Swan Trust Series 2010-2

July 31st 2019 - August 30th 2019

Monthly Information Report

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

Monthly Information Report: **July 31st 2019 - August 30th 2019**

Amounts denominated in currency of note class

Monthly Payment date: **25 September 2019**

Bond report	Class A1 - AUD	Class A2- AUD	Class A3 - AUD	Class A3-R - AUD	Class AB - AUD	Class AC - AUD	Class B - AUD
ISIN Code	AU3FN0012191	AU3FN0012209	AU3CB0164937	AU3FN0029492	AU3FN0012217	AU3FN0012225	AU3FN0012233
Interest rate *	1-M BBSW	1-M BBSW	FIXED (5 yrs)	1-M BBSW	1-M BBSW	1-M BBSW	1-M BBSW
% Spread per annum *	1.00	1.30		1.00	2.00	2.50	undisclosed
Fixed Note Coupon %			7.00				
Original Balance	477,000,000.00	234,000,000.00	210,000,000.00	190,000,000.00	39,000,000.00	20,000,000.00	20,000,000.00
Balance before Payment	0.00	0.00	0.00	73,658,965.95	6,915,315.86	3,546,315.83	20,000,000.00
Principal Redemption	0.00	0.00	0.00	1,911,665.85	179,472.70	92,037.28	0.00
Balance after Payment	0.00	0.00	0.00	71,747,300.10	6,735,843.17	3,454,278.55	20,000,000.00
Bond Factor before Payment	0.00000000	0.00000000	0.00000000	0.38767877	0.17731579	0.17731579	1.00000000
Bond Factor after Payment	0.00000000	0.00000000	0.00000000	0.37761737	0.17271393	0.17271393	1.00000000
Interest Payment	0.00	0.00	0.00	123,383.81	17,267.45	10,312.49	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	104,120,597.64	-3,106,256.26	-221,616.03	1,144,696.47	-	-	101,937,421.82

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	-1,059,864,536.34	-194,844,417.75	356,647,810.69	-	-	101,937,421.82

Portfolio: Swan Trust Series 2010-2

Monthly Information Report: July 31st 2019 - August 30th 2019

Monthly Calculation Period:	31/07/2019	to	30/08/2019
Monthly Determination Date:	18/09/2019		
Monthly Payment Date:	25/09/2019		30 days

Loan Portfolio Amounts	Aug-19
Outstanding principal	104,120,597.64
Scheduled Principal	304,634.16
Prepayments	2,801,622.10
Redraws	1,144,696.47
Defaulted Loans	-
Loans repurchased by the seller	221,616.03
Total	**101,937,421.82**

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

Monthly Cash Flows

Investor Revenues		
Finance Charge collections	373,503.14	
Interest Rate Swap receivable amount	-	
Any other non-Principal income	2,063.00	
Principal draws	-	
Liquidity Facility drawings	-	
Total Investor Revenues	**375,566.14**	
Total Investor Revenues Priority of Payments:		
Taxes **		-
Trustee Fees **		386.67
Servicing Fee **		26,529.36
Management Fee **		2,652.94
Custodian Fee **		-
Other Senior Expenses **		197.71
Interest Rate Swap payable amount **		123,562.92
Liquidity Facility fees and interest **		1,849.32
Repayment of Liquidity Facility drawings **		-
Class A1 Interest Amount **		-
Class A2 Interest Amount **		-
Class A3-R Interest Amount **		123,383.81
Redraw Notes Interest Amount		-
Class AB Interest Amount **		17,267.45
Class AC Interest Amount **		10,312.49
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		-
Total of Interest Amount Payments		**375,566.14**

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

Portfolio: Swan Trust Series 2010-2

Monthly Information Report: July 31st 2019 - August 30th 2019

Principal Collections		
Scheduled Principal repayments	304,634.16	
Unscheduled Principal repayments	1,656,925.63	
Repurchases of (Principal)	221,616.03	
Reimbursement of Principal draws from Investor Revenues	-	
Excess Class A3-R Principal in Collections Account	-	
Issuance of Class A3-R Notes	-	
Principal in Guaranteed Investment Contract Account	-	
Total Principal Collections	**2,183,175.82**	
Total Principal Collections Priority of Payments:		
Pricipal Draw		-
Redraw Notes repayment		-
Class A1 Principal		-
Class A2 Principal		-
Class A3-R Principal		1,911,665.85
Principal Payment to Guaranteed Investment Contract Account		-
Class AB Principal		179,472.70
Class AC Principal		92,037.28
Class B Principal		-
Excess Class A3-R Principal in Collections Account		-
Total Principal Priority of Payments		**2,183,175.82**

