Swan Trust Series 2010-2

31st May 2013 - 30th June 2013

Monthly Information Report

Portfolio: **Swan Trust Series 2010-2**

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

Amounts denominated in currency of note class

Monthly Payment date: **25 July 2013**

Bond report	Class A1 - AUD	Class A2- AUD	Class A3 - AUD	Class AB - AUD	Class AC - AUD	Class B - AUD
ISIN Code	AU3FN0012191	AU3FN0012209	AU3CB0164937	AU3FN0012217	AU3FN0012225	AU3FN0012233
Interest rate *	1-M BBSW	1-M BBSW	FIXED (5 yrs)	1-M BBSW	1-M BBSW	1-M BBSW
% Spread per annum *	1.00	1.30		2.00	2.50	undisclosed
Fixed Note Coupon %						
Original Balance	477,000,000.00	234,000,000.00	210,000,000.00	39,000,000.00	20,000,000.00	20,000,000.00
Balance before Payment	89,587,370.64	104,862,456.88	210,000,000.00	37,970,914.65	19,472,263.92	20,000,000.00
Principal Redemption	8,625,283.55	2,875,094.52	0.00	1,079,688.61	553,686.47	0.00
Balance after Payment	80,962,087.09	101,987,362.36	210,000,000.00	36,891,226.03	18,918,577.45	20,000,000.00
Bond Factor before Payment	0.18781419	0.44813016	1.00000000	0.97361320	0.97361320	1.00000000
Bond Factor after Payment	0.16973184	0.43584343	1.00000000	0.94592887	0.94592887	1.00000000
Interest Payment	280,543.46	354,234.00	0.00	150,115.15	84,984.43	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
Jun-13	481,893,006.09	-15,305,632.26	-2,560,413.19	4,732,292.30	0	0	468,759,252.94

Portfolio Information Cumulative (since Closing Date) - AUD							
Portfolio	Initial balance	Repayments and prepayments	Repurchases	Redraws	Defaulted loans	Substitutions	End of Mortgage Period
Mortgage loans	999,998,565.22	-583,301,696.07	-133,056,378.33	185,118,762.12	0	0	468,759,252.94

Portfolio: Swan Trust Series 2010-2

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

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	Jun-13
Outstanding principal	481,893,006.09
Scheduled Principal	2,007,415.10
Prepayments	13,298,217.16
Redraws	4,732,292.30
Defaulted Loans	-
Loans repurchased by the seller	2,560,413.19
Total	**468,759,252.94**

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

Monthly Cash Flows

Investor Revenues		
Finance Charge collections	2,164,092.48	
Interest Rate Swap receivable amount	0.00	
Any other non-Principal income	19,851.13	
Principal draws	0.00	
Liquidity Facility drawings	0.00	
Total Investor Revenues	**2,183,943.61**	
Total Investor Revenues Priority of Payments:		
Taxes **		-
Trustee Fees **		1,575.72
Servicing Fee **		122,783.70
Management Fee **		12,278.37
Custodian Fee **		-
Other Senior Expenses **		125.69
Interest Rate Swap payable amount **		206,460.09
Liquidity Facility fees and interest **		5,342.47
Repayment of Liquidity Facility drawings **		-
Class A1 Interest Amount **		280,543.46
Class A2 Interest Amount **		354,234.00
Class A3 Interest Amount (allocation to swap)**		730,009.75
Redraw Notes Interest Amount		-
Class AB Interest Amount **		150,115.15
Class AC Interest Amount **		84,984.43
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		-
Class B Interest Amount		
Excess Distributions to Income Unitholder		127,655.16
Total of Interest Amount Payments		**2,183,943.61**

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

Portfolio: Swan Trust Series 2010-2

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

Principal Collections		
Scheduled Principal repayments	2,007,415.10	
Unscheduled Principal repayments	8,565,924.86	
Repurchases of (Principal)	2,560,413.19	
Reimbursement of Principal draws from Investor Revenues	-	
Any other Principal income	-	
Total Principal Collections	**13,133,753.15**	
Total Principal Collections Priority of Payments:		
Pricipal Draw		-
Redraw Notes repayment		-
Class A1 Principal		8,625,283.55
Class A2 Principal		2,875,094.52
Class A3 Principal		-
Class AB Principal		1,079,688.61
Class AC Principal		553,686.47
Class B Principal		-
Total Principal Priority of Payments		**13,133,753.15**

