30th 2013

Monthly Information Report

Portfolio: Swan Trust Series 2010-1

Monthly Information Report: May 31st 2013 - June 30th 2013

Amounts denominated in currency of note class

Monthly Payment date: 25 July 2013

Bond report	Class A - AUD	Class AB - AUD	Class B - AUD
ISIN Code	AU3FN0010435	AU3FN0010443	AU3FN0010450
Interest rate *	1-M BBSW	1-M BBSW	1-M BBSW
% Spread per annum *	1.30	1.75	undisclosed
Original Balance	586,000,000.00	23,400,000.00	10,600,000.00
Balance before Payment	226,564,131.88	19,351,007.28	8,765,840.90
Principal Redemption	3,457,484.17	295,306.24	133,771.20
Balance after Payment	223,106,647.71	19,055,701.04	8,632,069.70
Bond Factor before Payment	0.38662821	0.82696612	0.82696612
Monthly Information Report	0.38072807	0.81434620	0.81434620
Interest Payment	765,352.26	72,526.51	35,735.81

* 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
June 2013	254,680,980	-4,809,093	-888,961	1,811,492	0	0	250,794,418

Portfolio Information Cumulative (since Closing Date) - AUD							
Portfolio	Initial balance	Repayments and prepayments	Repurchases	Redraws	Defaulted loans	Substitutions	End of Mortgage Period
Mortgage loans	620,000,000	-402,018,296	-81,336,474	112,863,165	1,286,023	0	250,794,418

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Monthly Calculation Period:	31/05/2013	to	30/06/2013
Monthly Determination Date:	18/07/2013		
Monthly Payment Date:	25/07/2013		30 days

Loan Portfolio Amounts

June 2013

Outstanding principal	254,680,980
Scheduled Principal	862,420
Prepayments	3,946,673
Redraws	1,811,492
Defaulted Loans	-
Loans repurchased by the seller	888,961
Total	250,794,418

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

Monthly Cash Flows

Investor Revenues	
Finance Charge collections	1,144,169
Interest Rate Swap receivable amount	-
Any other non-Principal income	5,188
Principal draws	-
Liquidity Facility drawings	-
Total Investor Revenues	1,149,357
Total Investor Revenues Priority of Payments:	
Taxes **	-
Trustee Fees **	833
Servicing Fee **	64,891
Management Fee **	6,489
Custodian Fee **	-
Other Senior Expenses **	153
i) Interest Rate Swap payable amount **	107,280
ii) Liquidity Facility fees and interest **	2,671
Repayment of Liquidity Facility drawings **	-
Class A Interest Amount **	765,352
Class AB Interest Amount **	72,527
Class B Interest Amount **	35,736
Reimbursing Principal draws	-
Class A Defaulted Amount	-
Class B Defaulted Amount	-
Unreimbursed Class A Charge-Offs	-
Unreimbursed Class B Charge-Offs	-
Subordinated Termination Payments	-
Loss Covered by Excess Spread	-
Income Unitholder	93,425
Total of Interest Amount Payments	1,149,357

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

Principal Collections	
Scheduled Principal repayments	862,420
Unscheduled Principal repayments	2,135,181
Repurchases of (Principal)	888,961
Reimbursement of Principal draws from Investor Revenues	-
Any other Principal income	-
Total Principal Collections	3,886,562
Total Principal Collections Priority of Payments:	
Redraws funded by the seller	-
Redraw Adjusted Principal repayment	-
Class A Principal	3,457,484
Class AB Principal	295,306
Class B Principal	133,771

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Total Principal Priority of Payments	3,886,562
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Additional Information

Liquidity Facility (364 days)	
Available amount	5,000,000
Liquidity Facility drawn amount	-
Interest due on drawn amount	-
Interest payment on drawn amount	-
Repayment of drawn amount	-

	Class A - AUD
Outstanding Balance beginning of the period	226,564,132
Outstanding Balance end of the period	223,106,648
Interest rate	1-M BBSW+1.3
Rating (S&P/Fitch)	AAA/AAA

