

Swan Trust Series 2011-1

December 31st 2012 - January 30th 2013

Monthly Information Report

Portfolio: Swan Trust Series 2011-1

Monthly Information Report: December 31st 2012 - January 30th 2013

Amounts denominated in currency of note class

Monthly Payment date: 19 February 2013

| Bond report | Class A1 - AUD | Class A2- AUD | Class AB - AUD | Class B - AUD |
|----------------------------|----------------|----------------|----------------|---------------|
| ISIN Code | AU3FN0014387 | AU3CB0185106 | AU3FN0014395 | AU3FN0014403 |
| Interest rate * | 1-M BBSW | FIXED (5 yrs) | 1-M BBSW | undisclosed |
| % Spread per annum * | 1.25 | | 2.50 | undisclosed |
| Fixed Note Coupon % | | 5.75 | | |
| Original Balance | 365,000,000.00 | 100,000,000.00 | 25,500,000.00 | 9,500,000.00 |
| Balance before Payment | 192,045,979.56 | 100,000,000.00 | 25,500,000.00 | 9,500,000.00 |
| Principal Redemption | 7,576,268.78 | 0.00 | 0.00 | 0.00 |
| Balance after Payment | 184,469,710.78 | 100,000,000.00 | 25,500,000.00 | 9,500,000.00 |
| Bond Factor before Payment | 0.52615337 | 1.00000000 | 1.00000000 | 1.00000000 |
| Bond Factor after Payment | 0.50539647 | 1.00000000 | 1.00000000 | 1.00000000 |
| Interest Payment | 650,009.87 | 0.00 | 111,634.11 | 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 |
| Jan-13 | 327,045,980 | -8,221,682 | -1,513,952 | 2,159,365 | 0 | 0 | 319,469,710.78 |

| 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 | -178,928,168 | -40,605,213 | 42,582,393 | 0 | 0 | 319,469,710.78 |

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| | | | |
|-----------------------------|------------|----|------------|
| Monthly Calculation Period: | 31/12/2012 | to | 30/01/2013 |
| Monthly Determination Date: | 12/02/2013 | | |
| Monthly Payment Date: | 19/02/2013 | | 29 days |

Loan Portfolio Amounts

Jan-13

| | |
|---------------------------------|--------------------|
| Outstanding principal | 327,045,980 |
| Scheduled Principal | 1,481,263 |
| Prepayments | 6,740,419.03 |
| Redraws | 2,159,365 |
| Defaulted Loans | - |
| Loans repurchased by the seller | 1,513,952 |
| Total | 319,469,711 |

| | |
|---|---|
| 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 | 1,753,122 |
| Interest Rate Swap receivable amount | 0 |
| Any other non-Principal income | 6,933 |
| Principal draws | 0 |
| Liquidity Facility drawings | 0 |
| Total Investor Revenues | 1,760,055 |
| <u>Total Investor Revenues Priority of Payments:</u> | |
| Taxes ** | - |
| Trustee Fees ** | 1,069 |
| Servicing Fee ** | 83,330 |
| Management Fee ** | 8,333 |
| Custodian Fee ** | - |
| Other Senior Expenses ** | 24 |
| Interest Rate Swap payable amount ** | 415,424 |
| Liquidity Facility fees and interest ** | 3,099 |
| Repayment of Liquidity Facility drawings ** | - |
| Class A1 Interest Amount ** | 650,010 |
| Class A2 Interest Amount (allocation to swap)** | 353,246 |
| Redraw Notes Interest Amount | - |
| Class AB Interest Amount ** | 111,634 |
| Reimbursing Principal draws | 0 |
| 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 | 1,760,055 |

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

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| | |
|---|------------------|
| <u>Principal Collections</u> | |
| Scheduled Principal repayments | 1,481,263 |
| Unscheduled Principal repayments | 4,581,054 |
| Repurchases of (Principal) | 1,513,952 |
| Reimbursement of Principal draws from Investor Revenues | - |
| Any other Principal income | - |
| Total Principal Collections | 7,576,269 |
| Total Principal Collections Priority of Payments: | |
| Principa Draw | - |
| Redraw Notes repayment | - |
| Class A1 Principal | 7,576,269 |
| Class A2 Principal | - |
| Class AB Principal | - |
| Class B Principal | - |
| Total Principal Priority of Payments | 7,576,269 |

