

**Monthly Period**

Calculation Period Start Date:	01/06/2014
Calculation Period End Date:	30/06/2014
CBG Payment Date:	15/07/2014

**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 Ltd
Intercompany Loan and Subordinated Loan Provider:	Suncorp-Metway Ltd
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:	\$2,704,744,384.78
Number of Housing Loans:	12,202
Average Housing Loan Balance:	\$221,664.02
Maximum Housing Loan Balance:	\$1,866,086.12
Weighted Average Current Loan-to-Value Ratio:	65.92%
Highest Individual Current Loan-to-Value Ratio:	130.29%
Weighted Average Indexed Current Loan-to-Value Ratio:	61.27%
Percentage of Investment Property Loans:	22.85%
Percentage of Low Doc Loans:	0.01%
Weighted Average Mortgage Rate:	5.28%
Weighted Average Seasoning (Months):	66
Weighted Average Remaining Term to Maturity (Months):	279
Maximum Remaining Term to Maturity (Months):	359

Compliance Tests	
Asset Coverage Test	PASS
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:	\$2,290,457,239.36
(a) LTV Adjusted Principal Balance:	\$2,680,672,628.51
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$2,290,457,239.36
B. Loan Principal Receipts:	\$95,255,630.02
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$2,385,712,869.38
AUD equivalent of aggregate Principal Amount Outstanding of Covered Bonds:	\$2,200,000,000.00
Asset Covered Test Passed:	PASS
Asset Percentage AP:	84.75%

Overcollateralisation, both of eligible assets and including non eligible assets:	
Current Overcollateralisation Ratio : <sup>1</sup>	122.94%
ACT Ratio : <sup>2</sup>	108.44%
By Law:	103.00%
Contractual Minimum:	105.26%
Current Contractual AP:	84.75%

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

Funding Summary	
Demand Loan	\$185,712,869.38
Guarantee Loan	\$2,614,287,130.62
Total Intercompany Loan	\$2,800,000,000.00
Reserve Ledger	\$27,920,965.00

Collections	
Revenue Receipts for the month:	\$11,094,187.29
Principal Receipts for the month:	\$71,704,337.88

Loan-to-Value Ratio Distribution - Unindexed	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	3	\$390,312.62	0.02%	0.01%
Up to and including 5%:	337	\$3,377,884.85	2.76%	0.12%
> 5%, up to and including 10%:	255	\$9,330,456.56	2.09%	0.34%
> 10%, up to and including 15%:	286	\$16,543,912.01	2.34%	0.61%
> 15%, up to and including 20%:	266	\$20,723,310.40	2.18%	0.77%
> 20%, up to and including 25%:	301	\$32,111,983.12	2.47%	1.19%
> 25%, up to and including 30%:	406	\$52,057,025.32	3.33%	1.92%
> 30%, up to and including 35%:	481	\$70,851,405.90	3.94%	2.62%
> 35%, up to and including 40%:	523	\$87,003,605.71	4.29%	3.22%
> 40%, up to and including 45%:	553	\$103,460,022.96	4.53%	3.83%
> 45%, up to and including 50%:	595	\$125,566,147.58	4.88%	4.64%
> 50%, up to and including 55%:	674	\$144,351,704.83	5.52%	5.34%
> 55%, up to and including 60%:	714	\$169,571,739.88	5.85%	6.27%
> 60%, up to and including 65%:	787	\$196,676,393.75	6.45%	7.27%
> 65%, up to and including 70%:	1,040	\$271,946,525.39	8.52%	10.05%
> 70%, up to and including 75%:	1,629	\$438,148,237.43	13.35%	16.20%
> 75%, up to and including 80%:	1,574	\$460,887,978.64	12.90%	17.04%
> 80%, up to and including 85%:	986	\$270,473,561.72	8.08%	10.00%
> 85%, up to and including 90%:	694	\$200,852,011.03	5.69%	7.43%
> 90%, up to and including 95%:	97	\$30,262,946.49	0.79%	1.12%
> 110%:	1	\$181,236.50	0.01%	0.01%
<b>Total</b>	<b>12,202</b>	<b>\$2,704,768,402.69</b>	<b>100%</b>	<b>100%</b>

