

## Covered Bond Programme Investor Report as at 31st August 2013

### Monthly Period

Calculation Period Start Date:	01-August-2013
Calculation Period End Date:	31-August-2013
CBG Payment Date:	16-September-2013

### Ratings Overview

	Moody's	Fitch
Suncorp-Metway Limited Long Term Rating:	A1	A+
Suncorp-Metway Limited Short Term Rating:	P-1	F1

### Programme Details

Issuer, Seller, Servicer, Account Bank and CB Swap Provider:	Suncorp-Metway Limited
Intercompany Loan and Subordinated Loan Provider:	Suncorp-Metway Limited
Covered Bond Guarantor:	Perpetual Corporate Trust Limited
Cash Manager and Administrative Agent:	SME Management Pty Limited
Security Trustee:	P.T. Limited
Bond Trustee:	Deutsche Trustee Company Limited

### Covered Bond Pool Summary

Housing Loan Pool Size:	\$ 2,608,734,632.84
Number of Housing Loans:	10,831
Average Housing Loan Balance:	\$ 240,858.15
Maximum Housing Loan Balance:	\$ 1,865,719.81
Weighted Average Current Loan-to-Value Ratio:	66.56%
Highest Individual Current Loan-to-Value Ratio:	120.22%
Weighted Average Indexed Current Loan-to-Value Ratio:	59.41%
Percentage of Investment Property Loans:	23.70%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	5.33%
Weighted Average Seasoning (Months):	51
Weighted Average Remaining Term to Maturity (Months):	292
Maximum Remaining Term to Maturity (Months):	358

### Compliance Tests

Asset Coverage Test	<b>PASS</b>
Issuer Event of Default	No
Servicer Termination Event	No
Pre Maturity Test Breached	N/A
Notice to Pay	No
CB Guarantor Event of Default	No

### Asset Coverage Test

A. Mortgage Loans - the lesser of:		\$ 2,116,490,746.45
(a) LTV Adjusted Principal Balance:	\$ 2,563,337,933.01	
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$ 2,116,490,746.45	
B. Loan Principal Receipts:		\$ 163,843,790
C. Loan Advances:		\$ 0
D. Substitution Assets & Authorised Investments:		\$ 0
Z. Negative Carry:		\$ 0
Adjusted Aggregate Loan Amount:		\$ 2,280,334,536.48
AUD equivalent of aggregate Principal Amount Outstanding of Covered Bonds:		\$ 2,200,000,000.00
Asset Covered Test Passed:		<b>PASS</b>
Asset Percentage AP:		81.30%

### Overcollateralisation, both of eligible assets and including non eligible assets:

Current Overcollateralisation Ratio1:	126.03%
ACT Ratio2:	111.10%
By Law:	103.00%
Contractual Minimum:	105.26%
Current Contractual AP:	81.30%

1. Housing Loan Pool Size / AUD Equivalent of Aggregate Principal Outstanding of Covered Bonds

2. Adjusted Aggregate Loan Amount / AUD Equivalent of Aggregate Principal Outstanding of Covered Bonds

## Covered Bond Programme Investor Report as at 31st August 2013

Funding Summary	
Intercompany Loan Amount:	\$ 2,800,000,000.00
Guarantee Loan:	\$ 2,719,665,463.52
Demand Loan:	\$ 80,334,536.48
Reserve Fund Required Amount:	\$ 28,050,090.05

Collections	
Revenue Receipts for the month:	\$ 12,127,460.87
Principal Receipts for the month:	\$ 58,294,499.25

