

## Covered Bond Programme Investor Report as at 30th June 2013

### Monthly Period

Calculation Period Start Date:	01-June-2013
Calculation Period End Date:	30-June-2013
CBG Payment Date:	15-July-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:	\$ 2,715,513,957.84
Number of Housing Loans:	11,138
Average Housing Loan Balance:	\$ 243,806.25
Maximum Housing Loan Balance:	\$ 1,865,719.81
Weighted Average Current Loan-to-Value Ratio:	66.89%
Highest Individual Current Loan-to-Value Ratio:	150.95%
Weighted Average Indexed Current Loan-to-Value Ratio:	59.41%
Percentage of Investment Property Loans:	23.57%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	5.56%
Weighted Average Seasoning (Months):	49
Weighted Average Remaining Term to Maturity (Months):	294
Maximum Remaining Term to Maturity (Months):	357

### 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:		\$ 2,206,101,262.31
(a) LTV Adjusted Principal Balance:	\$ 2,667,885,790.14	
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$ 2,206,101,262.31	
B. Loan Principal Receipts:		\$ 57,119,146
C. Loan Advances:		\$ 0
D. Substitution Assets & Authorised Investments:		\$ 0
Z. Negative Carry:		\$ 0
Adjusted Aggregate Loan Amount:		\$ 2,263,220,408.20
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:	118.87%
ACT Ratio2:	102.87%
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 30th June 2013

Funding Summary	
Intercompany Loan Amount:	\$ 2,800,000,000.00
Guarantee Loan:	\$ 2,736,779,591.80
Demand Loan:	\$ 63,220,408.20
Reserve Fund Required Amount:	\$ 28,050,090.05

Collections	
Revenue Receipts for the month:	\$ 12,034,542.62
Principal Receipts for the month:	\$ 63,201,671.29

Loan-to-Value Ratio Distribution - Unindexed	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 5%	204	\$ 3,060,300.00	1.83%	0.11%
> 5%, up to and including 10%	242	\$ 8,323,855.40	2.17%	0.31%
> 10%, up to and including 15%	215	\$ 13,105,904.72	1.93%	0.48%
> 15%, up to and including 20%	207	\$ 17,895,688.71	1.86%	0.66%
> 20%, up to and including 25%	299	\$ 30,347,960.89	2.68%	1.12%
> 25%, up to and including 30%	320	\$ 42,098,784.11	2.87%	1.55%
> 30%, up to and including 35%	413	\$ 65,870,031.12	3.71%	2.43%
> 35%, up to and including 40%	463	\$ 84,584,898.15	4.16%	3.11%
> 40%, up to and including 45%	551	\$ 110,312,690.85	4.95%	4.06%
> 45%, up to and including 50%	515	\$ 113,897,267.17	4.62%	4.19%
> 50%, up to and including 55%	614	\$ 143,715,870.22	5.51%	5.29%
> 55%, up to and including 60%	628	\$ 157,295,996.85	5.64%	5.79%
> 60%, up to and including 65%	694	\$ 180,928,163.06	6.23%	6.66%
> 65%, up to and including 70%	817	\$ 230,767,544.70	7.34%	8.50%
> 70%, up to and including 75%	1,339	\$ 387,406,514.89	12.02%	14.27%
> 75%, up to and including 80%	1,728	\$ 547,524,518.22	15.51%	20.16%
> 80%, up to and including 85%	828	\$ 252,698,918.73	7.43%	9.31%
> 85%, up to and including 90%	800	\$ 242,950,604.91	7.18%	8.95%
> 90%, up to and including 95%	248	\$ 79,169,930.53	2.23%	2.92%
> 95%, up to and including 100%	6	\$ 1,856,688.22	0.05%	0.07%
> 100%, up to and including 105%	0	\$ -	0.00%	0.00%
> 105%, up to and including 110%	2	\$ 631,407.66	0.02%	0.02%
> 110%	5	\$ 1,070,418.73	0.04%	0.04%
<b>Total</b>	<b>11,138</b>	<b>\$ 2,715,513,957.84</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%	264	\$ 4,067,858.57	2.37%	0.15%
> 5%, up to and including 10%	272	\$ 10,876,065.95	2.44%	0.40%
> 10%, up to and including 15%	270	\$ 16,862,226.14	2.42%	0.62%
> 15%, up to and including 20%	270	\$ 24,269,673.39	2.42%	0.89%
> 20%, up to and including 25%	318	\$ 35,992,515.11	2.86%	1.33%
> 25%, up to and including 30%	347	\$ 47,576,666.80	3.12%	1.75%
> 30%, up to and including 35%	432	\$ 72,032,619.09	3.88%	2.65%
> 35%, up to and including 40%	489	\$ 92,889,558.99	4.39%	3.42%
> 40%, up to and including 45%	526	\$ 117,581,973.52	4.72%	4.33%
> 45%, up to and including 50%	489	\$ 111,871,885.11	4.39%	4.12%
> 50%, up to and including 55%	635	\$ 152,619,843.75	5.70%	5.62%
> 55%, up to and including 60%	603	\$ 161,947,440.42	5.41%	5.96%
> 60%, up to and including 65%	720	\$ 204,752,280.22	6.46%	7.54%
> 65%, up to and including 70%	954	\$ 273,953,108.88	8.57%	10.09%
> 70%, up to and including 75%	1,224	\$ 363,967,807.07	10.99%	13.40%
> 75%, up to and including 80%	1,312	\$ 398,893,649.90	11.78%	14.69%
> 80%, up to and including 85%	933	\$ 289,839,000.51	8.38%	10.67%
> 85%, up to and including 90%	645	\$ 199,914,772.41	5.79%	7.36%
> 90%, up to and including 95%	266	\$ 84,634,420.87	2.39%	3.12%
> 95%, up to and including 100%	92	\$ 29,003,615.49	0.83%	1.07%
> 100%, up to and including 105%	43	\$ 13,444,764.20	0.39%	0.50%
> 105%, up to and including 110%	21	\$ 5,770,402.57	0.19%	0.21%
> 110%	13	\$ 2,751,808.88	0.12%	0.10%
<b>Total</b>	<b>11,138</b>	<b>\$ 2,715,513,957.84</b>	<b>100.00%</b>	<b>100.00%</b>

