

Monthly Period

Calculation Period Start Date:	01/04/2015
Calculation Period End Date:	30/04/2015
CBG Payment Date:	15/05/2015

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:	\$3,145,401,078.23
Number of Housing Loans:	14,635
Average Housing Loan Balance:	\$214,923.20
Maximum Housing Loan Balance:	\$1,866,461.12
Weighted Average Current Loan-to-Value Ratio:	65.80%
Highest Individual Current Loan-to-Value Ratio:	147.03%
Weighted Average Indexed Current Loan-to-Value Ratio:	60.35%
Percentage of Investment Property Loans:	22.70%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	4.94%
Weighted Average Seasoning (Months):	65
Weighted Average Remaining Term to Maturity (Months):	279
Maximum Remaining Term to Maturity (Months):	357

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:	\$2,664,208,510.57
(a) LTV Adjusted Principal Balance:	\$3,115,608,403.29
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$2,664,208,510.57
B. Loan Principal Receipts:	\$679,598,936.57
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$3,343,807,447.14
AUD equivalent of aggregate Principal Amount Outstanding of Covered Bonds:	\$2,650,000,000.00
Asset Covered Test Passed:	PASS
Asset Percentage AP:	84.75%

Overcollateralisation, both of eligible assets and including non eligible assets:	
Current Overcollateralisation Ratio : ¹	118.69%
ACT Ratio : ²	126.18%
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	\$93,807,447.14
Guarantee Loan	\$3,131,192,552.86
Total Intercompany Loan	\$3,225,000,000.00
Reserve Ledger	\$200,000.00

Collections	
Revenue Receipts for the month:	\$13,036,458.86
Principal Receipts for the month:	\$687,700,963.43

Loan-to-Value Ratio Distribution - Unindexed	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	6	\$1,016,640.50	0.04%	0.03%
Up to and including 5%:	438	\$4,526,852.41	2.99%	0.14%
> 5%, up to and including 10%:	276	\$9,680,742.95	1.89%	0.31%
> 10%, up to and including 15%:	327	\$19,186,613.12	2.23%	0.61%
> 15%, up to and including 20%:	344	\$28,403,026.97	2.35%	0.90%
> 20%, up to and including 25%:	354	\$35,383,333.20	2.42%	1.12%
> 25%, up to and including 30%:	493	\$64,381,493.52	3.37%	2.05%
> 30%, up to and including 35%:	501	\$71,163,044.93	3.42%	2.26%
> 35%, up to and including 40%:	595	\$99,408,931.99	4.07%	3.16%
> 40%, up to and including 45%:	603	\$118,459,753.63	4.12%	3.77%
> 45%, up to and including 50%:	717	\$138,899,088.66	4.90%	4.42%
> 50%, up to and including 55%:	822	\$181,138,540.32	5.62%	5.76%
> 55%, up to and including 60%:	853	\$195,144,844.22	5.83%	6.20%
> 60%, up to and including 65%:	975	\$239,276,833.91	6.66%	7.61%
> 65%, up to and including 70%:	1,315	\$333,611,933.67	8.99%	10.61%
> 70%, up to and including 75%:	1,921	\$503,740,848.43	13.13%	16.02%
> 75%, up to and including 80%:	1,988	\$555,502,185.04	13.58%	17.66%
> 80%, up to and including 85%:	1,232	\$316,676,160.41	8.42%	10.07%
> 85%, up to and including 90%:	742	\$192,519,792.92	5.07%	6.12%
> 90%, up to and including 95%:	124	\$34,860,312.23	0.85%	1.11%
> 95%, up to and including 100%:	3	\$494,421.48	0.02%	0.02%
> 100%, up to and including 105%:	4	\$1,137,784.40	0.03%	0.04%
> 110%:	2	\$809,009.55	0.01%	0.03%
Total	14,635	\$3,145,422,188.46	100%	100%