Additional Information

Liquidity Facility (364 days)	
Available amount	2,500,000.00
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%
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	1-M BBSW+1.3%
Rating (S&P/Fitch)	AAA(sf)/AAAsf

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

	Class A3 - AUD
Outstanding Balance beginning of the period	-
Outstanding Balance end of the period	-
Interest rate	FIXED (5 yrs)+7%
Rating (S&P/Fitch)	AAA(sf)/AAAsf

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

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	Class A3-R - AUD
Outstanding Balance beginning of the period	73,658,966
Outstanding Balance end of the period	71,747,300
Interest rate	1-M BBSW+1 %
Rating (S&P/Fitch)	AAA(sf)/AAAsf

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

	Class AB - AUD
Outstanding Balance beginning of the period	6,915,316
Outstanding Balance end of the period	6,735,843
Interest rate	1-M BBSW+2%
Rating (S&P/Fitch)	AAA(sf)/AAAsf

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

	Class AC - AUD
Outstanding Balance beginning of the period	3,546,316
Outstanding Balance end of the period	3,454,279
Interest rate	1-M BBSW+2.5%
Rating (S&P/Fitch)	AAA(sf)/AAAsf

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

	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	-
Charge-Off Additions	-
Charge-Off Removals	-
Final Balance	-

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Key Characteristics of the Mortgage Pool (summary)	Offering Circular	30 August 2019
Number of Loans	4,690	850
Min (Interest Rate)	5.19%	3.19%
Max (Interest Rate)	9.29%	5.98%
Weighted Average (Interest Rate)	7.15%	4.30%
Weighted Average Seasoning (Months)	32.50	138.82
Weighted Average Maturity (Months)	326.25	224.96
Original Balance (AUD)	999,998,565.22	104,120,597.64
Outstanding Principal Balance (AUD)	999,998,565.22	101,937,421.82
Average Loan Size (AUD)	213,219.00	119,926.38
Maximum Loan Value (AUD)	971,546.00	841,180.72
Current Average Loan-to-Value	54.00%	28.50%
Current Weighted Average Loan-to-Value	61.56%	46.22%
Current Maximum Loan-to-Value	95.00%	195.00%

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	0.35%	863,462.31	0.85%	14,470.40
61-90	0	0.00%	-	0.00%	-
91-120	2	0.24%	403,238.77	0.40%	12,158.03
121-150	1	0.12%	172,019.10	0.17%	6,061.99
151-180	0	0.00%	-	0.00%	-
>181	3	0.35%	639,398.47	0.63%	249,757.29
Grand Total	9	1.06%	2,078,118.65	2.04%	282,447.71

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	Loss Covered by Bankwest
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	Loss Covered by Bankwest
8	7	304,064.71	304,953.41	304,953.41	-	-	-	-

CPR Statistics

Annualised Prepayments (CPR)	Aug-19
	19.63%

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Interest Rate Distribution Report

	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
Total Variable	829	97.53	-97,714,940.46	95.86	-117,870.86	46.17
Fixed (Term Remaining)						
<= 1 Year	5	0.59	-913,397.37	0.90	-182,679.47	33.90
>1 Year <=2 Years	11	1.29	-2,424,565.12	2.38	-220,415.01	54.72
>2 Year <=3 Years	5	0.59	-884,518.87	0.87	-176,903.77	41.43
>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	21	2.47	-4,222,481.36	4.14	-201,070.54	47.43
Grand Total	**850**	**100.00**	**-101,937,421.82**	**100.00**	**-119,926.38**	**46.22**