\* Based on monthly data provided by APM.

## Covered Bond Programme Investor Report as at 30th June 2013

Property Indexation Details	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Indexed Loans	9,644	\$ 2,354,352,028.74	86.59%	86.70%
Unindexed Loans	1,494	\$ 361,161,929.10	13.41%	13.30%
<b>Total</b>	<b>11,138</b>	<b>\$ 2,715,513,957.84</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	991	\$ 26,450,217.44	8.90%	0.97%
> A\$ 50,000, up to and including A\$ 100,000	1,159	\$ 87,477,769.34	10.41%	3.22%
> A\$ 100,000, up to and including A\$ 150,000	1,238	\$ 156,847,297.53	11.12%	5.78%
> A\$ 150,000, up to and including A\$ 200,000	1,395	\$ 246,249,918.52	12.52%	9.07%
> A\$ 200,000, up to and including A\$ 250,000	1,535	\$ 347,742,792.48	13.78%	12.81%
> A\$ 250,000, up to and including A\$ 300,000	1,508	\$ 414,259,523.71	13.54%	15.26%
> A\$ 300,000, up to and including A\$ 350,000	1,228	\$ 398,034,860.12	11.03%	14.66%
> A\$ 350,000, up to and including A\$ 400,000	721	\$ 268,310,269.48	6.47%	9.88%
> A\$ 400,000, up to and including A\$ 450,000	458	\$ 193,777,576.35	4.11%	7.14%
> A\$ 450,000, up to and including A\$ 500,000	274	\$ 129,550,811.38	2.46%	4.77%
> A\$ 500,000, up to and including A\$ 550,000	156	\$ 81,932,069.36	1.40%	3.02%
> A\$ 550,000, up to and including A\$ 600,000	104	\$ 59,597,067.82	0.93%	2.19%
> A\$ 600,000, up to and including A\$ 650,000	79	\$ 49,410,184.13	0.71%	1.82%
> A\$ 650,000, up to and including A\$ 700,000	60	\$ 40,401,327.62	0.54%	1.49%
> A\$ 700,000, up to and including A\$ 750,000	35	\$ 25,302,796.25	0.31%	0.93%
> A\$ 750,000, up to and including A\$ 800,000	53	\$ 41,130,749.35	0.48%	1.51%
> A\$ 800,000, up to and including A\$ 850,000	22	\$ 18,194,227.44	0.20%	0.67%
> A\$ 850,000, up to and including A\$ 900,000	26	\$ 22,548,448.38	0.23%	0.83%
> A\$ 900,000, up to and including A\$ 950,000	14	\$ 12,889,320.41	0.13%	0.47%
> A\$ 950,000, up to and including A\$ 1,000,000	16	\$ 15,662,558.19	0.14%	0.58%
> A\$ 1,000,000, up to and including A\$ 1,100,000	22	\$ 22,890,419.19	0.20%	0.84%
> A\$ 1,100,000, up to and including A\$ 1,200,000	16	\$ 18,523,547.74	0.14%	0.68%
> A\$ 1,200,000, up to and including A\$ 1,300,000	11	\$ 13,650,058.06	0.10%	0.50%
> A\$ 1,300,000, up to and including A\$ 1,400,000	7	\$ 9,370,536.56	0.06%	0.35%
> A\$ 1,400,000, up to and including A\$ 1,500,000	6	\$ 8,741,843.15	0.05%	0.32%
> A\$ 1,500,000	4	\$ 6,567,767.84	0.04%	0.24%
<b>Total</b>	<b>11,138</b>	<b>\$ 2,715,513,957.84</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	161	\$ 44,016,886.32	1.45%	1.62%
> 12, up to and including 18 months	341	\$ 83,449,441.66	3.06%	3.07%
> 18, up to and including 24 months	1,950	\$ 532,628,238.36	17.51%	19.61%
> 24, up to and including 30 months	1,134	\$ 288,927,836.25	10.18%	10.64%
> 30, up to and including 36 months	1,411	\$ 404,904,496.41	12.67%	14.91%
> 36, up to and including 48 months	1,655	\$ 436,018,574.14	14.86%	16.06%
> 48, up to and including 60 months	666	\$ 182,886,353.36	5.98%	6.73%
> 60 months	3,820	\$ 742,682,131.34	34.30%	27.35%
<b>Total</b>	<b>11,138</b>	<b>\$ 2,715,513,957.84</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	168	\$ 51,391,559.13	1.51%	1.89%
New South Wales	2,292	\$ 719,560,565.89	20.58%	26.50%
Northern Territory	38	\$ 10,254,957.41	0.34%	0.38%
Queensland	6,997	\$ 1,505,489,480.77	62.82%	55.44%
South Australia	148	\$ 32,598,150.84	1.33%	1.20%
Tasmania	59	\$ 12,516,863.05	0.53%	0.46%
Victoria	926	\$ 231,836,619.86	8.31%	8.54%
Western Australia	510	\$ 151,865,760.89	4.58%	5.59%
<b>Total</b>	<b>11,138</b>	<b>\$ 2,715,513,957.84</b>	<b>100.00%</b>	<b>100.00%</b>