Current Loan to Valuation Ratio - Indexed*	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	6	\$1,016,640.50	0.04%	0.03%
Up to and including 5%:	516	\$6,161,454.26	3.53%	0.20%
> 5%, up to and including 10%:	404	\$17,507,725.05	2.76%	0.56%
> 10%, up to and including 15%:	412	\$29,794,085.72	2.82%	0.95%
> 15%, up to and including 20%:	436	\$44,017,640.75	2.98%	1.40%
> 20%, up to and including 25%:	492	\$61,971,406.70	3.36%	1.97%
> 25%, up to and including 30%:	558	\$79,839,456.05	3.81%	2.54%
> 30%, up to and including 35%:	609	\$105,671,865.77	4.16%	3.36%
> 35%, up to and including 40%:	680	\$133,129,365.44	4.65%	4.23%
> 40%, up to and including 45%:	774	\$171,428,208.90	5.29%	5.45%
> 45%, up to and including 50%:	873	\$209,570,413.07	5.97%	6.66%
> 50%, up to and including 55%:	999	\$250,730,442.12	6.83%	7.97%
> 55%, up to and including 60%:	1,204	\$304,128,113.02	8.23%	9.67%
> 60%, up to and including 65%:	1,362	\$355,100,095.21	9.31%	11.29%
> 65%, up to and including 70%:	1,419	\$362,637,075.89	9.70%	11.53%
> 70%, up to and including 75%:	1,291	\$341,725,283.03	8.82%	10.86%
> 75%, up to and including 80%:	1,225	\$324,453,021.78	8.37%	10.32%
> 80%, up to and including 85%:	691	\$172,383,320.01	4.72%	5.48%
> 85%, up to and including 90%:	391	\$99,522,002.02	2.67%	3.16%
> 90%, up to and including 95%:	153	\$38,135,125.14	1.05%	1.21%
> 95%, up to and including 100%:	57	\$14,796,851.99	0.39%	0.47%
> 100%, up to and including 105%:	32	\$7,363,297.13	0.22%	0.23%
> 105%, up to and including 110%:	18	\$5,056,942.26	0.12%	0.16%
> 110%:	33	\$9,282,356.65	0.23%	0.30%
Total	14,635	\$3,145,422,188.46	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	6	\$1,016,640.50	0.04%	0.03%
Indexed Loans	13,093	\$2,798,900,310.85	89.46%	88.98%
Unindexed Loans	1,536	\$345,505,237.11	10.50%	10.98%
Total	14,635	\$3,145,422,188.46	100%	100%