Additional Information

| | |
|--------------------------------------|-----------|
| <u>Liquidity Facility (364 days)</u> | |
| Available amount | 6,000,000 |
| Liquidity Facility drawn amount | 0 |
| Interest due on drawn amount | 0 |
| Interest payment on drawn amount | 0 |
| Repayment of drawn amount | 0 |

| | |
|---|-----------------------|
| | <u>Class A1 - AUD</u> |
| Outstanding Balance beginning of the period | 192,045,980 |
| Outstanding Balance end of the period | 184,469,711 |
| Interest rate | 1-M BBSW+1.25% |
| Rating (S&P/Fitch) | AAA(sf)/AAAsf |

| | |
|----------------------|-----------------------|
| | <u>Class A1 - AUD</u> |
| Charge-off Analysis | |
| Previous Balance | 0 |
| Charge-Off Additions | 0 |
| Charge-Off Removals | 0 |
| Final Balance | 0 |

| | |
|---|----------------------|
| | <u>Class A2- AUD</u> |
| Outstanding Balance beginning of the period | 100,000,000 |
| Outstanding Balance end of the period | 100,000,000 |
| Interest rate | FIXED (5 yrs)+% |
| Rating (S&P/Fitch) | AAA(sf)/AAAsf |

| | |
|----------------------|----------------------|
| | <u>Class A2- AUD</u> |
| Charge-off Analysis | |
| Previous Balance | 0 |
| Charge-Off Additions | 0 |
| Charge-Off Removals | 0 |
| Final Balance | 0 |

| | |
|---|-----------------------|
| | <u>Class AB - AUD</u> |
| Outstanding Balance beginning of the period | 25,500,000 |
| Outstanding Balance end of the period | 25,500,000 |
| Interest rate | 1-M BBSW+2.5% |
| Rating (S&P/Fitch) | AAA(sf)/AAAsf |

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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 B - AUD |
|---|---------------|
| Outstanding Balance beginning of the period | 9,500,000 |
| Outstanding Balance end of the period | 9,500,000 |
| 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 January 2013 |
|--|-------------------|-----------------|
| Number of Loans | 2,091 | 1,538 |
| Min (Interest Rate) | 6.19% | 5.29% |
| Max (Interest Rate) | 8.64% | 8.64% |
| Weighted Average (Interest Rate) | 7.13% | 6.07% |
| Weighted Average Seasoning (Months) | 32.43 | 54.26 |
| Weighted Average Maturity (Months) | 326.96 | 303.60 |
| Original Balance (AUD) | 499,880,226 | 327,045,980 |
| Outstanding Principal Balance (AUD) | 499,880,226 | 319,469,711 |
| Average Loan Size (AUD) | 239,063 | 207,718 |
| Maximum Loan Value (AUD) | 980,232 | 864,124 |
| Current Average Loan-to-Value | 56.11% | 45.87% |
| Current Weighted Average Loan-to-Value | 61.14% | 53.72% |
| Current Maximum Loan-to-Value | 94.00% | 88.00% |

| 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 | 0 | 0.00% | - | 0.00% | - |
| 61-90 | 1 | 0.07% | 134,066.97 | 0.04% | 3,029.78 |
| 91-120 | 0 | 0.00% | - | 0.00% | - |
| 121-150 | 1 | 0.07% | 162,218.49 | 0.05% | 5,490.56 |
| 151-180 | 0 | 0.00% | - | 0.00% | - |
| >181 | 0 | 0.00% | - | 0.00% | - |
| Grand Total | 2 | 0.13% | 296,285.46 | 0.09% | 8,520.34 |

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 | - | - | - | - | - | - | - |

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 |
|-----------------|-----------------------|--------------------------|-----------------------------|------------------------|--------------------------|-------------------------------|---------------------------|
| 0 | - | - | - | - | - | - | - |

CPR Statistics

| | |
|------------------------------|--------|
| Annualised Prepayments (CPR) | Jan-13 |
| | 20.21% |

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Interest Rate Distribution Report

| | Number | Number % | Current Balances | Current Balances % | Average Loan Size | Weighted Average LVR % |
|-------------------------------|--------------|---------------|------------------------|--------------------|--------------------|------------------------|
| Total Variable | 1,436 | 93.37 | -295,879,345.76 | 92.62 | -206,044.11 | 53.91 |
| Fixed (Term Remaining) | | | | | | |
| <= 1 Year | 55 | 3.58 | -13,165,520.40 | 4.12 | -239,373.10 | 52.65 |
| > 1 Year <= 2 Years | 28 | 1.82 | -6,586,164.87 | 2.06 | -235,220.17 | 50.23 |
| > 2 Years <= 3 Years | 10 | 0.65 | -2,286,668.21 | 0.72 | -228,666.82 | 52.80 |
| > 3 Years <= 4 Years | 8 | 0.52 | -1,459,801.35 | 0.46 | -182,475.17 | 45.64 |
| > 4 Years <= 5 Years | 1 | 0.07 | -92,210.19 | 0.03 | -92,210.19 | 15.00 |
| > 5 Years | 0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Fixed | 102 | 6.63 | -23,590,365.02 | 7.38 | -231,278 | 51.41 |
| Grand Total | 1,538 | 100.00 | -319,469,710.78 | 100.00 | -207,717.63 | 53.72 |

