

Monthly Period	
Calculation Period Start Date:	01/08/2015
Calculation Period End Date:	31/08/2015
CBG Payment Date:	15/09/2015

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:	\$2,879,829,264.48
Number of Housing Loans:	13,699
Average Housing Loan Balance:	\$210,221.86
Maximum Housing Loan Balance:	\$1,866,461.12
Weighted Average Current Loan-to-Value Ratio:	65.08%
Highest Individual Current Loan-to-Value Ratio:	200.00%
Weighted Average Indexed Current Loan-to-Value Ratio:	58.73%
Percentage of Investment Property Loans:	22.96%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	4.79%
Weighted Average Seasoning (Months):	69
Weighted Average Remaining Term to Maturity (Months):	276
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:	\$2,562,908,006.72
(a) LTV Adjusted Principal Balance:	\$2,843,732,421.59
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$2,562,908,006.72
B. Loan Principal Receipts:	\$345,170,750.32
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$2,908,078,757.04
AUD equivalent of aggregate Principal Amount Outstanding of Covered Bonds:	\$2,650,000,000.00
Asset Covered Test Passed:	PASS
Asset Percentage AP:	89.29%

Overcollateralisation, both of eligible assets and including non eligible assets:	
Current Overcollateralisation Ratio : ¹	108.67%
ACT Ratio : ²	109.74%
By Law:	103.00%
Contractual Minimum:	105.26%
Current Contractual AP:	89.29%

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	\$258,078,757.04
Guarantee Loan	\$2,966,921,242.96
Total Intercompany Loan	\$3,225,000,000.00
Reserve Ledger	\$200,000.00

Collections

Revenue Receipts for the month:	\$11,475,155.94
Principal Receipts for the month:	\$58,899,858.18

Loan-to-Value Ratio Distribution - Unindexed	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	10	\$1,547,034.82	0.07%	0.05%
Up to and including 5%:	466	\$5,398,378.09	3.40%	0.19%
> 5%, up to and including 10%:	286	\$10,404,637.01	2.09%	0.36%
> 10%, up to and including 15%:	315	\$18,117,133.49	2.30%	0.63%
> 15%, up to and including 20%:	318	\$26,909,608.56	2.32%	0.93%
> 20%, up to and including 25%:	370	\$36,766,627.12	2.70%	1.28%
> 25%, up to and including 30%:	444	\$56,438,864.83	3.24%	1.96%
> 30%, up to and including 35%:	534	\$77,854,772.93	3.90%	2.70%
> 35%, up to and including 40%:	532	\$86,933,434.16	3.88%	3.02%
> 40%, up to and including 45%:	627	\$118,288,279.56	4.58%	4.11%
> 45%, up to and including 50%:	652	\$126,002,584.59	4.76%	4.38%
> 50%, up to and including 55%:	745	\$165,866,572.30	5.44%	5.76%
> 55%, up to and including 60%:	828	\$189,796,239.26	6.04%	6.59%
> 60%, up to and including 65%:	960	\$227,363,639.14	7.01%	7.89%
> 65%, up to and including 70%:	1,267	\$320,058,928.94	9.25%	11.11%
> 70%, up to and including 75%:	1,825	\$470,487,017.26	13.32%	16.34%
> 75%, up to and including 80%:	1,754	\$488,710,280.35	12.80%	16.97%
> 80%, up to and including 85%:	1,039	\$263,555,216.53	7.58%	9.15%
> 85%, up to and including 90%:	607	\$157,167,361.78	4.43%	5.46%
> 90%, up to and including 95%:	109	\$29,842,788.41	0.80%	1.04%
> 95%, up to and including 100%:	2	\$302,335.19	0.01%	0.01%
> 100%, up to and including 105%:	2	\$472,244.71	0.01%	0.02%
> 110%:	7	\$1,573,292.12	0.05%	0.05%
Total	13,699	\$2,879,857,271.15	100%	100%

