

Monthly Period

Calculation Period Start Date:	01/10/2014
Calculation Period End Date:	31/10/2014
CBG Payment Date:	17/11/2014

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:	\$3,745,610,489.55
Number of Housing Loans:	16,781
Average Housing Loan Balance:	\$223,205.44
Maximum Housing Loan Balance:	\$1,866,086.12
Weighted Average Current Loan-to-Value Ratio:	67.51%
Highest Individual Current Loan-to-Value Ratio:	95.07%
Weighted Average Indexed Current Loan-to-Value Ratio:	63.10%
Percentage of Investment Property Loans:	22.02%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	5.22%
Weighted Average Seasoning (Months):	59
Weighted Average Remaining Term to Maturity (Months):	286
Maximum Remaining Term to Maturity (Months):	358

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:	\$3,172,601,468.76
(a) LTV Adjusted Principal Balance:	\$3,698,873,562.24
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$3,172,601,468.76
B. Loan Principal Receipts:	\$79,389,525.25
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$3,251,990,994.01
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 : ¹	170.26%
ACT Ratio : ²	147.82%
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	\$1,051,990,994.01
Guarantee Loan	\$2,773,009,005.99
Total Intercompany Loan	\$3,825,000,000.00
Reserve Ledger	\$200,000.00

Collections	
Revenue Receipts for the month:	\$12,258,477.04
Principal Receipts for the month:	\$1,110,363,717.43

Loan-to-Value Ratio Distribution - Unindexed	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	5	\$1,263,327.69	0.03%	0.03%
Up to and including 5%:	388	\$4,144,045.75	2.31%	0.11%
> 5%, up to and including 10%:	296	\$10,394,052.53	1.76%	0.28%
> 10%, up to and including 15%:	326	\$18,306,061.79	1.94%	0.49%
> 15%, up to and including 20%:	348	\$28,300,476.88	2.07%	0.76%
> 20%, up to and including 25%:	370	\$39,809,167.67	2.20%	1.06%
> 25%, up to and including 30%:	487	\$61,363,748.48	2.90%	1.64%
> 30%, up to and including 35%:	590	\$85,805,047.42	3.52%	2.29%
> 35%, up to and including 40%:	642	\$107,633,146.75	3.83%	2.87%
> 40%, up to and including 45%:	645	\$124,168,594.89	3.84%	3.32%
> 45%, up to and including 50%:	793	\$158,980,077.87	4.73%	4.24%
> 50%, up to and including 55%:	897	\$197,452,046.99	5.35%	5.27%
> 55%, up to and including 60%:	883	\$205,546,992.28	5.26%	5.49%
> 60%, up to and including 65%:	1,080	\$266,101,066.18	6.44%	7.10%
> 65%, up to and including 70%:	1,371	\$355,041,053.41	8.17%	9.48%
> 70%, up to and including 75%:	2,137	\$571,214,013.30	12.73%	15.25%
> 75%, up to and including 80%:	2,391	\$675,515,814.15	14.25%	18.03%
> 80%, up to and including 85%:	1,606	\$420,553,608.96	9.57%	11.23%
> 85%, up to and including 90%:	1,283	\$344,772,490.22	7.65%	9.20%
> 90%, up to and including 95%:	243	\$69,268,748.78	1.45%	1.85%
Total	16,781	\$3,745,633,581.99	100%	100%

Current Loan to Valuation Ratio - Indexed*	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	5	\$1,263,327.69	0.03%	0.03%
Up to and including 5%:	480	\$6,128,408.82	2.86%	0.16%
> 5%, up to and including 10%:	421	\$18,104,051.66	2.51%	0.48%
> 10%, up to and including 15%:	376	\$26,259,369.06	2.24%	0.70%
> 15%, up to and including 20%:	459	\$44,156,654.28	2.74%	1.18%
> 20%, up to and including 25%:	501	\$60,676,937.44	2.99%	1.62%
> 25%, up to and including 30%:	601	\$85,624,243.96	3.58%	2.29%
> 30%, up to and including 35%:	630	\$108,051,737.64	3.75%	2.88%
> 35%, up to and including 40%:	705	\$133,002,375.34	4.20%	3.55%
> 40%, up to and including 45%:	739	\$158,899,311.57	4.40%	4.24%
> 45%, up to and including 50%:	890	\$206,419,585.93	5.30%	5.51%
> 50%, up to and including 55%:	983	\$242,454,756.75	5.86%	6.47%
> 55%, up to and including 60%:	1,231	\$326,832,892.69	7.34%	8.73%
> 60%, up to and including 65%:	1,520	\$401,342,084.79	9.06%	10.71%
> 65%, up to and including 70%:	1,750	\$472,352,217.84	10.43%	12.61%
> 70%, up to and including 75%:	1,717	\$460,218,744.08	10.23%	12.29%
> 75%, up to and including 80%:	1,565	\$421,036,619.40	9.33%	11.24%
> 80%, up to and including 85%:	1,112	\$283,315,221.54	6.63%	7.56%
> 85%, up to and including 90%:	667	\$179,950,952.90	3.97%	4.80%
> 90%, up to and including 95%:	255	\$66,230,524.74	1.52%	1.77%
> 95%, up to and including 100%:	90	\$22,476,376.17	0.54%	0.60%
> 100%, up to and including 105%:	26	\$7,296,084.45	0.15%	0.19%
> 105%, up to and including 110%:	20	\$4,794,034.48	0.12%	0.13%
> 110%:	38	\$8,747,068.77	0.23%	0.23%
Total	16,781	\$3,745,633,581.99	100%	100%