Loan to Value Ratio Distribution

| LVR Tier | Number | Number % | Current Balances | Current Balances % | Average Loan Size | Weighted Average LVR % |
|---------------|--------------|---------------|------------------------|--------------------|--------------------|------------------------|
| <=20% | 240 | 15.60 | -14,991,073.22 | 4.69 | -62,462.81 | 14.12 |
| > 20% <= 25% | 69 | 4.49 | -10,863,510.87 | 3.40 | -157,442.19 | 23.16 |
| > 25% <= 30% | 96 | 6.24 | -16,656,475.98 | 5.21 | -173,504.96 | 28.16 |
| > 30% <= 35% | 82 | 5.33 | -14,451,319.62 | 4.52 | -176,235.61 | 33.15 |
| > 35% <= 40% | 101 | 6.57 | -19,407,624.09 | 6.07 | -192,154.69 | 38.21 |
| > 40% <= 45% | 94 | 6.11 | -20,727,675.52 | 6.49 | -220,507.19 | 43.05 |
| > 45% <= 50% | 127 | 8.26 | -29,775,605.91 | 9.32 | -234,453.59 | 48.33 |
| > 50% <= 55% | 145 | 9.43 | -31,760,467.16 | 9.94 | -219,037.70 | 53.35 |
| > 55% <= 60% | 137 | 8.91 | -34,255,633.18 | 10.72 | -250,041.12 | 57.77 |
| > 60% <= 65% | 93 | 6.05 | -24,608,237.72 | 7.70 | -264,604.71 | 62.84 |
| > 65% <= 70% | 127 | 8.26 | -31,622,958.55 | 9.90 | -248,999.67 | 68.14 |
| > 70% <= 75% | 116 | 7.54 | -35,433,248.93 | 11.09 | -305,459.04 | 73.07 |
| > 75% <= 80% | 100 | 6.50 | -31,778,043.49 | 9.95 | -317,780.43 | 77.07 |
| > 80% <= 85% | 6 | 0.39 | -1,672,894.53 | 0.52 | -278,815.76 | 81.98 |
| > 85% <= 90% | 5 | 0.33 | -1,464,942.01 | 0.46 | -292,988.40 | 87.23 |
| > 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 |
| Total | 1,538 | 100.00 | -319,469,710.78 | 100.00 | -207,717.63 | 53.72 |

Mortgage Insurer Distribution

| Mortgage Insurer | Number | Number % | Current Balances | Current Balances % | Average Loan Size | Weighted Average LVR % |
|------------------|--------------|---------------|------------------------|--------------------|--------------------|------------------------|
| NONE | 1,495 | 97.20 | -310,631,382.35 | 97.23 | -207,780.19 | 53.35 |
| PMI | 10 | 0.65 | -2,723,655.39 | 0.85 | -272,365.54 | 72.76 |
| WLENDER | 33 | 2.15 | -6,114,673.04 | 1.91 | -185,293.12 | 64.28 |
| Total | 1,538 | 100.00 | -319,469,710.78 | 100.00 | -207,717.63 | 53.72 |