Current Loan to Valuation Ratio - Indexed*	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	10	\$1,547,034.82	0.07%	0.05%
Up to and including 5%:	572	\$7,965,742.39	4.18%	0.28%
> 5%, up to and including 10%:	385	\$17,205,759.28	2.81%	0.60%
> 10%, up to and including 15%:	423	\$31,576,260.14	3.09%	1.10%
> 15%, up to and including 20%:	428	\$46,270,444.34	3.12%	1.61%
> 20%, up to and including 25%:	477	\$62,507,453.42	3.48%	2.17%
> 25%, up to and including 30%:	614	\$90,648,716.34	4.48%	3.15%
> 30%, up to and including 35%:	595	\$107,542,594.72	4.34%	3.73%
> 35%, up to and including 40%:	672	\$138,766,531.49	4.91%	4.82%
> 40%, up to and including 45%:	838	\$193,472,935.59	6.12%	6.72%
> 45%, up to and including 50%:	888	\$220,536,723.51	6.48%	7.66%
> 50%, up to and including 55%:	1,006	\$252,858,438.47	7.34%	8.78%
> 55%, up to and including 60%:	1,078	\$266,785,847.32	7.87%	9.26%
> 60%, up to and including 65%:	1,177	\$292,028,675.52	8.59%	10.14%
> 65%, up to and including 70%:	1,164	\$292,170,558.18	8.50%	10.15%
> 70%, up to and including 75%:	1,194	\$309,652,278.22	8.72%	10.75%
> 75%, up to and including 80%:	966	\$249,207,922.80	7.05%	8.65%
> 80%, up to and including 85%:	603	\$148,393,554.11	4.40%	5.15%
> 85%, up to and including 90%:	299	\$74,614,660.00	2.18%	2.59%
> 90%, up to and including 95%:	131	\$34,620,412.65	0.96%	1.20%
> 95%, up to and including 100%:	73	\$16,168,301.81	0.53%	0.56%
> 100%, up to and including 105%:	24	\$6,310,404.53	0.18%	0.22%
> 105%, up to and including 110%:	29	\$6,916,875.25	0.21%	0.24%
> 110%:	53	\$12,089,146.25	0.39%	0.42%
Total	13,699	\$2,879,857,271.15	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	10	\$1,547,034.82	0.07%	0.05%
Indexed Loans	12,278	\$2,567,849,228.47	89.63%	89.17%
Unindexed Loans	1,411	\$310,461,007.86	10.30%	10.78%
Total	13,699	\$2,879,857,271.15	100%	100%