Loan-to-Value Ratio Distribution - Unindexed	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 5%	225	\$ 2,332,607.44	2.08%	0.09%
> 5%, up to and including 10%	256	\$ 8,911,257.09	2.36%	0.34%
> 10%, up to and including 15%	205	\$ 12,876,624.59	1.89%	0.49%
> 15%, up to and including 20%	223	\$ 18,680,817.60	2.06%	0.72%
> 20%, up to and including 25%	268	\$ 27,346,489.53	2.47%	1.05%
> 25%, up to and including 30%	316	\$ 41,492,172.88	2.92%	1.59%
> 30%, up to and including 35%	413	\$ 66,498,447.36	3.81%	2.55%
> 35%, up to and including 40%	476	\$ 83,067,827.06	4.39%	3.18%
> 40%, up to and including 45%	526	\$ 104,981,395.47	4.86%	4.02%
> 45%, up to and including 50%	510	\$ 111,713,290.73	4.71%	4.28%
> 50%, up to and including 55%	592	\$ 140,057,583.20	5.47%	5.37%
> 55%, up to and including 60%	609	\$ 153,087,923.69	5.62%	5.87%
> 60%, up to and including 65%	692	\$ 180,376,565.18	6.39%	6.91%
> 65%, up to and including 70%	833	\$ 231,997,563.23	7.69%	8.89%
> 70%, up to and including 75%	1,328	\$ 382,262,428.78	12.26%	14.65%
> 75%, up to and including 80%	1,582	\$ 497,635,613.23	14.61%	19.08%
> 80%, up to and including 85%	795	\$ 246,721,733.68	7.34%	9.46%
> 85%, up to and including 90%	744	\$ 223,445,703.53	6.87%	8.57%
> 90%, up to and including 95%	225	\$ 71,355,364.52	2.08%	2.74%
> 95%, up to and including 100%	9	\$ 2,908,590.99	0.08%	0.11%
> 100%, up to and including 105%	0	\$ -	0.00%	0.00%
> 105%, up to and including 110%	1	\$ 479,684.95	0.01%	0.02%
> 110%	3	\$ 504,948.11	0.03%	0.02%
<b>Total</b>	<b>10,831</b>	<b>\$ 2,608,734,632.84</b>	<b>100.00%</b>	<b>100.00%</b>

Current Loan to Valuation Ratio - Indexed*	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 5%	288	\$ 3,607,818.93	2.66%	0.14%
> 5%, up to and including 10%	280	\$ 10,905,858.45	2.59%	0.14%
> 10%, up to and including 15%	272	\$ 17,789,012.22	2.51%	0.34%
> 15%, up to and including 20%	267	\$ 23,999,056.45	2.47%	0.46%
> 20%, up to and including 25%	302	\$ 35,170,825.15	2.79%	0.67%
> 25%, up to and including 30%	330	\$ 43,576,135.77	3.05%	0.84%
> 30%, up to and including 35%	441	\$ 76,287,440.36	4.07%	1.46%
> 35%, up to and including 40%	514	\$ 95,393,404.97	4.75%	1.83%
> 40%, up to and including 45%	489	\$ 108,184,369.15	4.51%	2.07%
> 45%, up to and including 50%	515	\$ 119,094,458.61	4.75%	2.28%
> 50%, up to and including 55%	581	\$ 140,328,844.60	5.36%	2.69%
> 55%, up to and including 60%	607	\$ 162,109,346.99	5.60%	3.11%
> 60%, up to and including 65%	747	\$ 207,985,487.50	6.90%	3.99%
> 65%, up to and including 70%	1,003	\$ 292,214,877.62	9.26%	5.60%
> 70%, up to and including 75%	1,200	\$ 362,484,268.62	11.08%	6.95%
> 75%, up to and including 80%	1,187	\$ 360,135,360.42	10.96%	6.90%
> 80%, up to and including 85%	848	\$ 259,893,698.28	7.83%	4.98%
> 85%, up to and including 90%	573	\$ 172,041,074.35	5.29%	3.30%
> 90%, up to and including 95%	223	\$ 71,037,227.91	2.06%	1.36%
> 95%, up to and including 100%	103	\$ 29,071,123.85	0.95%	0.56%
> 100%, up to and including 105%	30	\$ 9,234,300.22	0.28%	0.18%
> 105%, up to and including 110%	16	\$ 4,604,382.94	0.15%	0.09%
> 110%	15	\$ 3,586,259.48	0.14%	0.07%
<b>Total</b>	<b>10,831</b>	<b>\$ 2,608,734,632.84</b>	<b>100.00%</b>	<b>50.00%</b>

\* Based on monthly data provided by APM.

## Covered Bond Programme Investor Report as at 31st August 2013

Property Indexation Details	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Indexed Loans	9,385	\$ 2,263,243,973.39	86.65%	86.76%
Unindexed Loans	1,446	\$ 345,490,659.45	13.35%	13.24%
<b>Total</b>	<b>10,831</b>	<b>\$ 2,608,734,632.84</b>	<b>100.00%</b>	<b>100.00%</b>