Loan Maturity Distribution

| Loan Maturity (year) | Number | Number % | Current Balances | Current Balances % | Average Loan Size | Weighted Average LVR % |
|----------------------|--------------|---------------|------------------------|--------------------|--------------------|------------------------|
| 2015 | 1 | 0.07 | -14,764.82 | 0.00 | -14,764.82 | 35.00 |
| 2018 | 2 | 0.13 | -232,039.67 | 0.07 | -116,019.84 | 41.15 |
| 2019 | 2 | 0.13 | -69,995.12 | 0.02 | -34,997.56 | 22.50 |
| 2020 | 1 | 0.07 | -907.66 | 0.00 | -907.66 | 1.00 |
| 2021 | 3 | 0.20 | -515,399.58 | 0.16 | -171,799.86 | 43.94 |
| 2022 | 8 | 0.52 | -528,728.56 | 0.17 | -66,091.07 | 48.11 |
| 2023 | 7 | 0.46 | -574,407.31 | 0.18 | -82,058.19 | 29.29 |
| 2024 | 11 | 0.72 | -830,638.27 | 0.26 | -75,512.57 | 43.54 |
| 2025 | 22 | 1.43 | -1,789,830.96 | 0.56 | -81,355.95 | 45.07 |
| 2026 | 10 | 0.65 | -793,079.57 | 0.25 | -79,307.96 | 28.78 |
| 2027 | 7 | 0.46 | -485,730.23 | 0.15 | -69,390.03 | 19.99 |
| 2028 | 7 | 0.46 | -862,947.19 | 0.27 | -123,278.17 | 49.26 |
| 2029 | 17 | 1.11 | -2,706,845.59 | 0.85 | -159,226.21 | 50.47 |
| 2030 | 10 | 0.65 | -1,495,047.46 | 0.47 | -149,504.75 | 51.62 |
| 2031 | 28 | 1.82 | -3,948,207.17 | 1.24 | -141,007.40 | 47.18 |
| 2032 | 17 | 1.11 | -2,899,270.14 | 0.91 | -170,545.30 | 49.91 |
| 2033 | 21 | 1.37 | -3,717,386.62 | 1.16 | -177,018.41 | 48.30 |
| 2034 | 49 | 3.19 | -9,658,346.90 | 3.02 | -197,109.12 | 47.77 |
| 2035 | 64 | 4.16 | -13,650,024.14 | 4.27 | -213,281.63 | 50.83 |
| 2036 | 99 | 6.44 | -20,764,096.84 | 6.50 | -209,738.35 | 50.85 |
| 2037 | 79 | 5.14 | -13,873,229.08 | 4.34 | -175,610.49 | 45.98 |
| 2038 | 155 | 10.08 | -30,291,312.28 | 9.48 | -195,427.82 | 51.72 |
| 2039 | 727 | 47.27 | -154,657,745.27 | 48.41 | -212,734.18 | 53.38 |
| 2040 | 139 | 9.04 | -42,571,243.65 | 13.33 | -306,267.94 | 65.89 |
| 2041 | 49 | 3.19 | -12,058,552.54 | 3.77 | -246,092.91 | 55.10 |
| 2042 | 3 | 0.20 | -479,934.16 | 0.15 | -159,978.05 | 58.52 |
| Total | 1,538 | 100.00 | -319,469,710.78 | 100.00 | -207,717.63 | 53.72 |

Loan Purpose Distribution

| Loan Purpose | Number | Number % | Current Balance | Current Balance % | Ave Loan Size | Wgt Ave LVR % |
|--------------|--------------|---------------|------------------------|-------------------|--------------------|---------------|
| Purchase | 1,092 | 71.00 | -231,886,820.91 | 72.58 | -212,350.57 | 54.98 |
| Refinance | 441 | 28.67 | -86,859,707.16 | 27.19 | -196,960.79 | 50.47 |
| Renovation | 5 | 0.33 | -723,182.71 | 0.23 | -144,636.54 | 39.31 |
| Total | 1,538 | 100.00 | -319,469,710.78 | 100.00 | -207,717.63 | 53.72 |

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 | 10 | 0.65 | -3,051,813.26 | 0.96 | -305,181.33 | 60.36 |
| > 18 Months <= 24 Months | 45 | 2.93 | -10,114,904.66 | 3.17 | -224,775.66 | 53.18 |
| > 24 Months <= 36 Months | 144 | 9.36 | -43,585,719.89 | 13.64 | -302,678.61 | 65.81 |
| > 36 Months <= 48 Months | 726 | 47.20 | -153,550,066.86 | 48.06 | -211,501.47 | 53.28 |
| > 48 Months <= 60 Months | 165 | 10.73 | -31,697,498.82 | 9.92 | -192,106.05 | 51.54 |
| > 60 Months | 448 | 29.13 | -77,469,707.29 | 24.25 | -172,923.45 | 48.48 |
| Total | 1,538 | 100.00 | -319,469,710.78 | 100.00 | -207,717.63 | 53.72 |

Loan Size Distribution

| Loan Size | Number | Number % | Current Balance | Current Balance % | Ave Loan Size | Wgt Ave LVR % |
|---------------------|--------------|---------------|------------------------|-------------------|--------------------|---------------|
| <= 50,000 | 156 | 10.14 | -3,253,733.99 | 1.02 | -20,857.27 | 19.46 |
| >50,000 <= 100,000 | 189 | 12.29 | -14,620,016.66 | 4.58 | -77,354.59 | 29.33 |
| >100,000 <= 150,000 | 206 | 13.39 | -25,771,286.47 | 8.07 | -125,103.33 | 40.26 |
| >150,000 <= 200,000 | 231 | 15.02 | -40,892,511.74 | 12.80 | -177,023.86 | 48.19 |
| >200,000 <= 250,000 | 253 | 16.45 | -56,571,334.91 | 17.71 | -223,602.11 | 56.13 |
| >250,000 <= 300,000 | 192 | 12.48 | -52,451,940.56 | 16.42 | -273,187.19 | 58.75 |
| >300,000 <= 350,000 | 110 | 7.15 | -35,590,190.24 | 11.14 | -323,547.18 | 60.41 |
| >350,000 <= 400,000 | 82 | 5.33 | -30,464,264.32 | 9.54 | -371,515.42 | 56.81 |
| >400,000 <= 450,000 | 43 | 2.80 | -18,231,465.84 | 5.71 | -423,987.58 | 58.01 |
| >450,000 <= 500,000 | 28 | 1.82 | -13,258,325.52 | 4.15 | -473,511.63 | 56.12 |
| >500,000 <= 550,000 | 25 | 1.63 | -13,218,780.26 | 4.14 | -528,751.21 | 55.37 |
| >550,000 | 23 | 1.50 | -15,145,860.27 | 4.74 | -658,515.66 | 65.38 |
| Total | 1,538 | 100.00 | -319,469,710.78 | 100.00 | -207,717.63 | 53.72 |