## Covered Bond Programme Investor Report as at 30th June 2013

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
QLD - Brisbane Metropolitan	3,499	\$ 816,873,553.06	31.41%	30.08%
QLD - Gold Coast	669	\$ 151,066,821.58	6.01%	5.56%
QLD - Sunshine Coast	486	\$ 94,122,424.63	4.36%	3.47%
QLD - Non-metropolitan	2,343	\$ 443,426,681.50	21.04%	16.33%
NSW - Sydney Metropolitan	1,615	\$ 561,204,634.13	14.50%	20.67%
NSW - Non-metropolitan	677	\$ 158,355,931.76	6.08%	5.83%
ACT - Metropolitan	168	\$ 51,391,559.13	1.51%	1.89%
VIC - Melbourne Metropolitan	797	\$ 207,989,742.56	7.16%	7.66%
VIC - Non-metropolitan	129	\$ 23,846,877.30	1.16%	0.88%
WA - Perth Metropolitan	458	\$ 137,366,067.83	4.11%	5.06%
WA - Non-metropolitan	52	\$ 14,499,693.06	0.47%	0.53%
SA - Adelaide Metropolitan	133	\$ 28,993,545.90	1.19%	1.07%
SA - Non-metropolitan	15	\$ 3,604,604.94	0.13%	0.13%
NT - Darwin Metropolitan	26	\$ 7,960,303.54	0.23%	0.29%
NT - Non-metropolitan	12	\$ 2,294,653.87	0.11%	0.08%
TAS - Hobart Metropolitan	42	\$ 9,565,853.37	0.38%	0.35%
TAS - Non-metropolitan	17	\$ 2,951,009.68	0.15%	0.11%
<b>Total</b>	<b>11,138</b>	<b>\$ 2,715,513,957.84</b>	<b>100.00%</b>	<b>100.00%</b>

Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	1,355	\$ 457,045,957.03	12.17%	16.83%
Principal and Interest	9,783	\$ 2,258,468,000.81	87.83%	83.17%
<b>Total</b>	<b>11,138</b>	<b>\$ 2,715,513,957.84</b>	<b>100.00%</b>	<b>100.00%</b>