Current Balance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including A\$ 50,000	1,028	\$ 26,850,228.38	9.49%	1.03%
> A\$ 50,000, up to and including A\$ 100,000	1,133	\$ 85,858,028.02	10.46%	3.29%
> A\$ 100,000, up to and including A\$ 150,000	1,204	\$ 152,760,042.44	11.12%	5.86%
> A\$ 150,000, up to and including A\$ 200,000	1,379	\$ 243,391,442.54	12.73%	9.33%
> A\$ 200,000, up to and including A\$ 250,000	1,477	\$ 334,858,010.96	13.64%	12.84%
> A\$ 250,000, up to and including A\$ 300,000	1,471	\$ 404,050,829.64	13.58%	15.49%
> A\$ 300,000, up to and including A\$ 350,000	1,169	\$ 378,985,435.03	10.79%	14.53%
> A\$ 350,000, up to and including A\$ 400,000	678	\$ 252,272,885.80	6.26%	9.67%
> A\$ 400,000, up to and including A\$ 450,000	439	\$ 185,834,462.63	4.05%	7.12%
> A\$ 450,000, up to and including A\$ 500,000	258	\$ 122,207,469.90	2.38%	4.68%
> A\$ 500,000, up to and including A\$ 550,000	146	\$ 76,730,295.64	1.35%	2.94%
> A\$ 550,000, up to and including A\$ 600,000	102	\$ 58,457,046.49	0.94%	2.24%
> A\$ 600,000, up to and including A\$ 650,000	68	\$ 42,464,438.83	0.63%	1.63%
> A\$ 650,000, up to and including A\$ 700,000	61	\$ 41,120,690.74	0.56%	1.58%
> A\$ 700,000, up to and including A\$ 750,000	35	\$ 25,401,073.42	0.32%	0.97%
> A\$ 750,000, up to and including A\$ 800,000	46	\$ 35,639,537.84	0.42%	1.37%
> A\$ 800,000, up to and including A\$ 850,000	23	\$ 19,054,750.11	0.21%	0.73%
> A\$ 850,000, up to and including A\$ 900,000	22	\$ 19,098,587.21	0.20%	0.73%
> A\$ 900,000, up to and including A\$ 950,000	15	\$ 13,772,134.50	0.14%	0.53%
> A\$ 950,000, up to and including A\$ 1,000,000	14	\$ 13,677,045.88	0.13%	0.52%
> A\$ 1,000,000, up to and including A\$ 1,100,000	21	\$ 21,683,542.22	0.19%	0.83%
> A\$ 1,100,000, up to and including A\$ 1,200,000	15	\$ 17,309,206.38	0.14%	0.66%
> A\$ 1,200,000, up to and including A\$ 1,300,000	11	\$ 13,668,374.40	0.10%	0.52%
> A\$ 1,300,000, up to and including A\$ 1,400,000	6	\$ 8,140,279.54	0.06%	0.31%
> A\$ 1,400,000, up to and including A\$ 1,500,000	5	\$ 7,301,395.09	0.05%	0.28%
> A\$ 1,500,000	5	\$ 8,147,399.21	0.05%	0.31%
<b>Total</b>	<b>10,831</b>	<b>\$ 2,608,734,632.84</b>	<b>100.00%</b>	<b>100.00%</b>

Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 3 months	0	\$ -	0.00%	0.00%
> 3, up to and including 6 months	0	\$ -	0.00%	0.00%
> 6, up to and including 12 months	53	\$ 13,104,430.25	0.49%	0.50%
> 12, up to and including 18 months	325	\$ 85,120,623.51	3.00%	3.26%
> 18, up to and including 24 months	1,561	\$ 422,519,544.25	14.41%	16.20%
> 24, up to and including 30 months	1,391	\$ 354,898,012.40	12.84%	13.60%
> 30, up to and including 36 months	1,162	\$ 319,709,368.57	10.73%	12.26%
> 36, up to and including 48 months	1,706	\$ 458,083,708.89	15.75%	17.56%
> 48, up to and including 60 months	855	\$ 223,724,438.59	7.89%	8.58%
> 60 months	3,778	\$ 731,574,506.38	34.88%	28.04%
<b>Total</b>	<b>10,831</b>	<b>\$ 2,608,734,632.84</b>	<b>100.00%</b>	<b>100.00%</b>

State Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Australian Capital Territory	160	\$ 49,243,339.32	1.48%	1.89%
New South Wales	2,206	\$ 686,435,676.18	20.37%	26.31%
Northern Territory	38	\$ 10,193,274.26	0.35%	0.39%
Queensland	6,850	\$ 1,454,613,307.22	63.24%	55.76%
South Australia	142	\$ 31,218,071.99	1.31%	1.20%
Tasmania	58	\$ 12,340,585.40	0.54%	0.47%
Victoria	889	\$ 220,531,848.66	8.21%	8.45%
Western Australia	488	\$ 144,158,529.81	4.51%	5.53%
<b>Total</b>	<b>10,831</b>	<b>\$ 2,608,734,632.84</b>	<b>100.00%</b>	<b>100.00%</b>