Occupancy Type Distribution

| Occupancy Type | Number | Number % | Current Balance | Current Balance % | Ave Loan Size | Wgt Ave LVR % |
|----------------|--------------|---------------|------------------------|-------------------|--------------------|---------------|
| Investment | 288 | 18.73 | -61,550,898.48 | 19.27 | -213,718.40 | 48.51 |
| Owner Occupied | 1,250 | 81.27 | -257,918,812.30 | 80.73 | -206,335.05 | 54.96 |
| Total | 1,538 | 100.00 | -319,469,710.78 | 100.00 | -207,717.63 | 53.72 |

Property Type Distribution

| Property Type | Number | Number % | Current Balance | Current Balance % | Ave Loan Size | Wgt Ave LVR % |
|---------------|--------------|---------------|------------------------|-------------------|--------------------|---------------|
| Detached | 1,188 | 77.24 | -254,617,439.87 | 79.70 | -214,324.44 | 53.03 |
| Duplex | 9 | 0.59 | -1,854,131.97 | 0.58 | -206,014.66 | 51.90 |
| Semi Detached | 54 | 3.51 | -11,038,750.07 | 3.46 | -204,421.30 | 52.61 |
| Unit | 285 | 18.53 | -51,865,921.32 | 16.24 | -181,985.69 | 57.47 |
| Vacantland | 2 | 0.13 | -93,467.55 | 0.03 | -46,733.78 | 24.37 |
| Total | 1,538 | 100.00 | -319,469,710.78 | 100.00 | -207,717.63 | 53.72 |

Geographical Distribution - by State

| State | Number | Number % | Current Balance | Current Balance % | Ave Loan Size | Wgt Ave LVR % |
|--------------------|--------------|---------------|------------------------|-------------------|--------------------|---------------|
| WA | 617 | 40.12 | -124,411,247.68 | 38.94 | -201,638.98 | 50.36 |
| NSW | 400 | 26.01 | -93,863,612.17 | 29.38 | -234,659.03 | 56.38 |
| Queensland | 126 | 8.19 | -28,093,888.51 | 8.79 | -222,967.37 | 58.75 |
| South Australia | 72 | 4.68 | -12,274,433.98 | 3.84 | -170,478.25 | 51.88 |
| Victoria | 295 | 19.18 | -56,171,880.76 | 17.58 | -190,413.16 | 54.84 |
| ACT | 15 | 0.98 | -2,894,761.01 | 0.91 | -192,984.07 | 48.49 |
| Northern Territory | 3 | 0.20 | -237,013.66 | 0.07 | -79,004.55 | 50.84 |
| Tasmania | 10 | 0.65 | -1,522,873.01 | 0.48 | -152,287.30 | 55.54 |
| Total | 1,538 | 100.00 | -319,469,710.78 | 100.00 | -207,717.63 | 53.72 |

Article 122a of CRD2 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 CRD2 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 28,913,099.98 |
|-------------------|----------------------------------|----------------------------------|

Loan Portfolio Amounts

| | Jan-13 |
|-----------------------|----------------------|
| Outstanding principal | 29,312,216.88 |
| Net Repayments | 399,116.90 |
| Total | 28,913,099.98 |

| Key Characteristics of the Mortgage Pool (summary) | Offering Circular | Jan-13 |
|--|-------------------|------------|
| Number of Loans | 180 | 142 |
| Min (Interest Rate) | 6.19% | 5.49% |
| Max (Interest Rate) | 8.59% | 8.59% |
| Weighted Average (Interest Rate) | 7.16% | 6.01% |
| Weighted Average Seasoning (Months) | 47.11 | 59.40 |
| Weighted Average Maturity (Months) | 318.81 | 306.71 |
| Original Balance (AUD) | 39,245,715 | 29,312,217 |
| Outstanding Principal Balance (AUD) | 39,245,715 | 28,913,100 |
| Average Loan Size (AUD) | 218,032 | 203,613 |
| Maximum Loan Value (AUD) | 824,414 | 836,309 |
| Current Average Loan-to-Value | 55.22% | 47.23% |
| Current Weighted Average Loan-to-Value | 61.59% | 56.45% |
| Current Maximum Loan-to-Value | 94.00% | 87.00% |