Additional Information

Liquidity Facility (364 days)	
Available amount	10,000,000
Liquidity Facility drawn amount	0
Interest due on drawn amount	0
Interest payment on drawn amount	0
Repayment of drawn amount	0

	Class A1 - AUD
Outstanding Balance beginning of the period	89,587,371
Outstanding Balance end of the period	80,962,087
Interest rate	1-M BBSW+1%
Rating (S&P/Fitch)	AAA(sf)/AAAsf

Charge-off Analysis	Class A1 - AUD
Previous Balance	0
Charge-Off Additions	0
Charge-Off Removals	0
Final Balance	0

	Class A2- AUD
Outstanding Balance beginning of the period	104,862,457
Outstanding Balance end of the period	101,987,362
Interest rate	1-M BBSW+1.3%
Rating (S&P/Fitch)	AAA(sf)/AAAsf

Charge-off Analysis	Class A2- AUD
Previous Balance	0
Charge-Off Additions	0
Charge-Off Removals	0
Final Balance	0

	Class A3 - AUD
Outstanding Balance beginning of the period	210,000,000
Outstanding Balance end of the period	210,000,000
Interest rate	FIXED (5 yrs) @ %
Rating (S&P/Fitch)	AAA(sf)/AAAsf

Charge-off Analysis	Class A3 - AUD
Previous Balance	0
Charge-Off Additions	0
Charge-Off Removals	0
Final Balance	0

	Class AB - AUD
Outstanding Balance beginning of the period	39,000,000
Outstanding Balance end of the period	36,891,226
Interest rate	1-M BBSW+2%
Rating (S&P/Fitch)	AAA(sf)/AAAsf

Portfolio: Swan Trust Series 2010-2

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Charge-off Analysis	Class AB - AUD
Previous Balance	0
Charge-Off Additions	0
Charge-Off Removals	0
Final Balance	0

	Class AC - AUD
Outstanding Balance beginning of the period	20,000,000
Outstanding Balance end of the period	18,918,577
Interest rate	1-M BBSW+2.5%
Rating (S&P/Fitch)	AAA(sf)/AAAsf

Charge-off Analysis	Class AC - AUD
Previous Balance	0
Charge-Off Additions	0
Charge-Off Removals	0
Final Balance	0

	Class B - AUD
Outstanding Balance beginning of the period	20,000,000
Outstanding Balance end of the period	20,000,000
Interest rate	undisclosed
Rating (S&P/Fitch)	NR / NR

Charge-off Analysis	Class B - AUD
Previous Balance	0
Charge-Off Additions	0
Charge-Off Removals	0
Final Balance	0

Key Characteristics of the Mortgage Pool (summary)	Offering Circular	30 June 2013
Number of Loans	4,690	2,606
Min (Interest Rate)	5.19%	4.94%
Max (Interest Rate)	9.29%	9.29%
Weighted Average (Interest Rate)	7.15%	5.70%
Weighted Average Seasoning (Months)	32.50	64.73
Weighted Average Maturity (Months)	326.25	295.41
Original Balance (AUD)	999,998,565	481,893,006
Outstanding Principal Balance (AUD)	999,998,565	468,759,253
Average Loan Size (AUD)	213,219	179,877
Maximum Loan Value (AUD)	971,546	831,057
Current Average Loan-to-Value	54.00%	42.69%
Current Weighted Average Loan-to-Value	61.56%	54.89%
Current Maximum Loan-to-Value	95.00%	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
Seller's long term credit rating downgraded below BBB by S&P or BBB by Fitch	AA-/AA-
Collection Account (Commonwealth Bank of Australia)	
Short-Term Rating (S&P/Fitch)	A-1+/F1+
Rating Requirement (S&P/Fitch)	A-1/F1
Mortgage Insurance Provider (QBE Lender's Mortgage insurance)	
Long-Term Rating (S&P/Fitch)	AA-/AA-
Liquidity Facility Provider (Commonwealth Bank of Australia)	
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	3	0.12%	702,009.00	0.15%	11,072.04
61-90	3	0.12%	791,711.79	0.17%	16,679.99
91-120	1	0.04%	224,481.37	0.05%	5,865.79
121-150	1	0.04%	215,685.00	0.05%	7,207.47
151-180	2	0.08%	527,052.80	0.11%	15,986.40
>181	3	0.12%	413,131.98	0.09%	40,715.78
Grand Total	13	0.50%	2,874,071.94	0.61%	97,527.47