## Covered Bond Programme Investor Report as at 31st August 2013

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
QLD - Brisbane Metropolitan	3,426	\$ 790,409,097.04	31.63%	30.30%
QLD - Gold Coast	652	\$ 144,476,260.32	6.02%	5.54%
QLD - Sunshine Coast	480	\$ 92,009,657.71	4.43%	3.53%
QLD - Non-metropolitan	2,292	\$ 427,718,292.15	21.16%	16.40%
NSW - Sydney Metropolitan	1,556	\$ 535,115,324.90	14.37%	20.51%
NSW - Non-metropolitan	650	\$ 151,320,351.28	6.00%	5.80%
ACT - Metropolitan	160	\$ 49,243,339.32	1.48%	1.89%
VIC - Melbourne Metropolitan	765	\$ 198,078,224.63	7.06%	7.59%
VIC - Non-metropolitan	124	\$ 22,453,624.03	1.14%	0.86%
WA - Perth Metropolitan	437	\$ 130,194,326.69	4.03%	4.99%
WA - Non-metropolitan	51	\$ 13,964,203.12	0.47%	0.54%
SA - Adelaide Metropolitan	127	\$ 27,655,727.28	1.17%	1.06%
SA - Non-metropolitan	15	\$ 3,562,344.71	0.14%	0.14%
NT - Darwin Metropolitan	26	\$ 7,908,582.10	0.24%	0.30%
NT - Non-metropolitan	12	\$ 2,284,692.16	0.11%	0.09%
TAS - Hobart Metropolitan	41	\$ 9,416,865.77	0.38%	0.36%
TAS - Non-metropolitan	17	\$ 2,923,719.63	0.16%	0.11%
<b>Total</b>	<b>10,831</b>	<b>\$ 2,608,734,632.84</b>	<b>100.00%</b>	<b>100.00%</b>

Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	1,313	\$ 442,428,637.05	12.12%	16.96%
Principal and Interest	9,518	\$ 2,166,305,995.79	87.88%	83.04%
<b>Total</b>	<b>10,831</b>	<b>\$ 2,608,734,632.84</b>	<b>100.00%</b>	<b>100.00%</b>

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
House	9,294	\$ 2,236,926,959.73	85.81%	85.75%
House on Acreage	24	\$ 5,021,302.80	0.22%	0.19%
Unit	246	\$ 45,948,781.58	2.27%	1.76%
Multi Units	8	\$ 5,023,270.73	0.07%	0.19%
Duplex	1,257	\$ 315,614,120.94	11.61%	12.10%
Residential Real Estate	0	\$ -	0.00%	0.00%
Other	2	\$ 200,197.06	0.02%	0.01%
<b>Total</b>	<b>10,831</b>	<b>\$ 2,608,734,632.84</b>	<b>100.00%</b>	<b>100.00%</b>

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
QBELMI Primary Cover	4,675	\$ 1,069,178,887.84	43.16%	40.98%
No Insurance	6,156	\$ 1,539,555,745.00	56.84%	59.02%
<b>Total</b>	<b>10,831</b>	<b>\$ 2,608,734,632.84</b>	<b>100.00%</b>	<b>100.00%</b>

Year of Maturity Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 2016	21	\$ 854,121.11	0.19%	0.03%
> 2016, up to and including 2021	263	\$ 19,452,867.35	2.43%	0.75%
> 2021, up to and including 2026	507	\$ 56,524,055.86	4.68%	2.17%
> 2026, up to and including 2031	1,396	\$ 222,152,397.81	12.89%	8.52%
> 2031, up to and including 2036	2,532	\$ 569,068,672.22	23.38%	21.81%
> 2036, up to and including 2041	5,725	\$ 1,637,017,684.80	52.86%	62.75%
> 2041	387	\$ 103,664,833.69	3.57%	3.97%
<b>Total</b>	<b>10,831</b>	<b>\$ 2,608,734,632.84</b>	<b>100.00%</b>	<b>100.00%</b>

Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Variable Rate	9,747	\$ 2,331,904,770.52	89.99%	89.39%
Fixed Rate	1,084	\$ 276,829,862.32	10.01%	10.61%
<b>Total</b>	<b>10,831</b>	<b>\$ 2,608,734,632.84</b>	<b>100.00%</b>	<b>100.00%</b>