Current Balance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including A\$50,000:	1,701	\$43,885,830.28	11.62%	1.40%
> A\$50,000, up to and including A\$100,000:	1,853	\$141,327,034.02	12.66%	4.49%
> A\$100,000, up to and including A\$150,000:	1,805	\$226,929,959.34	12.33%	7.21%
> A\$150,000, up to and including A\$200,000:	2,080	\$365,620,158.98	14.21%	11.62%
> A\$200,000, up to and including A\$250,000:	1,973	\$445,722,714.66	13.48%	14.17%
> A\$250,000, up to and including A\$300,000:	1,827	\$500,473,699.32	12.48%	15.91%
> A\$300,000, up to and including A\$350,000:	1,302	\$421,005,163.65	8.90%	13.38%
> A\$350,000, up to and including A\$400,000:	805	\$300,241,127.49	5.50%	9.55%
> A\$400,000, up to and including A\$450,000:	439	\$185,658,892.36	3.00%	5.90%
> A\$450,000, up to and including A\$500,000:	300	\$142,372,770.85	2.05%	4.53%
> A\$500,000, up to and including A\$550,000:	142	\$74,404,970.88	0.97%	2.37%
> A\$550,000, up to and including A\$600,000:	118	\$67,803,440.06	0.81%	2.16%
> A\$600,000, up to and including A\$650,000:	67	\$41,576,225.76	0.46%	1.32%
> A\$650,000, up to and including A\$700,000:	52	\$35,049,219.01	0.36%	1.11%
> A\$700,000, up to and including A\$750,000:	36	\$26,045,004.51	0.25%	0.83%
> A\$750,000, up to and including A\$800,000:	37	\$28,578,938.77	0.25%	0.91%
> A\$800,000, up to and including A\$850,000:	21	\$17,172,374.07	0.14%	0.55%
> A\$850,000, up to and including A\$900,000:	14	\$12,191,366.68	0.10%	0.39%
> A\$900,000, up to and including A\$950,000:	16	\$14,786,624.98	0.11%	0.47%
> A\$950,000, up to and including A\$1,000,000:	12	\$11,664,687.07	0.08%	0.37%
> A\$1,000,000, up to and including A\$1,100,000:	10	\$10,506,071.39	0.07%	0.33%
> A\$1,100,000, up to and including A\$1,200,000:	12	\$13,733,739.21	0.08%	0.44%
> A\$1,200,000, up to and including A\$1,300,000:	4	\$4,932,151.97	0.03%	0.16%
> A\$1,300,000, up to and including A\$1,400,000:	2	\$2,660,639.76	0.01%	0.08%
> A\$1,400,000, up to and including A\$1,500,000:	2	\$2,945,000.00	0.01%	0.09%
> A\$1,500,000:	5	\$8,134,383.39	0.03%	0.26%
Total	14,635	\$3,145,422,188.46	100%	100%

Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 12 months, up to and including 18 months:	99	\$20,394,332.40	0.68%	0.65%
> 18 months, up to and including 24 months:	994	\$228,799,069.77	6.79%	7.27%
> 24 months, up to and including 30 months:	961	\$226,656,991.85	6.57%	7.21%
> 30 months, up to and including 36 months:	1,008	\$236,717,320.16	6.89%	7.53%
> 36 months, up to and including 48 months:	2,593	\$618,704,402.59	17.72%	19.67%
> 48 months, up to and including 60 months:	2,053	\$501,637,505.60	14.03%	15.95%
> 60 months:	6,927	\$1,312,512,566.09	47.33%	41.73%
Total	14,635	\$3,145,422,188.46	100%	100%

State Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - Invalid or No Security	6	\$1,016,640.50	0.04%	0.03%
Australian Capital Territory	202	\$52,924,341.80	1.38%	1.68%
New South Wales	3,108	\$835,139,049.38	21.24%	26.55%
Northern Territory	62	\$15,242,554.33	0.42%	0.48%
Queensland	9,052	\$1,729,612,861.79	61.85%	54.99%
South Australia	244	\$49,776,685.12	1.67%	1.58%
Tasmania	66	\$11,420,339.09	0.45%	0.36%
Victoria	1,184	\$264,896,420.28	8.09%	8.42%
Western Australia	711	\$185,393,296.17	4.86%	5.89%
Total	14,635	\$3,145,422,188.46	100%	100%

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - No Security	6	\$1,016,640.50	0.04%	0.03%
Brisbane Metropolitan	4,109	\$831,634,350.38	28.08%	26.44%
Gold Coast	951	\$195,708,693.22	6.50%	6.22%
Sunshine Coast	649	\$117,086,478.52	4.43%	3.72%
Queensland - Other	3,343	\$585,060,341.74	22.84%	18.60%
Sydney Metropolitan	2,127	\$631,622,016.81	14.53%	20.08%
N.S.W. - Other	938	\$192,750,579.78	6.41%	6.13%
Australian Capital Territory	245	\$63,813,792.52	1.67%	2.03%
Melbourne Metropolitan	975	\$228,797,804.88	6.66%	7.27%
Victoria - Other	208	\$35,539,057.33	1.42%	1.13%
Perth Metropolitan	650	\$169,702,156.75	4.44%	5.40%
W.A. - Other	61	\$15,691,139.42	0.42%	0.50%
Adelaide Metropolitan	217	\$44,094,381.48	1.48%	1.40%
S.A. - Other	28	\$6,241,861.71	0.19%	0.20%
Darwin Metropolitan	48	\$12,087,854.21	0.33%	0.38%
N.T. - Other	14	\$3,154,700.12	0.10%	0.10%
Hobart Metropolitan	51	\$9,202,087.28	0.35%	0.29%
Tasmania - Other	15	\$2,218,251.81	0.10%	0.07%
Total	14,635	\$3,145,422,188.46	100%	100%

Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	1,716	\$502,050,517.92	11.73%	15.96%
Principal and Interest	12,919	\$2,643,371,670.54	88.27%	84.04%
Total	14,635	\$3,145,422,188.46	100%	100%

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Home Equity Purchase	271	\$35,426,336.27	1.85%	1.13%
Home Improvement	269	\$42,842,331.22	1.84%	1.36%
Other	2,600	\$482,965,208.25	17.77%	15.35%
Residential - Detached House	9,784	\$2,212,254,722.57	66.85%	70.33%
Residential - Duplex	53	\$10,766,314.74	0.36%	0.34%
Residential - Established Apartment/Unit/Flat	1,411	\$305,286,617.10	9.64%	9.71%
Residential - New Apartment/Unit/Flat	93	\$23,475,331.99	0.64%	0.75%
Rural Property	13	\$1,284,108.58	0.09%	0.04%
Vacant Land	141	\$31,121,217.74	0.96%	0.99%
Total	14,635	\$3,145,422,188.46	100%	100%

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	7,620	\$1,715,129,574.97	52.07%	54.53%
QBE LMI Pool Insurance	339	\$71,679,963.68	2.32%	2.28%
QBELMI	6,676	\$1,358,612,649.81	45.62%	43.19%
Total	14,635	\$3,145,422,188.46	100%	100%

Year of Maturity Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 2016:	15	\$317,363.35	0.10%	0.01%
> 2016, up to and including 2021:	268	\$13,959,935.39	1.83%	0.44%
> 2021, up to and including 2026:	604	\$51,955,662.14	4.13%	1.65%
> 2026, up to and including 2031:	1,678	\$230,273,590.63	11.47%	7.32%
> 2031, up to and including 2036:	3,378	\$663,940,251.36	23.08%	21.11%
> 2036, up to and including 2041:	5,863	\$1,486,752,244.99	40.06%	47.27%
> 2041:	2,829	\$698,223,140.60	19.33%	22.20%
Total	14,635	\$3,145,422,188.46	100%	100%

Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	1,829	\$454,273,206.66	12.50%	14.44%
Variable Rate	12,806	\$2,691,148,981.80	87.50%	85.56%
Total	14,635	\$3,145,422,188.46	100%	100%

Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2017	1	\$30,435.08	0.05%	0.01%
2018	1	\$28,680.57	0.05%	0.01%
2019	1	\$97,784.42	0.05%	0.02%
2020	2	\$86,071.68	0.11%	0.02%
2021	8	\$301,042.87	0.44%	0.07%
2022	5	\$366,788.03	0.27%	0.08%
2023	2	\$222,961.29	0.11%	0.05%
2024	7	\$799,777.90	0.38%	0.18%
2025	10	\$1,272,362.31	0.55%	0.28%
2026	10	\$1,415,448.34	0.55%	0.31%
2027	15	\$2,399,592.73	0.82%	0.53%
2028	24	\$3,192,535.47	1.31%	0.70%
2029	12	\$2,723,060.95	0.66%	0.60%
2030	28	\$5,475,346.01	1.53%	1.21%
2031	41	\$8,027,402.65	2.24%	1.77%
2032	45	\$10,657,860.39	2.46%	2.35%
2033	66	\$12,079,023.33	3.61%	2.66%
2034	63	\$13,559,180.48	3.44%	2.98%
2035	42	\$10,840,633.82	2.30%	2.39%
2036	91	\$22,172,041.10	4.98%	4.88%
2037	98	\$23,280,921.95	5.36%	5.12%
2038	94	\$23,522,867.35	5.14%	5.18%
2039	94	\$25,389,140.34	5.14%	5.59%
2040	117	\$32,309,056.84	6.40%	7.11%
2041	173	\$43,857,178.36	9.46%	9.65%
2042	393	\$102,552,035.24	21.49%	22.57%
2043	385	\$107,489,926.38	21.05%	23.66%
2044	1	\$124,050.78	0.05%	0.03%
Total	1,829	\$454,273,206.66	100%	100%