* Based on monthly data provided by APM.

Property Indexation Details	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	5	\$1,263,327.69	0.03%	0.03%
Indexed Loans	15,065	\$3,345,704,809.27	89.77%	89.32%
Unindexed Loans	1,711	\$398,665,445.03	10.20%	10.64%
Total	16,781	\$3,745,633,581.99	100%	100%

Current Balance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including A\$50,000:	1,743	\$46,490,112.92	10.39%	1.24%
> A\$50,000, up to and including A\$100,000:	2,054	\$155,835,893.87	12.24%	4.16%
> A\$100,000, up to and including A\$150,000:	2,005	\$253,009,779.02	11.95%	6.75%
> A\$150,000, up to and including A\$200,000:	2,304	\$406,914,431.32	13.73%	10.86%
> A\$200,000, up to and including A\$250,000:	2,238	\$506,609,168.37	13.34%	13.53%
> A\$250,000, up to and including A\$300,000:	2,211	\$607,334,801.09	13.18%	16.21%
> A\$300,000, up to and including A\$350,000:	1,617	\$524,094,169.83	9.64%	13.99%
> A\$350,000, up to and including A\$400,000:	988	\$369,005,939.86	5.89%	9.85%
> A\$400,000, up to and including A\$450,000:	578	\$244,702,555.48	3.44%	6.53%
> A\$450,000, up to and including A\$500,000:	364	\$172,979,680.79	2.17%	4.62%
> A\$500,000, up to and including A\$550,000:	181	\$94,899,023.28	1.08%	2.53%
> A\$550,000, up to and including A\$600,000:	136	\$77,861,937.43	0.81%	2.08%
> A\$600,000, up to and including A\$650,000:	90	\$56,040,037.01	0.54%	1.50%
> A\$650,000, up to and including A\$700,000:	60	\$40,423,769.65	0.36%	1.08%
> A\$700,000, up to and including A\$750,000:	49	\$35,453,577.19	0.29%	0.95%
> A\$750,000, up to and including A\$800,000:	41	\$31,823,450.13	0.24%	0.85%
> A\$800,000, up to and including A\$850,000:	34	\$28,056,392.43	0.20%	0.75%
> A\$850,000, up to and including A\$900,000:	16	\$14,021,213.78	0.10%	0.37%
> A\$900,000, up to and including A\$950,000:	12	\$11,051,290.28	0.07%	0.30%
> A\$950,000, up to and including A\$1,000,000:	16	\$15,531,534.51	0.10%	0.41%
> A\$1,000,000, up to and including A\$1,100,000:	11	\$11,306,191.80	0.07%	0.30%
> A\$1,100,000, up to and including A\$1,200,000:	17	\$19,355,961.18	0.10%	0.52%
> A\$1,200,000, up to and including A\$1,300,000:	6	\$7,544,360.79	0.04%	0.20%
> A\$1,300,000, up to and including A\$1,400,000:	2	\$2,708,871.15	0.01%	0.07%
> A\$1,400,000, up to and including A\$1,500,000:	3	\$4,394,131.65	0.02%	0.12%
> A\$1,500,000:	5	\$8,185,307.18	0.03%	0.22%
Total	16,781	\$3,745,633,581.99	100%	100%

Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 6 months, up to and including 12 months:	106	\$22,092,283.19	0.63%	0.59%
> 12 months, up to and including 18 months:	1,070	\$252,402,295.25	6.38%	6.74%
> 18 months, up to and including 24 months:	1,120	\$267,999,854.24	6.67%	7.15%
> 24 months, up to and including 30 months:	1,183	\$278,335,204.53	7.05%	7.43%
> 30 months, up to and including 36 months:	1,594	\$402,089,764.21	9.50%	10.73%
> 36 months, up to and including 48 months:	2,598	\$632,935,281.30	15.48%	16.90%
> 48 months, up to and including 60 months:	2,106	\$535,036,526.18	12.55%	14.28%
> 60 months:	7,004	\$1,354,742,373.09	41.74%	36.17%
Total	16,781	\$3,745,633,581.99	100%	100%

State Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - Invalid or No Security	5	\$1,263,327.69	0.03%	0.03%
Australian Capital Territory	224	\$61,671,370.50	1.33%	1.65%
New South Wales	3,543	\$974,201,566.70	21.11%	26.01%
Northern Territory	75	\$18,484,644.03	0.45%	0.49%
Queensland	10,441	\$2,094,880,161.61	62.22%	55.93%
South Australia	266	\$54,874,213.55	1.59%	1.47%
Tasmania	70	\$13,196,747.41	0.42%	0.35%
Victoria	1,333	\$307,316,348.36	7.94%	8.20%
Western Australia	824	\$219,745,202.14	4.91%	5.87%
Total	16,781	\$3,745,633,581.99	100%	100%

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - No Security	5	\$1,263,327.69	0.03%	0.03%
Not Applicable - Invalid Security	1	\$10,629.02	0.01%	0.00%
Brisbane Metropolitan	4,978	\$1,076,567,520.96	29.66%	28.74%
Gold Coast	1,078	\$229,084,163.23	6.42%	6.12%
Sunshine Coast	731	\$134,196,736.89	4.36%	3.58%
Queensland - Other	3,654	\$655,016,954.48	21.77%	17.49%
Sydney Metropolitan	2,452	\$739,847,147.62	14.61%	19.75%
N.S.W. - Other	1,046	\$223,219,009.41	6.23%	5.96%
Australian Capital Territory	268	\$72,810,937.20	1.60%	1.94%
Melbourne Metropolitan	1,104	\$267,041,755.17	6.58%	7.13%
Victoria - Other	228	\$39,616,400.40	1.36%	1.06%
Perth Metropolitan	750	\$199,887,282.21	4.47%	5.34%
W.A. - Other	74	\$19,857,919.93	0.44%	0.53%
Adelaide Metropolitan	234	\$48,471,822.77	1.39%	1.29%
S.A. - Other	33	\$7,060,583.57	0.20%	0.19%
Darwin Metropolitan	57	\$14,257,197.84	0.34%	0.38%
N.T. - Other	18	\$4,227,446.19	0.11%	0.11%
Hobart Metropolitan	55	\$10,929,575.78	0.33%	0.29%
Tasmania - Other	15	\$2,267,171.63	0.09%	0.06%
Total	16,781	\$3,745,633,581.99	100%	100%

Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	2,066	\$614,892,991.09	12.31%	16.42%
Principal and Interest	14,715	\$3,130,740,590.90	87.69%	83.58%
Total	16,781	\$3,745,633,581.99	100%	100%

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Home Equity Purchase	307	\$42,637,426.79	1.83%	1.14%
Home Improvement	304	\$51,367,410.18	1.81%	1.37%
Other	2,934	\$564,360,565.97	17.48%	15.07%
Residential - Detached House	11,217	\$2,633,106,454.73	66.84%	70.30%
Residential - Duplex	60	\$13,221,125.63	0.36%	0.35%
Residential - Established Apartment/Unit/Flat	1,670	\$372,454,949.73	9.95%	9.94%
Residential - New Apartment/Unit/Flat	118	\$31,085,423.93	0.70%	0.83%
Rural Property	14	\$1,699,485.11	0.08%	0.05%
Vacant Land	157	\$35,700,739.92	0.94%	0.95%
Total	16,781	\$3,745,633,581.99	100%	100%

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	8,454	\$1,952,114,750.96	50.38%	52.12%
QBE LMI Pool Insurance	383	\$83,026,169.13	2.28%	2.22%
QBELMI	7,944	\$1,710,492,661.90	47.34%	45.67%
Total	16,781	\$3,745,633,581.99	100%	100%

Year of Maturity Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 2016:	17	\$457,425.59	0.10%	0.01%
> 2016, up to and including 2021:	301	\$17,471,510.00	1.79%	0.47%
> 2021, up to and including 2026:	666	\$63,017,722.59	3.97%	1.68%
> 2026, up to and including 2031:	1,839	\$266,716,882.55	10.96%	7.12%
> 2031, up to and including 2036:	3,746	\$763,975,469.54	22.32%	20.40%
> 2036, up to and including 2041:	6,942	\$1,814,777,738.66	41.37%	48.45%
> 2041:	3,270	\$819,216,833.06	19.49%	21.87%
Total	16,781	\$3,745,633,581.99	100%	100%

Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	2,390	\$606,408,899.50	14.24%	16.19%
Variable Rate	14,391	\$3,139,224,682.49	85.76%	83.81%
Total	16,781	\$3,745,633,581.99	100%	100%

Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2017	2	\$51,651.64	0.08%	0.01%
2018	2	\$53,299.65	0.08%	0.01%
2019	2	\$226,849.02	0.08%	0.04%
2020	2	\$94,284.98	0.08%	0.02%
2021	12	\$735,033.19	0.50%	0.12%
2022	6	\$430,775.63	0.25%	0.07%
2023	2	\$234,727.04	0.08%	0.04%
2024	7	\$832,809.03	0.29%	0.14%
2025	12	\$1,790,354.08	0.50%	0.30%
2026	10	\$1,375,836.26	0.42%	0.23%
2027	21	\$3,275,334.91	0.88%	0.54%
2028	30	\$3,833,593.15	1.26%	0.63%
2029	16	\$3,619,695.10	0.67%	0.60%
2030	32	\$6,661,773.81	1.34%	1.10%
2031	50	\$10,258,913.30	2.09%	1.69%
2032	52	\$11,963,439.14	2.18%	1.97%
2033	73	\$13,704,540.62	3.05%	2.26%
2034	72	\$16,142,620.61	3.01%	2.66%
2035	60	\$15,987,439.84	2.51%	2.64%
2036	118	\$28,420,272.50	4.94%	4.69%
2037	126	\$31,619,858.84	5.27%	5.21%
2038	118	\$30,765,147.88	4.94%	5.07%
2039	127	\$35,733,763.43	5.31%	5.89%
2040	158	\$44,321,933.60	6.61%	7.31%
2041	318	\$83,580,833.60	13.31%	13.78%
2042	539	\$141,130,950.73	22.55%	23.27%
2043	421	\$119,098,243.76	17.62%	19.64%
2044	2	\$464,924.16	0.08%	0.08%
Total	2,390	\$606,408,899.50	100%	100%

Mortgage Rate Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 4.50%:	10	\$1,981,546.66	0.06%	0.05%
> 4.50%, up to and including 5.00%:	3,928	\$1,097,643,526.78	23.41%	29.30%
> 5.00%, up to and including 5.50%:	11,119	\$2,340,646,731.93	66.26%	62.49%
> 5.50%, up to and including 6.00%:	1,141	\$215,845,127.21	6.80%	5.76%
> 6.00%, up to and including 6.50%:	513	\$76,834,528.89	3.06%	2.05%
> 6.50%, up to and including 7.00%:	9	\$2,164,209.76	0.05%	0.06%
> 7.00%, up to and including 7.50%:	1	\$131,232.18	0.01%	0.00%
> 7.50%, up to and including 8.00%:	60	\$10,386,678.58	0.36%	0.28%
Total	16,781	\$3,745,633,581.99	100%	100%

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	16,507	\$3,668,963,250.43	98.37%	97.95%
> 1 days, up to and including 31 days:	226	\$64,183,732.94	1.35%	1.71%
> 31 days, up to and including 61 days:	33	\$8,901,971.41	0.20%	0.24%
> 61 days, up to and including 90 days:	13	\$3,173,457.78	0.08%	0.08%
> 90 days:	2	\$411,169.43	0.01%	0.01%
Total	16,781	\$3,745,633,581.99	100%	100%

Uniform Consumer Credit Code Regulation	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Non-Regulated Loans	1,384	\$304,003,371.70	8.25%	8.12%
Regulated Loans	15,397	\$3,441,630,210.29	91.75%	91.88%
Total	16,781	\$3,745,633,581.99	100%	100%

Interest Only Remaining Period	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 6 months:	201	\$57,959,095.51	9.73%	9.43%
> 6 months, up to and including 12 months:	259	\$81,919,273.35	12.54%	13.32%
> 12 months, up to and including 24 months:	491	\$152,754,619.07	23.77%	24.84%
> 24 months, up to and including 36 months:	512	\$149,482,684.56	24.78%	24.31%
> 36 months, up to and including 48 months:	432	\$119,233,964.77	20.91%	19.39%
> 48 months, up to and including 60 months:	165	\$50,567,732.47	7.99%	8.22%
> 60 months:	6	\$2,975,621.36	0.29%	0.48%
Total	2,066	\$614,892,991.09	100%	100%

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

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