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Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2012	0	\$ -	0.00%	0.00%
2013	131	\$ 34,440,376.38	12.08%	12.44%
2014	565	\$ 144,682,145.05	52.12%	52.26%
2015	232	\$ 59,187,933.37	21.40%	21.38%
2016	140	\$ 34,590,487.22	12.92%	12.50%
2017	16	\$ 3,928,920.30	1.48%	1.42%
<b>Total</b>	<b>1,084</b>	<b>\$ 276,829,862.32</b>	<b>100.00%</b>	<b>100.00%</b>

Mortgage Rate Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 4.50%	2	\$ 241,430.84	0.02%	0.01%
> 4.50%, up to and including 5.00%	1,178	\$ 387,748,535.94	10.88%	14.86%
> 5.00%, up to and including 5.50%	8,036	\$ 1,903,775,451.12	74.19%	72.98%
> 5.50%, up to and including 6.00%	908	\$ 187,984,920.53	8.38%	7.21%
> 6.00%, up to and including 6.50%	487	\$ 82,557,225.15	4.50%	3.16%
> 6.50%, up to and including 7.00%	14	\$ 3,035,761.33	0.13%	0.12%
> 7.00%, up to and including 7.50%	146	\$ 33,922,569.37	1.35%	1.30%
> 7.50%, up to and including 8.00%	60	\$ 9,468,738.56	0.55%	0.36%
> 8.00%, up to and including 8.50%	0	\$ -	0.00%	0.00%
> 8.50%, up to and including 9.00%	0	\$ -	0.00%	0.00%
> 9.00%	0	\$ -	0.00%	0.00%
<b>Total</b>	<b>10,831</b>	<b>\$ 2,608,734,632.84</b>	<b>100.00%</b>	<b>100.00%</b>

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	10,606	\$ 2,541,573,382.67	97.92%	97.43%
> 1, up to and including 30 days	166	\$ 48,952,711.62	1.53%	1.88%
> 31, up to and including 60 days	31	\$ 8,685,665.70	0.29%	0.33%
> 61, up to and including 90 days	14	\$ 4,173,191.25	0.13%	0.16%
> 90 days	14	\$ 5,349,681.60	0.13%	0.21%
<b>Total</b>	<b>10,831</b>	<b>\$ 2,608,734,632.84</b>	<b>100.00%</b>	<b>100.00%</b>

Uniform Consumer Credit Code Regulation	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Regulated Loans	9,681	\$ 2,328,489,321.53	89.38%	89.26%
Non-Regulated Loans	1,150	\$ 280,245,311.31	10.62%	10.74%
<b>Total</b>	<b>10,831</b>	<b>\$ 2,608,734,632.84</b>	<b>100.00%</b>	<b>100.00%</b>

Interest Only Remaining Period	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 6 months	91	\$ 30,321,394.23	6.93%	6.85%
> 6, up to and including 12 months	100	\$ 32,667,822.60	7.62%	7.38%
> 12, up to and including 24 months	308	\$ 104,171,050.46	23.46%	23.55%
> 24, up to and including 36 months	356	\$ 122,691,201.63	27.11%	27.73%
> 36, up to and including 48 months	384	\$ 128,125,049.54	29.25%	28.96%
> 48, up to and including 60 months	74	\$ 24,452,118.59	5.64%	5.53%
> 60 months	0	\$ -	0.00%	0.00%
<b>Total</b>	<b>1,313</b>	<b>\$ 442,428,637.05</b>	<b>100.00%</b>	<b>100.00%</b>

## Covered Bond Programme Investor Report as at 31st August 2013

Bond Issuance	Series 2012-1	Series 2012-2	Series 2012-3
ISIN:	AU3CB0194926	AU3FN0015731	AU3CB0201630
Issue Date:	06 Jun 2012	06 Jun 2012	09 Nov 2012
Original Rating - Fitch / Moodys:	AAA / Aaa	AAA / Aaa	AAA / Aaa
Issue Currency:	AUD	AUD	AUD
Issue Amount:	1,100,000,000	500,000,000	600,000,000
Coupon Frequency:	Semi-Annual	Quarterly	Semi-Annual
Coupon Rate:	4.75%	BBSW90+1.05%	4.00%
Note Type:	Soft Bullet	Soft Bullet	Soft Bullet
Legal Maturity Date:	06 Dec 2016	06 Dec 2014	09 Nov 2017

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