Loan to Value Ratio Distribution

LVR Tier	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
<=20%	388	45.65	-14,777,942.52	14.50	-38,087.48	12.46
> 20% <= 25%	48	5.65	-7,168,847.32	7.03	-149,350.99	23.42
> 25% <= 30%	52	6.12	-6,485,975	6.36	-124,730.29	27.89
> 30% <= 35%	51	6.00	-7,309,451.87	7.17	-143,322.59	32.68
> 35% <= 40%	42	4.94	-6,753,052.84	6.62	-160,786.97	37.92
> 40% <= 45%	31	3.65	-5,175,520.83	5.08	-166,952.28	42.83
> 45% <= 50%	41	4.82	-7,939,335.38	7.79	-193,642.33	47.55
> 50% <= 55%	44	5.18	-9,345,336.80	9.17	-212,394.02	53.04
> 55% <= 60%	32	3.76	-7,374,196.75	7.23	-230,443.65	57.78
> 60% <= 65%	30	3.53	-6,915,846.83	6.78	-230,528.23	62.46
> 65% <= 70%	26	3.06	-6,644,902.57	6.52	-255,573.18	67.97
> 70% <= 75%	34	4.00	-7,532,572.33	7.39	-221,546.24	73.03
> 75% <= 80%	21	2.47	-5,486,548.87	5.38	-261,264.23	77.22
> 80% <= 85%	6	0.71	-1,784,247.25	1.75	-297,374.54	83.02
> 85% <= 90%	2	0.24	-508,548.63	0.50	-254,274.32	87.01
> 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%	2	0.24	-735,096.18	0.72	-367,548.09	153.83
Total	**850**	**100.00**	**-101,937,421.82**	**100.00**	**-119,926.38**	**46.22**

Mortgage Insurer Distribution

Mortgage Insurer	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
PMI	73	8.59	-14,607,798.92	14.33	-200,106.83	67.33
PMI POOL	737	86.71	-81,062,320.78	79.52	-109,989.58	40.93
WLENDER	40	4.71	-6,267,302.12	6.15	-156,682.55	65.51
Total	**850**	**100.00**	**-101,937,421.82**	**100.00**	**-119,926.38**	**46.22**

Loan Maturity Distribution

Loan Maturity (year)	Number	Number %	Current Balances	Current Balances %	Average Loan Size	Weighted Average LVR %
2020	1	0.12	-4,054.87	0.00	-4,054.87	3.00
2022	2	0.24	-23,253.77	0.02	-11,626.89	8.97
2023	7	0.82	-160,359.17	0.16	-22,908.45	15.78
2024	13	1.53	-334,639.03	0.33	-25,741.46	13.87
2025	15	1.76	-385,118.23	0.38	-25,674.55	28.13
2026	8	0.94	-77,990.01	0.08	-9,748.75	23.29
2027	6	0.71	-305,976.92	0.30	-50,996.15	13.26
2028	6	0.71	-421,861.99	0.41	-70,310.33	30.49
2029	10	1.18	-276,853.64	0.27	-27,685.36	17.26
2030	5	0.59	-109,754.26	0.11	-21,950.85	32.90
2031	15	1.76	-573,507.75	0.56	-38,233.85	27.02
2032	12	1.41	-416,343.46	0.41	-34,695.29	22.70
2033	6	0.71	-779,551.33	0.77	-129,925.22	33.57
2034	20	2.35	-1,583,138.14	1.55	-79,156.91	38.83
2035	18	2.12	-2,435,920.24	2.39	-135,328.90	42.59
2036	48	5.65	-5,905,828.83	5.79	-123,038.10	47.45
2037	110	12.94	-17,253,996.25	16.93	-156,854.51	57.11
2038	167	19.65	-20,463,427.81	20.08	-122,535.50	47.79
2039	367	43.18	-48,272,265.25	47.36	-131,532.06	44.67
2040	1	0.12	-134,311.53	0.13	-134,311.53	38.00
2041	1	0.12	-3,621.61	0.00	-3,621.61	0.00
2042	1	0.12	-87,615.13	0.09	-87,615.13	8.00
2043	3	0.35	-228,353.12	0.22	-76,117.71	19.21
2044	1	0.12	-206,385.64	0.20	-206,385.64	47.00
2045	2	0.24	-167,905.69	0.17	-83,952.85	9.22
2047	2	0.24	-715,201.70	0.70	-357,600.85	20.28
2048	1	0.12	-96,801.17	0.10	-96,801.17	28.00
2049	2	0.24	-513,385.28	0.50	-256,692.64	22.29
Total	**850**	**100.00**	**-101,937,421.82**	**100.00**	**-119,926.38**	**46.22**