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	0	-	-	-	-	-	-

Default Statistics Since Closing

Defaulted Loans	Properties Foreclosed	Loss on Sale of Property	Claims Submitted to Insurer	Claims Paid by Insurer	Claims Denied by Insurer	Loss Covered by Excess Spread	Loss Charged off to Noted
2	2	46,729.63	47,618.33	47,618.33	-	-	-

CPR Statistics

Annualised Prepayments (CPR)	Jun-13
	24.45%

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Interest Rate Distribution Report

	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
Total Variable	2,555	98.04	-456,433,725.94	97.37	-178,643.34	54.76
Fixed (Term Remaining)						
<= 1 Year	18	0.69	-4,488,637.62	0.96	-249,368.76	61.48
> 1 Year <= 2 Years	14	0.54	-3,683,099.12	0.79	-263,078.51	52.74
> 2 Years <= 3 Years	16	0.61	-3,345,654.29	0.71	-209,103.39	61.35
> 3 Years <= 4 Years	1	0.04	-158,351.30	0.03	-158,351.30	74.00
> 4 Years <= 5 Years	2	0.08	-649,784.67	0.14	-324,892.34	68.89
> 5 Years	0	0.00	0.00	0.00	0.00	0.00
Total Fixed	51	1.96	-12,325,527.00	2.63	-241,677.00	59.39
Grand Total	**2,606**	**100.00**	**-468,759,252.94**	**100.00**	**-179,876.92**	**54.89**

Loan to Value Ratio Distribution

LVR Tier	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
<=20%	664	25.48	-34,325,159.70	7.32	-51,694.52	13.35
> 20% <= 25%	136	5.22	-20,184,944.04	4.31	-148,418.71	23.29
> 25% <= 30%	148	5.68	-21,525,827	4.59	-145,444.77	28.14
> 30% <= 35%	138	5.30	-24,800,568.67	5.29	-179,714.27	33.45
> 35% <= 40%	138	5.30	-27,054,005.61	5.77	-196,043.52	38.04
> 40% <= 45%	138	5.30	-27,230,717.06	5.81	-197,324.04	43.05
> 45% <= 50%	176	6.75	-37,047,234.92	7.90	-210,495.65	47.93
> 50% <= 55%	152	5.83	-33,387,948.27	7.12	-219,657.55	53.09
> 55% <= 60%	145	5.56	-35,507,774.50	7.57	-244,881.20	58.03
> 60% <= 65%	133	5.10	-34,029,353.96	7.26	-255,859.80	63.16
> 65% <= 70%	153	5.87	-39,424,390.81	8.41	-257,675.76	67.86
> 70% <= 75%	149	5.72	-40,977,176.76	8.74	-275,014.61	73.14
> 75% <= 80%	143	5.49	-41,133,590.20	8.77	-287,647.48	78.08
> 80% <= 85%	68	2.61	-18,334,152.41	3.91	-269,619.89	83.05
> 85% <= 90%	112	4.30	-30,205,931.54	6.44	-269,695.82	88.31
> 90% <= 95%	13	0.50	-3,590,477.87	0.77	-276,190.61	92.23
> 95% <= 100%	0	0.00	0.00	0.00	0.00	0.00
Total	**2,606**	**100.00**	**-468,759,252.94**	**100.00**	**-179,876.92**	**54.89**