Current Loan to Valuation Ratio - Indexed*	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	3	\$390,312.62	0.02%	0.01%
Up to and including 5%:	423	\$5,162,577.31	3.47%	0.19%
> 5%, up to and including 10%:	349	\$15,194,849.75	2.86%	0.56%
> 10%, up to and including 15%:	320	\$21,632,171.49	2.62%	0.80%
> 15%, up to and including 20%:	358	\$33,305,593.83	2.93%	1.23%
> 20%, up to and including 25%:	435	\$51,646,257.00	3.56%	1.91%
> 25%, up to and including 30%:	521	\$77,931,012.43	4.27%	2.88%
> 30%, up to and including 35%:	513	\$83,485,415.54	4.20%	3.09%
> 35%, up to and including 40%:	564	\$111,340,797.91	4.62%	4.12%
> 40%, up to and including 45%:	583	\$120,794,610.58	4.78%	4.47%
> 45%, up to and including 50%:	675	\$156,904,844.86	5.53%	5.80%
> 50%, up to and including 55%:	770	\$191,520,872.83	6.31%	7.08%
> 55%, up to and including 60%:	890	\$239,742,539.75	7.29%	8.86%
> 60%, up to and including 65%:	1,119	\$301,746,432.47	9.17%	11.16%
> 65%, up to and including 70%:	1,221	\$334,051,492.57	10.01%	12.35%
> 70%, up to and including 75%:	1,252	\$346,627,062.66	10.26%	12.82%
> 75%, up to and including 80%:	1,056	\$297,891,741.87	8.65%	11.01%
> 80%, up to and including 85%:	627	\$170,842,959.75	5.14%	6.32%
> 85%, up to and including 90%:	363	\$100,531,840.61	2.97%	3.72%
> 90%, up to and including 95%:	100	\$28,784,369.21	0.82%	1.06%
> 95%, up to and including 100%:	20	\$5,968,946.01	0.16%	0.22%
> 100%, up to and including 105%:	18	\$4,314,261.75	0.15%	0.16%
> 105%, up to and including 110%:	8	\$1,981,306.40	0.07%	0.07%
> 110%:	14	\$2,976,133.49	0.11%	0.11%
<b>Total</b>	<b>12,202</b>	<b>\$2,704,768,402.69</b>	<b>100%</b>	<b>100%</b>

\* Based on monthly data provided by APM.

Property Indexation Details	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	3	\$390,312.62	0.02%	0.01%
Indexed Loans	11,117	\$2,453,068,561.96	91.11%	90.69%
Unindexed Loans	1,082	\$251,309,528.11	8.87%	9.29%
<b>Total</b>	<b>12,202</b>	<b>\$2,704,768,402.69</b>	<b>100%</b>	<b>100%</b>

Current Balance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including A\$50,000:	1,305	\$33,074,957.45	10.69%	1.22%
> A\$50,000, up to and including A\$100,000:	1,525	\$115,294,078.43	12.50%	4.26%
> A\$100,000, up to and including A\$150,000:	1,494	\$188,351,918.62	12.24%	6.96%
> A\$150,000, up to and including A\$200,000:	1,677	\$294,284,992.29	13.74%	10.88%
> A\$200,000, up to and including A\$250,000:	1,646	\$371,752,193.01	13.49%	13.74%
> A\$250,000, up to and including A\$300,000:	1,575	\$432,139,788.65	12.91%	15.98%
> A\$300,000, up to and including A\$350,000:	1,164	\$376,777,516.38	9.54%	13.93%
> A\$350,000, up to and including A\$400,000:	661	\$246,696,021.50	5.42%	9.12%
> A\$400,000, up to and including A\$450,000:	401	\$169,664,469.90	3.29%	6.27%
> A\$450,000, up to and including A\$500,000:	227	\$107,381,474.75	1.86%	3.97%
> A\$500,000, up to and including A\$550,000:	145	\$75,874,337.59	1.19%	2.81%
> A\$550,000, up to and including A\$600,000:	90	\$51,637,963.24	0.74%	1.91%
> A\$600,000, up to and including A\$650,000:	56	\$34,986,167.46	0.46%	1.29%
> A\$650,000, up to and including A\$700,000:	49	\$33,065,353.40	0.40%	1.22%
> A\$700,000, up to and including A\$750,000:	35	\$25,488,387.48	0.29%	0.94%
> A\$750,000, up to and including A\$800,000:	37	\$28,738,158.79	0.30%	1.06%
> A\$800,000, up to and including A\$850,000:	22	\$18,137,306.37	0.18%	0.67%
> A\$850,000, up to and including A\$900,000:	14	\$12,131,223.54	0.11%	0.45%
> A\$900,000, up to and including A\$950,000:	11	\$10,048,630.26	0.09%	0.37%
> A\$950,000, up to and including A\$1,000,000:	15	\$14,632,410.82	0.12%	0.54%
> A\$1,000,000, up to and including A\$1,100,000:	15	\$15,457,023.75	0.12%	0.57%
> A\$1,100,000, up to and including A\$1,200,000:	19	\$21,840,031.57	0.16%	0.81%
> A\$1,200,000, up to and including A\$1,300,000:	5	\$6,255,759.18	0.04%	0.23%
> A\$1,300,000, up to and including A\$1,400,000:	4	\$5,383,243.69	0.03%	0.20%
> A\$1,400,000, up to and including A\$1,500,000:	3	\$4,404,755.32	0.02%	0.16%
> A\$1,500,000:	7	\$11,270,239.25	0.06%	0.42%
<b>Total</b>	<b>12,202</b>	<b>\$2,704,768,402.69</b>	<b>100%</b>	<b>100%</b>

Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 12 months, up to and including 18 months:	15	\$4,349,481.81	0.12%	0.16%
> 18 months, up to and including 24 months:	278	\$65,774,805.61	2.28%	2.43%
> 24 months, up to and including 30 months:	523	\$119,690,636.55	4.29%	4.43%
> 30 months, up to and including 36 months:	1,664	\$426,822,566.48	13.64%	15.78%
> 36 months, up to and including 48 months:	2,215	\$556,134,316.70	18.15%	20.56%
> 48 months, up to and including 60 months:	1,695	\$416,685,456.77	13.89%	15.41%
> 60 months:	5,812	\$1,115,311,138.77	47.63%	41.23%
<b>Total</b>	<b>12,202</b>	<b>\$2,704,768,402.69</b>	<b>100%</b>	<b>100%</b>

State Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - Invalid or No Security	3	\$390,312.62	0.02%	0.01%
Australian Capital Territory	155	\$43,901,262.64	1.27%	1.62%
New South Wales	2,288	\$646,631,005.24	18.75%	23.91%
Northern Territory	38	\$9,667,749.91	0.31%	0.36%
Queensland	8,004	\$1,597,014,283.52	65.60%	59.04%
South Australia	172	\$34,256,960.14	1.41%	1.27%
Tasmania	57	\$11,099,375.74	0.47%	0.41%
Victoria	945	\$215,984,339.99	7.74%	7.99%
Western Australia	540	\$145,823,112.89	4.43%	5.39%
<b>Total</b>	<b>12,202</b>	<b>\$2,704,768,402.69</b>	<b>100%</b>	<b>100%</b>

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - No Security	3	\$390,312.62	0.02%	0.01%
Not Applicable - Invalid Security	1	\$90,558.48	0.01%	0.00%
Brisbane Metropolitan	3,876	\$839,263,497.44	31.77%	31.03%
Gold Coast	782	\$160,957,249.06	6.41%	5.95%
Sunshine Coast	572	\$104,071,985.42	4.69%	3.85%
Queensland - Other	2,775	\$492,782,875.46	22.74%	18.22%
Sydney Metropolitan	1,535	\$483,164,000.31	12.58%	17.86%
N.S.W. - Other	724	\$155,271,461.91	5.93%	5.74%
Australian Capital Territory	183	\$52,035,481.80	1.50%	1.92%
Melbourne Metropolitan	792	\$190,130,926.34	6.49%	7.03%
Victoria - Other	152	\$25,189,383.65	1.25%	0.93%
Perth Metropolitan	487	\$131,649,054.39	3.99%	4.87%
W.A. - Other	53	\$14,174,058.50	0.43%	0.52%
Adelaide Metropolitan	149	\$29,726,235.28	1.22%	1.10%
S.A. - Other	24	\$5,194,754.86	0.20%	0.19%
Darwin Metropolitan	26	\$6,834,429.47	0.21%	0.25%
N.T. - Other	12	\$2,833,320.44	0.10%	0.10%
Hobart Metropolitan	40	\$8,369,763.11	0.33%	0.31%
Tasmania - Other	16	\$2,639,054.15	0.13%	0.10%
<b>Total</b>	<b>12,202</b>	<b>\$2,704,768,402.69</b>	<b>100%</b>	<b>100%</b>



Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	1,421	\$451,034,266.19	11.65%	16.68%
Principal and Interest	10,781	\$2,253,734,136.50	88.35%	83.32%
<b>Total</b>	<b>12,202</b>	<b>\$2,704,768,402.69</b>	<b>100%</b>	<b>100%</b>

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Home Equity Purchase	272	\$39,984,269.96	2.23%	1.48%
Home Improvement	271	\$46,397,244.21	2.22%	1.72%
Other	2,303	\$458,822,054.00	18.87%	16.96%
Residential - Detached House	7,884	\$1,827,236,515.46	64.61%	67.56%
Residential - Duplex	51	\$10,828,212.77	0.42%	0.40%
Residential - Established Apartment/Unit/Flat	1,174	\$261,094,195.26	9.62%	9.65%
Residential - New Apartment/Unit/Flat	71	\$19,893,983.36	0.58%	0.74%
Rural Property	13	\$1,549,000.26	0.11%	0.06%
Vacant Land	163	\$38,962,927.41	1.34%	1.44%
<b>Total</b>	<b>12,202</b>	<b>\$2,704,768,402.69</b>	<b>100%</b>	<b>100%</b>

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	6,056	\$1,410,037,704.15	49.63%	52.13%
QBE LMI Pool Insurance	286	\$60,261,910.08	2.34%	2.23%
QBELMI	5,860	\$1,234,468,788.46	48.02%	45.64%
<b>Total</b>	<b>12,202</b>	<b>\$2,704,768,402.69</b>	<b>100%</b>	<b>100%</b>

Year of Maturity Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 2016:	15	\$506,895.00	0.12%	0.02%
> 2016, up to and including 2021:	277	\$17,409,317.63	2.27%	0.64%
> 2021, up to and including 2026:	599	\$58,848,532.16	4.91%	2.18%
> 2026, up to and including 2031:	1,622	\$240,146,855.69	13.29%	8.88%
> 2031, up to and including 2036:	3,251	\$674,958,499.15	26.64%	24.95%
> 2036, up to and including 2041:	5,793	\$1,553,621,533.94	47.48%	57.44%
> 2041:	645	\$159,276,769.12	5.29%	5.89%
<b>Total</b>	<b>12,202</b>	<b>\$2,704,768,402.69</b>	<b>100%</b>	<b>100%</b>

Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	1,311	\$320,273,647.33	10.74%	11.84%
Variable Rate	10,891	\$2,384,494,755.36	89.26%	88.16%
<b>Total</b>	<b>12,202</b>	<b>\$2,704,768,402.69</b>	<b>100%</b>	<b>100%</b>

Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2017	2	\$58,005.76	0.15%	0.02%
2018	1	\$20,392.78	0.08%	0.01%
2019	6	\$322,104.82	0.46%	0.10%
2020	1	\$76,136.14	0.08%	0.02%
2021	9	\$638,716.79	0.69%	0.20%
2022	5	\$399,695.77	0.38%	0.12%
2023	1	\$92,040.88	0.08%	0.03%
2024	8	\$826,459.30	0.61%	0.26%
2025	12	\$1,819,876.42	0.92%	0.57%
2026	10	\$1,294,522.21	0.76%	0.40%
2027	14	\$2,222,739.33	1.07%	0.69%
2028	24	\$2,945,774.91	1.83%	0.92%
2029	13	\$3,045,464.98	0.99%	0.95%
2030	27	\$5,312,640.13	2.06%	1.66%
2031	47	\$9,761,165.15	3.59%	3.05%
2032	33	\$7,999,146.85	2.52%	2.50%
2033	40	\$6,545,991.25	3.05%	2.04%
2034	61	\$14,152,038.34	4.65%	4.42%
2035	57	\$14,777,089.27	4.35%	4.61%
2036	111	\$26,306,944.72	8.47%	8.21%
2037	87	\$23,230,200.93	6.64%	7.25%
2038	71	\$18,435,473.69	5.42%	5.76%
2039	115	\$32,186,963.76	8.77%	10.05%
2040	99	\$29,184,700.44	7.55%	9.11%
2041	269	\$70,332,723.81	20.52%	21.96%
2042	180	\$46,071,199.45	13.73%	14.38%
2043	7	\$1,872,173.79	0.53%	0.58%
2044	1	\$343,265.66	0.08%	0.11%
<b>Total</b>	<b>1,311</b>	<b>\$320,273,647.33</b>	<b>100%</b>	<b>100%</b>