Monthly Information Report: December 31st 2012 - January 30th 2013

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 | 2 | 1.41% | 545,159.52 | 1.89% | 7,284.25 |
| 61-90 | 0 | 0.00% | - | 0.00% | - |
| 91-120 | 1 | 0.70% | 337,632.25 | 1.17% | 9,858.92 |
| 121-150 | 0 | 0.00% | - | 0.00% | - |
| 151-180 | 0 | 0.00% | - | 0.00% | - |
| >181 | 0 | 0.00% | - | 0.00% | - |
| Grand Total | 3 | 2.11% | 882,791.77 | 3.05% | 17,143.17 |

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) | Jan-13 |
|------------------------------|--------|
| | 15.17% |

Article 122a of CRD2 retention of interest report for Swan Trust Series 2011-1

Monthly Information Report: December 31st 2012 - January 30th 2013

Interest Rate Distribution Report

| | Number | Number % | Current Balances | Current Balances % | Average Loan Size | Weighted Average LVR % |
|-------------------------------|------------|---------------|-----------------------|--------------------|--------------------|------------------------|
| Total Variable | 136 | 95.77 | -27,809,336.46 | 96.18 | -204,480.42 | 56.65 |
| Fixed (Term Remaining) | | | | | | |
| <= 1 Year | 2 | 1.41 | -197,649.62 | 0.68 | -98,824.81 | 36.78 |
| > 1 Year <= 2 Years | 4 | 2.82 | -906,113.90 | 3.13 | -226,528.48 | 54.57 |
| > 2 Years <= 3 Years | 0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| > 3 Years <= 4 Years | 0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| > 4 Years <= 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 | 6 | 4.23 | -1,103,763.52 | 3.82 | -183,961 | 51.38 |
| Grand Total | 142 | 100.00 | -28,913,099.98 | 100.00 | -203,613.38 | 56.45 |

Loan to Value Ratio Distribution

| LVR Tier | Number | Number % | Current Balances | Current Balances % | Average Loan Size | Weighted Average LVR % |
|---------------|------------|---------------|-----------------------|--------------------|--------------------|------------------------|
| <=20% | 25 | 17.61 | -1,509,733.90 | 5.22 | -60,389.36 | 12.72 |
| > 20% <= 25% | 12 | 8.45 | -1,966,744.51 | 6.80 | -163,895.38 | 22.61 |
| > 25% <= 30% | 11 | 7.75 | -2,595,633.88 | 8.98 | -235,966.72 | 27.55 |
| > 30% <= 35% | 7 | 4.93 | -771,807.41 | 2.67 | -110,258.20 | 32.85 |
| > 35% <= 40% | 4 | 2.82 | -590,127.11 | 2.04 | -147,531.78 | 39.16 |
| > 40% <= 45% | 2 | 1.41 | -528,893.99 | 1.83 | -264,447.00 | 42.36 |
| > 45% <= 50% | 8 | 5.63 | -1,790,514.04 | 6.19 | -223,814.26 | 48.58 |
| > 50% <= 55% | 4 | 2.82 | -977,562.45 | 3.38 | -244,390.61 | 53.79 |
| > 55% <= 60% | 9 | 6.34 | -1,881,709.39 | 6.51 | -209,078.82 | 58.74 |
| > 60% <= 65% | 9 | 6.34 | -1,753,213.81 | 6.06 | -194,801.53 | 63.65 |
| > 65% <= 70% | 20 | 14.08 | -5,505,012.70 | 19.04 | -275,250.64 | 68.39 |
| > 70% <= 75% | 17 | 11.97 | -4,727,649.63 | 16.35 | -278,097.04 | 73.36 |
| > 75% <= 80% | 7 | 4.93 | -3,142,185.67 | 10.87 | -448,883.67 | 77.17 |
| > 80% <= 85% | 4 | 2.82 | -656,440.18 | 2.27 | -164,110.05 | 82.14 |
| > 85% <= 90% | 3 | 2.11 | -515,871.31 | 1.78 | -171,957.10 | 86.68 |
| > 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 |
| Total | 142 | 100.00 | -28,913,099.98 | 100.00 | -203,613.38 | 56.45 |