Mortgage Insurer Distribution

Mortgage Insurer	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
NONE	2,180	83.65	-370,110,957.03	78.96	-169,775.67	48.87
PMI	265	10.17	-64,106,001.08	13.68	-241,909.44	77.98
WLENDER	161	6.18	-34,542,294.83	7.37	-214,548.42	76.46
Total	**2,606**	**100.00**	**-468,759,252.94**	**100.00**	**-179,876.92**	**54.89**

Loan Maturity Distribution

Loan Maturity (year)	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
2015	2	0.08	-39,666.78	0.01	-19,833.39	5.82
2016	1	0.04	-11,447.27	0.00	-11,447.27	7.00
2017	2	0.08	-88,806.73	0.02	-44,403.37	9.76
2018	2	0.08	-32,516.84	0.01	-16,258.42	7.02
2019	6	0.23	-151,301.11	0.03	-25,216.85	7.46
2020	4	0.15	-181,927.14	0.04	-45,481.79	20.26
2021	10	0.38	-590,697.14	0.13	-59,069.71	27.34
2022	9	0.35	-399,827.87	0.09	-44,425.32	25.14
2023	16	0.61	-935,667.58	0.20	-58,479.22	27.62
2024	42	1.61	-2,769,341.42	0.59	-65,936.70	28.05
2025	37	1.42	-2,025,298.74	0.43	-54,737.80	32.14
2026	25	0.96	-1,387,924.10	0.30	-55,516.96	28.28
2027	11	0.42	-921,071.38	0.20	-83,733.76	20.42
2028	10	0.38	-1,341,459.36	0.29	-134,145.94	47.04
2029	21	0.81	-2,783,935.37	0.59	-132,568.35	46.59
2030	15	0.58	-1,236,407.68	0.26	-82,427.18	30.21
2031	35	1.34	-2,452,101.01	0.52	-70,060.03	35.71
2032	38	1.46	-3,596,431.07	0.77	-94,642.92	40.43
2033	26	1.00	-3,955,933.06	0.84	-152,151.27	43.11
2034	57	2.19	-9,203,869.37	1.96	-161,471.39	42.06
2035	43	1.65	-7,221,407.50	1.54	-167,939.71	50.23
2036	161	6.18	-29,300,470.84	6.25	-181,990.50	55.17
2037	309	11.86	-67,275,406.29	14.35	-217,719.76	65.54
2038	472	18.11	-90,481,469.57	19.30	-191,698.03	55.87
2039	1,235	47.39	-237,688,333.72	50.71	-192,460.19	54.38
2040	1	0.04	-144,610.46	0.03	-144,610.46	39.00
2041	4	0.15	-759,157.12	0.16	-189,789.28	21.23
2042	9	0.35	-1,555,531.82	0.33	-172,836.87	35.03
2043	3	0.12	-227,234.60	0.05	-75,744.87	12.40
Total	**2,606**	**100.00**	**-468,759,252.94**	**100.00**	**-179,876.92**	**54.89**

Loan Purpose Distribution

Loan Purpose	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
Construction	134	5.14	-25,573,423.54	5.46	-190,846.44	54.01
Purchase	1,501	57.60	-276,513,270.93	58.99	-184,219.37	58.39
Refinance	941	36.11	-163,364,045.92	34.85	-173,606.85	49.43
Renovation	30	1.15	-3,308,512.55	0.71	-110,283.75	38.62
Total	**2,606**	**100.00**	**-468,759,252.94**	**100.00**	**-179,876.92**	**54.89**

Loan Seasoning Distribution

Loan Seasoning	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
> 3 Months <= 6 Months	0	0.00	0.00	0.00	0.00	0.00
> 6 Months <= 9 Months	0	0.00	0.00	0.00	0.00	0.00
> 9 Months <= 12 Months	0	0.00	0.00	0.00	0.00	0.00
> 12 Months <= 18 Months	0	0.00	0.00	0.00	0.00	0.00
> 18 Months <= 24 Months	0	0.00	0.00	0.00	0.00	0.00
> 24 Months <= 36 Months	0	0.00	0.00	0.00	0.00	0.00
> 36 Months <= 48 Months	576	22.10	-114,481,178.40	24.42	-198,752.05	55.68
> 48 Months <= 60 Months	897	34.42	-158,053,592.87	33.72	-176,202.44	53.24
> 60 Months	1,133	43.48	-196,224,481.67	41.86	-173,190.19	55.75
Total	**2,606**	**100.00**	**-468,759,252.94**	**100.00**	**-179,876.92**	**54.89**