Mortgage Rate Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 4.50%:	3	\$337,808.16	0.02%	0.01%
> 4.50%, up to and including 5.00%:	1,952	\$563,651,729.36	16.00%	20.84%
> 5.00%, up to and including 5.50%:	8,708	\$1,873,649,514.36	71.37%	69.27%
> 5.50%, up to and including 6.00%:	926	\$168,756,699.51	7.59%	6.24%
> 6.00%, up to and including 6.50%:	510	\$79,458,342.59	4.18%	2.94%
> 6.50%, up to and including 7.00%:	9	\$2,232,742.70	0.07%	0.08%
> 7.00%, up to and including 7.50%:	33	\$6,692,332.28	0.27%	0.25%
> 7.50%, up to and including 8.00%:	61	\$9,989,233.73	0.50%	0.37%
<b>Total</b>	<b>12,202</b>	<b>\$2,704,768,402.69</b>	<b>100%</b>	<b>100%</b>

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	11,954	\$2,636,621,375.18	97.97%	97.48%
> 1 days, up to and including 31 days:	195	\$54,060,807.43	1.60%	2.00%
> 31 days, up to and including 61 days:	36	\$9,602,713.55	0.30%	0.36%
> 61 days, up to and including 90 days:	12	\$3,170,952.20	0.10%	0.12%
> 90 days:	5	\$1,312,554.33	0.04%	0.05%
<b>Total</b>	<b>12,202</b>	<b>\$2,704,768,402.69</b>	<b>100%</b>	<b>100%</b>

Uniform Consumer Credit Code Regulation	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Non-Regulated Loans	1,320	\$294,022,325.06	10.82%	10.87%
Regulated Loans	10,882	\$2,410,746,077.63	89.18%	89.13%
<b>Total</b>	<b>12,202</b>	<b>\$2,704,768,402.69</b>	<b>100%</b>	<b>100%</b>

Interest Only Remaining Period	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 6 months:	160	\$50,612,327.97	11.26%	11.22%
> 6 months, up to and including 12 months:	172	\$49,537,573.20	12.10%	10.98%
> 12 months, up to and including 24 months:	392	\$132,094,615.86	27.59%	29.29%
> 24 months, up to and including 36 months:	453	\$143,351,886.32	31.88%	31.78%
> 36 months, up to and including 48 months:	131	\$40,388,374.90	9.22%	8.95%
> 48 months, up to and including 60 months:	111	\$34,425,132.26	7.81%	7.63%
> 60 months:	2	\$624,355.68	0.14%	0.14%
<b>Total</b>	<b>1,421</b>	<b>\$451,034,266.19</b>	<b>100%</b>	<b>100%</b>

<b>Bond Issuance</b>	<b>2012-1</b>	<b>2012-2</b>	<b>2012-3</b>
<b>ISIN:</b>	AU3CB0194926	AU3FN0015731	AU3CB0201630
<b>Issue Date:</b>	06 Jun 2012	06 Dec 2012	09 Nov 2012
<b>Original Ratings:</b>	AAA / Aaa	AAA / Aaa	AAA / Aaa
<b>Currency:</b>	AUD	AUD	AUD
<b>Issue Amount:</b>	\$1,100,000,000.00	\$500,000,000.00	\$600,000,000.00
<b>Coupon Frequency:</b>	Semi-Annual	Quarterly	Semi-Annual
<b>Coupon Rate:</b>	4.75%	BBSW_3M + 1.05%	4.00%
<b>NoteType:</b>	Soft_Bullet	Soft_Bullet	Soft_Bullet
<b>Legal Maturity Date:</b>	06 Dec 2016	06 Dec 2014	09 Nov 2017

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