Mortgage Insurer Distribution

| Mortgage Insurer | Number | Number % | Current Balances | Current Balances % | Average Loan Size | Weighted Average LVR % |
|------------------|------------|---------------|-----------------------|--------------------|--------------------|------------------------|
| HLIC | 1 | 0.70 | -223,129.01 | 0.77 | -223,129.01 | 54.00 |
| MGICA | 20 | 14.08 | -4,919,262.14 | 17.01 | -245,963.11 | 71.87 |
| NONE | 94 | 66.20 | -18,837,105.83 | 65.15 | -200,394.74 | 49.52 |
| PMI | 10 | 7.04 | -1,591,964.72 | 5.51 | -159,196.47 | 69.55 |
| WLENDER | 17 | 11.97 | -3,341,638.28 | 11.56 | -196,566.96 | 66.74 |
| Total | 142 | 100.00 | -28,913,099.98 | 100.00 | -203,613.38 | 56.45 |

Loan Maturity Distribution

| Loan Maturity (year) | Number | Number % | Current Balances | Current Balances % | Average Loan Size | Weighted Average LVR % |
|----------------------|------------|---------------|-----------------------|--------------------|--------------------|------------------------|
| 2015 | 1 | 0.70 | -11,267.87 | 0.04 | -11,267.87 | 1.00 |
| 2020 | 1 | 0.70 | -2,501.49 | 0.01 | -2,501.49 | 1.00 |
| 2021 | 2 | 1.41 | -150,920.96 | 0.52 | -75,460.48 | 19.29 |
| 2022 | 1 | 0.70 | -53,694.75 | 0.19 | -53,694.75 | 12.00 |
| 2026 | 2 | 1.41 | -132,910.15 | 0.46 | -66,455.08 | 29.01 |
| 2027 | 1 | 0.70 | -406.00 | 0.00 | -406.00 | 0.00 |
| 2028 | 1 | 0.70 | -37,783.09 | 0.13 | -37,783.09 | 21.00 |
| 2029 | 1 | 0.70 | -18,675.60 | 0.06 | -18,675.60 | 4.00 |
| 2030 | 3 | 2.11 | -819,009.74 | 2.83 | -273,003.25 | 48.02 |
| 2031 | 3 | 2.11 | -278,305.68 | 0.96 | -92,768.56 | 37.32 |
| 2032 | 2 | 1.41 | -89,211.95 | 0.31 | -44,605.98 | 10.90 |
| 2033 | 4 | 2.82 | -788,495.22 | 2.73 | -197,123.81 | 47.58 |
| 2034 | 5 | 3.52 | -840,269.65 | 2.91 | -168,053.93 | 48.47 |
| 2035 | 7 | 4.93 | -730,265.74 | 2.53 | -104,323.68 | 54.35 |
| 2036 | 11 | 7.75 | -2,352,993.87 | 8.14 | -213,908.53 | 45.70 |
| 2037 | 14 | 9.86 | -2,276,877.89 | 7.87 | -162,634.14 | 55.44 |
| 2038 | 11 | 7.75 | -2,183,604.55 | 7.55 | -198,509.50 | 62.44 |
| 2039 | 31 | 21.83 | -7,574,561.61 | 26.20 | -244,340.70 | 60.70 |
| 2040 | 18 | 12.68 | -5,216,482.33 | 18.04 | -289,804.57 | 59.74 |
| 2041 | 22 | 15.49 | -5,281,890.76 | 18.27 | -240,085.94 | 58.92 |
| 2042 | 1 | 0.70 | -72,971.08 | 0.25 | -72,971.08 | 33.00 |
| Total | 142 | 100.00 | -28,913,099.98 | 100.00 | -203,613.38 | 56.45 |

Loan Purpose Distribution

| Loan Purpose | Number | Number % | Current Balance | Current Balance % | Ave Loan Size | Wgt Ave LVR % |
|--------------|------------|---------------|-----------------------|-------------------|--------------------|---------------|
| Purchase | 101 | 71.13 | -21,447,293.46 | 74.18 | -212,349.44 | 55.38 |
| Refinance | 37 | 26.06 | -7,217,772.08 | 24.96 | -195,074.92 | 61.12 |
| Renovation | 4 | 2.82 | -248,034.44 | 0.86 | -62,008.61 | 12.98 |
| Total | 142 | 100.00 | -28,913,099.98 | 100.00 | -203,613.38 | 56.45 |

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 | 11 | 7.75 | -2,188,694.88 | 7.57 | -198,972.26 | 51.70 |
| > 18 Months <= 24 Months | 10 | 7.04 | -2,564,003.77 | 8.87 | -256,400.38 | 63.15 |
| > 24 Months <= 36 Months | 14 | 9.86 | -3,917,319.54 | 13.55 | -279,808.54 | 60.17 |
| > 36 Months <= 48 Months | 28 | 19.72 | -6,374,835.88 | 22.05 | -227,672.71 | 64.60 |
| > 48 Months <= 60 Months | 14 | 9.86 | -2,470,765.36 | 8.55 | -176,483.24 | 48.36 |
| > 60 Months | 65 | 45.77 | -11,397,480.55 | 39.42 | -175,345.85 | 51.77 |
| Total | 142 | 100.00 | -28,913,099.98 | 100.00 | -203,613.38 | 56.45 |