Loan Size Distribution

Loan Size	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
<= 50,000	456	17.50	-8,120,183.91	1.73	-17,807.42	15.22
>50,000 <= 100,000	354	13.58	-26,949,967.74	5.75	-76,129.85	27.33
>100,000 <= 150,000	365	14.01	-46,229,780.99	9.86	-126,656.93	38.68
>150,000 <= 200,000	379	14.54	-66,306,380.45	14.15	-174,950.87	50.72
>200,000 <= 250,000	361	13.85	-81,376,522.07	17.36	-225,419.73	58.13
>250,000 <= 300,000	266	10.21	-73,046,320.73	15.58	-274,610.23	62.37
>300,000 <= 350,000	179	6.87	-57,768,162.49	12.32	-322,727.16	61.66
>350,000 <= 400,000	110	4.22	-41,171,896.69	8.78	-374,289.97	65.06
>400,000 <= 450,000	53	2.03	-22,270,192.68	4.75	-420,192.31	62.46
>450,000 <= 500,000	35	1.34	-16,553,533.53	3.53	-472,958.10	57.21
>500,000 <= 550,000	16	0.61	-8,374,988.37	1.79	-523,436.77	61.46
>550,000	32	1.23	-20,591,323.29	4.39	-643,478.85	64.92
Total	**2,606**	**100.00**	**-468,759,252.94**	**100.00**	**-179,876.92**	**54.89**

Occupancy Type Distribution

Occupancy Type	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
Investment	522	20.03	-95,623,030.84	20.40	-183,185.88	49.48
Owner Occupied	2,084	79.97	-373,136,222.10	79.60	-179,048.09	56.27
Total	**2,606**	**100.00**	**-468,759,252.94**	**100.00**	**-179,876.92**	**54.89**

Property Type Distribution

Property Type	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
Detached	2,058	78.97	-375,266,734.45	80.06	-182,345.35	53.61
Duplex	7	0.27	-895,706.54	0.19	-127,958.08	31.47
Semi Detached	65	2.49	-13,031,915.32	2.78	-200,491.00	61.14
Unit	476	18.27	-79,564,896.63	16.97	-167,153.14	60.14
Total	**2,606**	**100.00**	**-468,759,252.94**	**100.00**	**-179,876.92**	**54.89**

Geographical Distribution - by State

State	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
WA	1,103	42.33	-180,383,549.02	38.48	-163,539.03	49.51
NSW	763	29.28	-154,182,114.09	32.89	-202,073.54	57.00
Queensland	159	6.10	-31,618,895.22	6.75	-198,860.98	63.38
South Australia	27	1.04	-2,881,325.46	0.61	-106,715.76	51.02
Victoria	519	19.92	-93,551,829.68	19.96	-180,254.01	58.72
ACT	18	0.69	-3,795,839.94	0.81	-210,880.00	57.99
Northern Territory	1	0.04	-155,464.88	0.03	-155,464.88	36.00
Tasmania	16	0.61	-2,190,234.65	0.47	-136,889.67	63.76
NONE	0	0.00	0.00	0.00	0.00	0.00
Total	**2,606**	**100.00**	**-468,759,252.94**	**100.00**	**-179,876.92**	**54.89**

Portfolio: Swan Trust Series 2010-2

Transaction parties

Issuer
Perpetual Trustee Company 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

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

Co-Manager
Deutsche Bank AG, Sydney Branch
Level 16
Deutsche Bank Place
Corner of Hunter and Phillip Streets
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

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

Trust Manager
Securitisation Advisory Services Pty Limited
Ground Floor 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

Joint Lead Manager
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