Charge-off Analysis		Class A
Previous Balance		-
Charge-Off Additions		-
Charge-Off Removals		-
Final Balance		-

	Class AB - AUD
Outstanding Balance beginning of the period	19,351,007
Outstanding Balance end of the period	19,055,701
Interest rate	1-M BBSW+1.75
Rating (S&P/Fitch)	AAA/AAA

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

	Class B - AUD
Outstanding Balance beginning of the period	8,765,841
Outstanding Balance end of the period	8,632,070
Interest rate	1-M BBSW+undisclosed
Rating (S&P/Fitch)	AA-/not rated

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

Key Characteristics of the Mortgage Pool (summary)	Offering Circular	30 June 2013
Number of Loans	4,367	2,241
Min (Interest Rate)	2.93%	2.52%
Max (Interest Rate)	9.29%	7.79%
Weighted Average (Interest Rate)	6.46%	5.88%
Weighted Average Seasoning (Months)	70.74	112.48
Weighted Average Maturity (Months)	284.00	242.86
Original Balance (AUD)	619,936,612	605,163,475
Outstanding Principal Balance (AUD)	619,936,612	250,794,418
Average Loan Size (AUD)	141,959	111,912
Maximum Loan Value (AUD)	542,772	633,589
Current Average Loan-to-Value	43.65%	33.36%
Current Weighted Average Loan-to-Value	55.29%	48.18%
Current Maximum Loan-to-Value	99.00%	95.00%

Counterparty Ratings/Trigger Events	
Perfection of Title Events	
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

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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	6	0.27%	1,069,673.23	0.43%	18,228.95
61-90	4	0.18%	530,291.68	0.21%	13,791.43
91-120	4	0.18%	588,733.77	0.23%	15,999.24
121-150	1	0.04%	136,634.30	0.05%	4,606.49
151-180	1	0.04%	16,536.39	0.01%	1,329.69
>181	7	0.31%	1,187,250.64	0.47%	161,140.79
Grand Total	23	1.03%	3,529,120.01	1.41%	215,096.59

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
6	6	46,806.61	46,806.61	42,142.89	4,663.72	4,163.00	-

CPR Statistics

Annualised Prepayments (CPR)	June 2013
	13.35%

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Interest Rate Distribution Report

	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average
Total Variable	2,209	98.57	-245,403,276	97.85	-111,092	48.05
Fixed (Term Remaining)						
<= 1 Year	12	0.54	-2,225,851	0.89	-185,488	64.03
> 1 Year <= 2 Years	13	0.58	-2,166,534	0.86	-166,656	48.75
> 2 Years <= 3 Years	6	0.27	-811,290	0.32	-135,215	44.67
> 3 Years <= 4 Years	1	0.04	-187,467	0.07	-187,467	46.00
> 4 Years <= 5 Years	0	0.00	0	0.00	0	0.00
> 5 Years	0	0.00	0	0.00	0	0.00
Total Fixed	32	1.43	-5,391,142	2.15	-168,473	54.35
Grand Total	2,241	100.00	-250,794,418	100.00	-111,912	48.18

Loan to Value Ratio Distribution

LVR Tier	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average
<=20%	880	39.27	-37,991,641	15.15	-43,172	12.98
> 20% <= 25%	146	6.51	-15,083,370	6.01	-103,311	23.16
> 25% <= 30%	130	5.80	-15,762,415	6.28	-121,249	28.21
> 30% <= 35%	116	5.18	-13,777,373	5.49	-118,770	32.97
> 35% <= 40%	109	4.86	-14,126,912	5.63	-129,605	37.96
> 40% <= 45%	118	5.27	-18,030,133	7.19	-152,798	43.13
> 45% <= 50%	111	4.95	-16,914,882	6.74	-152,386	48.08
> 50% <= 55%	98	4.37	-15,960,130	6.36	-162,858	52.82
> 55% <= 60%	92	4.11	-15,346,215	6.12	-166,807	57.91
> 60% <= 65%	97	4.33	-15,755,336	6.28	-162,426	62.78
> 65% <= 70%	92	4.11	-18,383,960	7.33	-199,826	68.16
> 70% <= 75%	86	3.84	-17,412,225	6.94	-202,468	72.55
> 75% <= 80%	65	2.90	-13,568,270	5.41	-208,743	78.11
> 80% <= 85%	68	3.03	-14,961,765	5.97	-220,026	82.78
> 85% <= 90%	29	1.29	-6,915,966	2.76	-238,482	87.48
> 90% <= 95%	4	0.18	-803,826	0.32	-200,957	92.96
> 95% <= 100%	0	0.00	0	0.00	0	0.00
Total	2,241	100.00	-250,794,418	100.00	-111,912	48.18