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
House	9,557	\$ 2,327,436,533.16	85.81%	85.71%
House on Acreage	24	\$ 4,950,965.37	0.22%	0.18%
Unit	253	\$ 48,098,278.01	2.27%	1.77%
Multi Units	9	\$ 5,164,267.54	0.08%	0.19%
Duplex	1,293	\$ 329,676,855.55	11.61%	12.14%
Residential Real Estate	0	\$ -	0.00%	0.00%
Other	2	\$ 187,058.21	0.02%	0.01%
<b>Total</b>	<b>11,138</b>	<b>\$ 2,715,513,957.84</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	4,828	\$ 1,115,258,700.14	43.35%	41.07%
No Insurance	6,310	\$ 1,600,255,257.70	56.65%	58.93%
<b>Total</b>	<b>11,138</b>	<b>\$ 2,715,513,957.84</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	25	\$ 988,362.86	0.22%	0.04%
> 2016, up to and including 2021	270	\$ 20,885,514.73	2.42%	0.77%
> 2021, up to and including 2026	522	\$ 59,312,777.95	4.69%	2.18%
> 2026, up to and including 2031	1,439	\$ 231,963,730.90	12.92%	8.54%
> 2031, up to and including 2036	2,605	\$ 592,177,490.73	23.39%	21.81%
> 2036, up to and including 2041	5,886	\$ 1,706,004,008.99	52.85%	62.82%
> 2041	391	\$ 104,182,071.68	3.51%	3.84%
<b>Total</b>	<b>11,138</b>	<b>\$ 2,715,513,957.84</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	10,043	\$ 2,438,074,315.82	90.17%	89.78%
Fixed Rate	1,095	\$ 277,439,642.02	9.83%	10.22%
<b>Total</b>	<b>11,138</b>	<b>\$ 2,715,513,957.84</b>	<b>100.00%</b>	<b>100.00%</b>

## Covered Bond Programme Investor Report as at 30th June 2013

Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2012	0	\$ -	0.00%	0.00%
2013	168	\$ 40,998,737.35	15.34%	14.78%
2014	576	\$ 148,556,851.06	52.60%	53.55%
2015	235	\$ 60,048,074.40	21.46%	21.64%
2016	102	\$ 24,168,429.49	9.32%	8.71%
2017	14	\$ 3,667,549.72	1.28%	1.32%
<b>Total</b>	<b>1,095</b>	<b>\$ 277,439,642.02</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	\$ 256,156.94	0.02%	0.01%
> 4.50%, up to and including 5.00%	15	\$ 4,593,975.28	0.13%	0.17%
> 5.00%, up to and including 5.50%	3,612	\$ 1,112,551,803.24	32.43%	40.97%
> 5.50%, up to and including 6.00%	6,461	\$ 1,422,597,139.06	58.01%	52.39%
> 6.00%, up to and including 6.50%	801	\$ 123,991,184.98	7.19%	4.57%
> 6.50%, up to and including 7.00%	15	\$ 3,146,914.52	0.13%	0.12%
> 7.00%, up to and including 7.50%	168	\$ 38,325,680.50	1.51%	1.41%
> 7.50%, up to and including 8.00%	61	\$ 9,745,698.35	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%	3	\$ 305,404.97	0.03%	0.011%
<b>Total</b>	<b>11,138</b>	<b>\$ 2,715,513,957.84</b>	<b>100.00%</b>	<b>100.00%</b>

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	10,869	\$ 2,633,575,824.80	97.58%	96.98%
> 1, up to and including 30 days	203	\$ 60,460,373.64	1.82%	2.23%
> 31, up to and including 60 days	43	\$ 15,828,942.63	0.39%	0.58%
> 61, up to and including 90 days	15	\$ 3,852,337.68	0.13%	0.14%
> 90 days	8	\$ 1,796,479.09	0.07%	0.07%
<b>Total</b>	<b>11,138</b>	<b>\$ 2,715,513,957.84</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	9,962	\$ 2,425,825,320.48	89.44%	89.33%
Non-Regulated Loans	1,176	\$ 289,688,637.36	10.56%	10.67%
<b>Total</b>	<b>11,138</b>	<b>\$ 2,715,513,957.84</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	99	\$ 31,117,262.06	7.31%	6.81%
> 6, up to and including 12 months	98	\$ 31,667,928.31	7.23%	6.93%
> 12, up to and including 24 months	264	\$ 85,340,215.20	19.48%	18.67%
> 24, up to and including 36 months	384	\$ 140,707,829.52	28.34%	30.79%
> 36, up to and including 48 months	421	\$ 139,675,226.34	31.07%	30.56%
> 48, up to and including 60 months	89	\$ 28,537,495.60	6.57%	6.24%
> 60 months	0	\$ -	0.00%	0.00%
<b>Total</b>	<b>1,355</b>	<b>\$ 457,045,957.03</b>	<b>100.00%</b>	<b>100.00%</b>

## Covered Bond Programme Investor Report as at 30th June 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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