Loan Size Distribution

| Loan Size | Number | Number % | Current Balance | Current Balance % | Ave Loan Size | Wgt Ave LVR % |
|---------------------|------------|---------------|-----------------------|-------------------|--------------------|---------------|
| <= 50,000 | 19 | 13.38 | -462,441.02 | 1.60 | -24,339.00 | 17.35 |
| >50,000 <= 100,000 | 17 | 11.97 | -1,300,657.75 | 4.50 | -76,509.28 | 33.45 |
| >100,000 <= 150,000 | 16 | 11.27 | -1,982,937.34 | 6.86 | -123,933.58 | 46.83 |
| >150,000 <= 200,000 | 24 | 16.90 | -4,273,913.29 | 14.78 | -178,079.72 | 54.65 |
| >200,000 <= 250,000 | 21 | 14.79 | -4,654,196.59 | 16.10 | -221,628.41 | 56.00 |
| >250,000 <= 300,000 | 18 | 12.68 | -5,011,424.73 | 17.33 | -278,412.49 | 59.51 |
| >300,000 <= 350,000 | 5 | 3.52 | -1,617,459.82 | 5.59 | -323,491.96 | 54.88 |
| >350,000 <= 400,000 | 10 | 7.04 | -3,636,230.47 | 12.58 | -363,623.05 | 64.78 |
| >400,000 <= 450,000 | 4 | 2.82 | -1,651,884.55 | 5.71 | -412,971.14 | 61.44 |
| >450,000 <= 500,000 | 5 | 3.52 | -2,340,484.72 | 8.09 | -468,096.94 | 53.05 |
| >500,000 <= 550,000 | 1 | 0.70 | -525,147.82 | 1.82 | -525,147.82 | 66.00 |
| >550,000 | 2 | 1.41 | -1,456,321.88 | 5.04 | -728,160.94 | 76.00 |
| Total | 142 | 100.00 | -28,913,099.98 | 100.00 | -203,613.38 | 56.45 |

Occupancy Type Distribution

| Occupancy Type | Number | Number % | Current Balance | Current Balance % | Ave Loan Size | Wgt Ave LVR % |
|----------------|------------|---------------|-----------------------|-------------------|--------------------|---------------|
| Investment | 27 | 19.01 | -4,985,673.80 | 17.24 | -184,654.59 | 42.32 |
| Owner Occupied | 115 | 80.99 | -23,927,426.18 | 82.76 | -208,064.58 | 59.39 |
| Total | 142 | 100.00 | -28,913,099.98 | 100.00 | -203,613.38 | 56.45 |

Property Type Distribution

| Property Type | Number | Number % | Current Balance | Current Balance % | Ave Loan Size | Wgt Ave LVR % |
|---------------|------------|---------------|-----------------------|-------------------|--------------------|---------------|
| Detached | 117 | 82.39 | -24,391,829.14 | 84.36 | -208,477.17 | 55.19 |
| Semi Detached | 4 | 2.82 | -640,297.22 | 2.21 | -160,074.31 | 51.54 |
| Unit | 21 | 14.79 | -3,880,973.62 | 13.42 | -184,808.27 | 65.15 |
| Total | 142 | 100.00 | -28,913,099.98 | 100.00 | -203,613.38 | 56.45 |

Geographical Distribution - by State

| State | Number | Number % | Current Balance | Current Balance % | Ave Loan Size | Wgt Ave LVR % |
|--------------------|------------|---------------|-----------------------|-------------------|--------------------|---------------|
| WA | 69 | 48.59 | -12,256,470.38 | 42.39 | -177,630.01 | 45.64 |
| NSW | 34 | 23.94 | -7,702,225.54 | 26.64 | -226,536.05 | 68.55 |
| Queensland | 12 | 8.45 | -2,611,466.94 | 9.03 | -217,622.25 | 58.16 |
| South Australia | 7 | 4.93 | -1,369,041.05 | 4.74 | -195,577.29 | 63.95 |
| Victoria | 19 | 13.38 | -4,973,896.02 | 17.20 | -261,784.00 | 61.38 |
| ACT | 1 | 0.70 | -0.05 | 0.00 | -0.05 | 0.00 |
| Northern Territory | 0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Tasmania | 0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total | 142 | 100.00 | -28,913,099.98 | 100.00 | -203,613.38 | 56.45 |

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
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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
Ground Floor Darling Park Tower 1
201 Sussex Street
Sydney NSW 2000

Arranger and Joint Lead Managers

Commonwealth Bank of Australia
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Co-Manager

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Legal Advisers to Bank of Western Australia Ltd and Commonwealth Bank of Australia

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