Mortgage Rate Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 4.50%:	441	\$130,278,785.77	3.01%	4.14%
> 4.50%, up to and including 5.00%:	6,605	\$1,654,060,770.42	45.13%	52.59%
> 5.00%, up to and including 5.50%:	6,597	\$1,215,065,958.26	45.08%	38.63%
> 5.50%, up to and including 6.00%:	908	\$128,732,422.30	6.20%	4.09%
> 6.00%, up to and including 6.50%:	40	\$9,809,492.29	0.27%	0.31%
> 6.50%, up to and including 7.00%:	5	\$856,353.93	0.03%	0.03%
> 7.00%, up to and including 7.50%:	1	\$129,495.11	0.01%	0.00%
> 7.50%, up to and including 8.00%:	38	\$6,488,910.38	0.26%	0.21%
Total	14,635	\$3,145,422,188.46	100%	100%

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	14,365	\$3,071,487,839.26	98.16%	97.65%
> 1 days, up to and including 31 days:	225	\$60,980,678.74	1.54%	1.94%
> 31 days, up to and including 61 days:	33	\$9,647,472.18	0.23%	0.31%
> 61 days, up to and including 90 days:	12	\$3,306,198.28	0.08%	0.11%
Total	14,635	\$3,145,422,188.46	100%	100%

Uniform Consumer Credit Code Regulation	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Non-Regulated Loans	1,250	\$265,302,088.30	8.54%	8.43%
Regulated Loans	13,385	\$2,880,120,100.16	91.46%	91.57%
Total	14,635	\$3,145,422,188.46	100%	100%

Interest Only Remaining Period	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 6 months:	235	\$74,325,243.38	13.69%	14.80%
> 6 months, up to and including 12 months:	209	\$62,018,821.84	12.18%	12.35%
> 12 months, up to and including 24 months:	501	\$151,465,481.10	29.20%	30.17%
> 24 months, up to and including 36 months:	348	\$98,266,247.89	20.28%	19.57%
> 36 months, up to and including 48 months:	273	\$72,284,265.60	15.91%	14.40%
> 48 months, up to and including 60 months:	147	\$42,983,078.88	8.57%	8.56%
> 60 months:	3	\$707,379.23	0.17%	0.14%
Total	1,716	\$502,050,517.92	100%	100%

Bond Issuance	2012-1	2012-3	2014-1	2014-2
ISIN:	AU3CB0194926	AU3CB0201630	AU3CB0225068	AU3FN0025136
Issue Date:	06 Jun 2012	09 Nov 2012	05 Nov 2014	05 Nov 2014
Original Ratings:	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa
Currency:	AUD	AUD	AUD	AUD
Issue Amount:	\$1,100,000,000.00	\$600,000,000.00	\$250,000,000.00	\$700,000,000.00
Coupon Frequency:	Semi-Annual	Semi-Annual	Semi-Annual	Quarterly
Coupon Rate:	4.75%	4.00%	3.75%	BBSW_3M + 0.70%
NoteType:	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet
Legal Maturity Date:	06 Dec 2016	09 Nov 2017	05 Nov 2019	05 Nov 2019

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