Mortgage Insurer Distribution

Mortgage Insurer	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average
PMI	17	0.76	-2,266,421	0.90	-133,319	48.96
PMI POOL	1,736	77.47	-177,080,808	70.61	-102,005	41.42
WLENDER	488	21.78	-71,447,189	28.49	-146,408	64.92
Total	2,241	100.00	-250,794,418	100.00	-111,912	48.18

Loan Maturity Distribution

Loan Maturity (year)	Number	Number %	Current Balances	Current Balances %	Ave Loan Size	Weighted Average
2013	1	0.04	0	0.00	0	0.00
2014	5	0.22	-19,827	0.01	-3,965	9.10
2015	1	0.04	-34,443	0.01	-34,443	12.00
2016	4	0.18	-35,490	0.01	-8,872	5.64
2017	8	0.36	-122,903	0.05	-15,363	21.52
2018	4	0.18	-89,834	0.04	-22,458	17.53
2019	12	0.54	-209,906	0.08	-17,492	14.63
2020	6	0.27	-267,825	0.11	-44,638	25.31
2021	12	0.54	-594,661	0.24	-49,555	21.75
2022	45	2.01	-2,361,162	0.94	-52,470	32.12
2023	88	3.93	-3,765,778	1.50	-42,793	33.91
2024	100	4.46	-4,916,970	1.96	-49,170	30.35
2025	51	2.28	-2,932,152	1.17	-57,493	28.39
2026	33	1.47	-1,732,841	0.69	-52,510	36.43
2027	52	2.32	-3,918,093	1.56	-75,348	34.11
2028	37	1.65	-2,990,590	1.19	-80,827	39.77
2029	16	0.71	-1,344,358	0.54	-84,022	35.06
2030	19	0.85	-1,407,028	0.56	-74,054	34.76
2031	51	2.28	-4,126,345	1.65	-80,909	39.22
2032	268	11.96	-29,407,928	11.73	-109,731	45.78
2033	447	19.95	-54,596,662	21.77	-122,140	46.09
2034	355	15.84	-45,839,742	18.28	-129,126	51.33
2035	209	9.33	-28,958,339	11.55	-138,557	53.36
2036	337	15.04	-48,117,055	19.19	-142,781	56.08
2037	44	1.96	-7,560,791	3.01	-171,836	54.84
2038	9	0.40	-1,178,586	0.47	-130,954	27.78
2039	6	0.27	-1,180,196	0.47	-196,699	26.36
2040	5	0.22	-484,246	0.19	-96,849	21.05
2041	8	0.36	-1,062,074	0.42	-132,759	17.59
2042	5	0.22	-1,101,853	0.44	-220,371	59.28
2043	3	0.13	-436,740	0.17	-145,580	32.67
Total	2,241	100.00	-250,794,418	100.00	-111,912	48.18

Loan Purpose Distribution

Loan Purpose	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
Construction	85	3.79	-7,688,621	3.07	-90,454	43.88
Other	28	1.25	-2,689,036	1.07	-96,037	40.00
Purchase	1,706	76.13	-192,441,435	76.73	-112,803	49.38
Refinance	372	16.60	-44,337,371	17.68	-119,186	46.01
Renovation	49	2.19	-3,099,998	1.24	-63,265	26.03
Vacantland	1	0.04	-537,958	0.21	-537,958	28.00
Total	2,241	100.00	-250,794,418	100.00	-111,912	48.18