Loan Purpose Distribution

Loan Purpose	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
Purchase	464	54.59	-55,798,752.68	54.74	-120,255.93	49.41
Refinance	339	39.88	-40,525,112.01	39.75	-119,543.10	42.18
Renovation	4	0.47	-415,105.61	0.41	-103,776.40	45.56
Construction	43	5.06	-5,198,451.52	5.10	-120,894.22	43.61
Total	**850**	**100.00**	**-101,937,421.82**	**100.00**	**-119,926.38**	**46.22**

Loan Seasoning Distribution

Loan Seasoning Distribution	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave 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	850	100.00	-101,937,421.82	100.00	-119,926.38	46.22
Total	**850**	**100.00**	**-101,937,421.82**	**100.00**	**-119,926.38**	**46.22**

Loan Size Distribution

Loan Size	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
<= 50,000	310	36.47	-3,385,788.32	3.32	-10,921.90	11.46
>50,000 <= 100,000	129	15.18	-9,665,368.37	9.48	-74,925.34	25.61
>100,000 <= 150,000	99	11.65	-12,379,624.22	12.14	-125,046.71	36.73
>150,000 <= 200,000	125	14.71	-21,612,582.14	21.20	-172,900.66	46.75
>200,000 <= 250,000	75	8.82	-16,602,825.49	16.29	-221,371.01	51.79
>250,000 <= 300,000	43	5.06	-11,740,442.76	11.52	-273,033.55	58.14
>300,000 <= 350,000	34	4.00	-11,011,280.69	10.80	-323,861.20	50.59
>350,000 <= 400,000	14	1.65	-5,219,248.39	5.12	-372,803.46	43.94
>400,000 <= 450,000	10	1.18	-4,269,048.73	4.19	-426,904.87	61.38
>450,000 <= 500,000	4	0.47	-1,913,646.78	1.88	-478,411.70	60.45
>500,000 <= 550,000	3	0.35	-1,550,716.79	1.52	-516,905.60	58.55
>550,000	4	0.47	-2,586,849.14	2.54	-646,712.29	63.03
Total	**850**	**100.00**	**-101,937,421.82**	**100.00**	**-119,926.38**	**46.22**

Occupancy Type Distribution

Occupancy Type	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
Owner Occupied	722	84.94	-82,777,653.49	81.20	-114,650.49	45.74
Investment	128	15.06	-19,159,768.33	18.80	-149,685.69	48.31
Total	**850**	**100.00**	**-101,937,421.82**	**100.00**	**-119,926.38**	**46.22**

Property Type Distribution

Property Type	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
Detached	680	80.00	-83,533,681.16	81.95	-122,843.65	44.58
Duplex	1	0.12	-153,418.06	0.15	-153,418.06	40.00
Unit	153	18.00	-16,369,712.00	16.06	-106,991.58	53.43
Semi Detached	15	1.76	-1,879,963.38	1.84	-125,330.89	57.00
Vacantland	0	0.00	0.00	0.00	0.00	0.00
Other	1	0.12	-647.22	0.00	-647.22	0.00
Total	**850**	**100.00**	**-101,937,421.82**	**100.00**	**-119,926.38**	**46.22**

Geographical Distribution - by State

State	Number	Number %	Current Balance	Current Balance %	Ave Loan Size	Wgt Ave LVR %
WA	414	48.71	-48,343,145.01	47.42	-116,770.88	43.36
NSW	216	25.41	-28,982,434.71	28.43	-134,177.94	46.53
Victoria	155	18.24	-16,850,335.72	16.53	-108,711.84	48.90
Queensland	45	5.29	-6,101,129.42	5.99	-135,580.65	57.97
South Australia	10	1.18	-641,210.12	0.63	-64,121.01	60.15
ACT	7	0.82	-696,397.65	0.68	-99,485.38	48.33
Tasmania	3	0.35	-322,769.19	0.32	-107,589.73	53.17
Northern Territory	0	0.00	0.00	0.00	0.00	0.00
NONE	0	0.00	0.00	0.00	0.00	0.00
Total	**850**	**100.00**	**-101,937,421.82**	**100.00**	**-119,926.38**	**46.22**

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
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Security Trustee
P.T. Limited
Level 12 Angel Place
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Trust Manager
Securitisation Advisory Services Pty Limited
Ground Floor Tower 1
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Arranger and Joint Lead Managers
Commonwealth Bank of Australia
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Joint Lead Manager
J.P Morgan Australia Limited
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Joint Lead Manager
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