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	0.00	0	0.00
> 6 Months <= 9 Months	0	0.00	0	0.00	0	0.00
> 9 Months <= 12 Months	0	0.00	0	0.00	0	0.00
> 12 Months <= 18 Months	0	0.00	0	0.00	0	0.00
> 18 Months <= 24 Months	0	0.00	0	0.00	0	0.00
> 24 Months <= 36 Months	0	0.00	0	0.00	0	0.00
> 36 Months <= 48 Months	0	0.00	0	0.00	0	0.00
> 48 Months <= 60 Months	0	0.00	0	0.00	0	0.00
> 60 Months	2,241	100.00	-250,794,418	100.00	-111,912	48.18
Total	2,241	100.00	-250,794,418	100.00	-111,912	48.18

Loan Size Distribution

Loan Size	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
<= 50,000	722	32.22	-12,402,922.02	4.95	-17,178.56	17.16
>50,000 <= 100,000	461	20.57	-34,900,012.20	13.92	-75,705.02	32.76
>100,000 <= 150,000	388	17.31	-48,332,506.17	19.27	-124,568.31	42.22
>150,000 <= 200,000	267	11.91	-46,623,069.23	18.59	-174,618.24	51.40
>200,000 <= 250,000	192	8.57	-42,614,327.45	16.99	-221,949.62	55.30
>250,000 <= 300,000	103	4.60	-28,078,844.34	11.20	-272,610.14	60.05
>300,000 <= 350,000	72	3.21	-23,311,894.53	9.30	-323,776.31	64.16
>350,000 <= 400,000	21	0.94	-7,743,282.62	3.09	-368,727.74	51.41
>400,000 <= 450,000	9	0.40	-3,788,730.80	1.51	-420,970.09	50.32
>450,000 <= 500,000	4	0.18	-1,827,282.51	0.73	-456,820.63	65.30
>500,000 <= 550,000	1	0.04	-537,957.65	0.21	-537,957.65	28.00
>550,000	1	0.04	-633,588.93	0.25	-633,588.93	46.00
Total	2,241	100.00	-250,794,418	100.00	-111,911.83	48.18

Occupancy Type Distribution

Occupancy Type	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
Investment	633	28.25	-76,035,456.18	30.32	-120,119.20	45.65
Owner Occupied	1,608	71.75	-174,758,962.27	69.68	-108,680.95	49.29
Total	2,241	100.00	-250,794,418	100.00	-111,911.83	48.18

Property Type Distribution

Property Type	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
Detached	1,821	81.26	-200,568,543.06	79.97	-110,141.98	46.40
Duplex	13	0.58	-1,272,283.39	0.51	-97,867.95	48.97
Semi Detached	35	1.56	-4,052,547.94	1.62	-115,787.08	50.35
Unit	372	16.60	-44,901,044.06	17.90	-120,701.73	55.93
Total	2,241	100.00	-250,794,418	100.00	-111,911.83	48.18

Geographical Distribution - by State

State	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
WA	1,139	50.83	-100,922,301.66	40.24	-88,606.06	39.11
NSW	534	23.83	-85,662,280.13	34.16	-160,416.25	54.21
Queensland	143	6.38	-18,166,575.47	7.24	-127,038.99	55.58
South Australia	76	3.39	-6,725,149.37	2.68	-88,488.81	53.95
Victoria	311	13.88	-34,910,391.31	13.92	-112,252.06	55.08
ACT	17	0.76	-2,332,092.35	0.93	-137,181.90	48.24
Northern Territory	3	0.13	-279,311.56	0.11	-93,103.85	29.17
Tasmania	18	0.80	-1,796,316.60	0.72	-99,795.37	42.86
NONE	0	0.00	0.00	0.00	0.00	0.00
Total	2,241	100.00	-250,794,418	100.00	-111,911.83	48.18

Portfolio: Swan Trust Series 2010-1

Transaction parties

Issuer

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

Security Trustee

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

Seller and Servicer

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

Trust Manager

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

Monthly Information Report

Commonwealth Bank of Australia
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Arranger and Joint Lead Managers

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