Current Balance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including A\$50,000:	1,687	\$41,816,165.13	12.31%	1.45%
> A\$50,000, up to and including A\$100,000:	1,801	\$137,092,027.79	13.15%	4.76%
> A\$100,000, up to and including A\$150,000:	1,721	\$216,846,344.59	12.56%	7.53%
> A\$150,000, up to and including A\$200,000:	1,935	\$340,201,961.36	14.13%	11.81%
> A\$200,000, up to and including A\$250,000:	1,856	\$418,956,154.16	13.55%	14.55%
> A\$250,000, up to and including A\$300,000:	1,672	\$457,724,327.34	12.21%	15.89%
> A\$300,000, up to and including A\$350,000:	1,169	\$377,637,554.03	8.53%	13.11%
> A\$350,000, up to and including A\$400,000:	701	\$260,862,506.75	5.12%	9.06%
> A\$400,000, up to and including A\$450,000:	397	\$167,733,562.67	2.90%	5.82%
> A\$450,000, up to and including A\$500,000:	268	\$126,971,234.47	1.96%	4.41%
> A\$500,000, up to and including A\$550,000:	126	\$66,087,740.27	0.92%	2.29%
> A\$550,000, up to and including A\$600,000:	110	\$63,148,371.12	0.80%	2.19%
> A\$600,000, up to and including A\$650,000:	53	\$32,857,192.10	0.39%	1.14%
> A\$650,000, up to and including A\$700,000:	46	\$30,947,402.38	0.34%	1.07%
> A\$700,000, up to and including A\$750,000:	30	\$21,642,102.82	0.22%	0.75%
> A\$750,000, up to and including A\$800,000:	39	\$30,253,393.96	0.28%	1.05%
> A\$800,000, up to and including A\$850,000:	14	\$11,549,509.12	0.10%	0.40%
> A\$850,000, up to and including A\$900,000:	17	\$14,817,890.20	0.12%	0.51%
> A\$900,000, up to and including A\$950,000:	16	\$14,749,616.06	0.12%	0.51%
> A\$950,000, up to and including A\$1,000,000:	10	\$9,733,622.14	0.07%	0.34%
> A\$1,000,000, up to and including A\$1,100,000:	7	\$7,216,357.66	0.05%	0.25%
> A\$1,100,000, up to and including A\$1,200,000:	12	\$13,690,333.33	0.09%	0.48%
> A\$1,200,000, up to and including A\$1,300,000:	4	\$4,890,877.24	0.03%	0.17%
> A\$1,300,000, up to and including A\$1,400,000:	1	\$1,380,990.58	0.01%	0.05%
> A\$1,400,000, up to and including A\$1,500,000:	1	\$1,445,375.00	0.01%	0.05%
> A\$1,500,000:	6	\$9,604,658.88	0.04%	0.33%
Total	13,699	\$2,879,857,271.15	100%	100%

Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 12 months, up to and including 18 months:	5	\$1,095,250.03	0.04%	0.04%
> 18 months, up to and including 24 months:	450	\$99,574,460.69	3.28%	3.46%
> 24 months, up to and including 30 months:	838	\$191,996,585.06	6.12%	6.67%
> 30 months, up to and including 36 months:	982	\$224,557,619.64	7.17%	7.80%
> 36 months, up to and including 48 months:	2,279	\$533,981,625.58	16.64%	18.54%
> 48 months, up to and including 60 months:	2,042	\$478,350,614.34	14.91%	16.61%
> 60 months:	7,103	\$1,350,301,115.81	51.85%	46.89%
Total	13,699	\$2,879,857,271.15	100%	100%

State Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - Invalid or No Security	10	\$1,547,034.82	0.07%	0.05%
Australian Capital Territory	193	\$49,618,381.91	1.41%	1.72%
New South Wales	2,832	\$744,582,081.86	20.67%	25.85%
Northern Territory	57	\$14,020,055.14	0.42%	0.49%
Queensland	8,538	\$1,600,091,436.23	62.33%	55.56%
South Australia	234	\$46,554,264.93	1.71%	1.62%
Tasmania	61	\$10,278,251.88	0.45%	0.36%
Victoria	1,103	\$241,668,311.67	8.05%	8.39%
Western Australia	671	\$171,497,452.71	4.90%	5.96%
Total	13,699	\$2,879,857,271.15	100%	100%

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - No Security	10	\$1,547,034.82	0.07%	0.05%
Not Applicable - Invalid Security	3	\$117,903.66	0.02%	0.00%
Brisbane Metropolitan	3,849	\$763,526,584.35	28.10%	26.51%
Gold Coast	884	\$177,360,058.15	6.45%	6.16%
Sunshine Coast	617	\$109,914,344.92	4.50%	3.82%
Queensland - Other	3,185	\$549,062,524.03	23.25%	19.07%
Sydney Metropolitan	1,918	\$559,840,111.06	14.00%	19.44%
N.S.W. - Other	873	\$174,399,152.53	6.37%	6.06%
Australian Capital Territory	234	\$60,071,221.30	1.71%	2.09%
Melbourne Metropolitan	916	\$209,537,231.75	6.69%	7.28%
Victoria - Other	186	\$31,582,864.29	1.36%	1.10%
Perth Metropolitan	612	\$156,711,005.63	4.47%	5.44%
W.A. - Other	59	\$14,786,447.08	0.43%	0.51%
Adelaide Metropolitan	208	\$41,140,728.59	1.52%	1.43%
S.A. - Other	27	\$5,961,751.97	0.20%	0.21%
Darwin Metropolitan	45	\$11,330,375.27	0.33%	0.39%
N.T. - Other	12	\$2,689,679.87	0.09%	0.09%
Hobart Metropolitan	48	\$8,470,966.07	0.35%	0.29%
Tasmania - Other	13	\$1,807,285.81	0.09%	0.06%
Total	13,699	\$2,879,857,271.15	100%	100%

Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	1,522	\$439,090,246.45	11.11%	15.25%
Principal and Interest	12,177	\$2,440,767,024.70	88.89%	84.75%
Total	13,699	\$2,879,857,271.15	100%	100%

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Home Equity Purchase	256	\$31,770,614.78	1.87%	1.10%
Home Improvement	242	\$38,540,113.89	1.77%	1.34%
Other	2,434	\$443,608,224.21	17.77%	15.40%
Residential - Detached House	9,173	\$2,024,899,132.96	66.96%	70.31%
Residential - Duplex	49	\$10,131,258.44	0.36%	0.35%
Residential - Established Apartment/Unit/Flat	1,313	\$278,872,778.12	9.58%	9.68%
Residential - New Apartment/Unit/Flat	85	\$20,365,254.42	0.62%	0.71%
Rural Property	11	\$1,142,794.43	0.08%	0.04%
Vacant Land	136	\$30,527,099.90	0.99%	1.06%
Total	13,699	\$2,879,857,271.15	100%	100%

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	7,144	\$1,575,779,780.45	52.15%	54.72%
QBE LMI Pool Insurance	307	\$63,186,446.33	2.24%	2.19%
QBELMI	6,248	\$1,240,891,044.37	45.61%	43.09%
Total	13,699	\$2,879,857,271.15	100%	100%

Year of Maturity Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 2016:	9	\$175,869.09	0.07%	0.01%
> 2016, up to and including 2021:	247	\$11,560,491.99	1.80%	0.40%
> 2021, up to and including 2026:	568	\$45,798,348.80	4.15%	1.59%
> 2026, up to and including 2031:	1,573	\$207,370,523.22	11.48%	7.20%
> 2031, up to and including 2036:	3,178	\$611,847,022.58	23.20%	21.25%
> 2036, up to and including 2041:	5,467	\$1,360,108,074.59	39.91%	47.23%
> 2041:	2,657	\$642,996,940.88	19.40%	22.33%
Total	13,699	\$2,879,857,271.15	100%	100%

Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	1,650	\$408,673,569.72	12.04%	14.19%
Variable Rate	12,049	\$2,471,183,701.43	87.96%	85.81%
Total	13,699	\$2,879,857,271.15	100%	100%

Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2017	1	\$26,366.76	0.06%	0.01%
2018	1	\$24,559.78	0.06%	0.01%
2019	1	\$89,392.80	0.06%	0.02%
2020	2	\$80,352.52	0.12%	0.02%
2021	7	\$257,982.12	0.42%	0.06%
2022	3	\$93,045.57	0.18%	0.02%
2023	2	\$214,679.91	0.12%	0.05%
2024	5	\$374,819.79	0.30%	0.09%
2025	10	\$1,253,033.42	0.61%	0.31%
2026	11	\$1,483,403.36	0.67%	0.36%
2027	11	\$1,611,286.09	0.67%	0.39%
2028	22	\$3,069,963.46	1.33%	0.75%
2029	12	\$2,515,004.67	0.73%	0.62%
2030	29	\$5,861,039.33	1.76%	1.43%
2031	38	\$7,408,274.54	2.30%	1.81%
2032	39	\$9,828,452.39	2.36%	2.40%
2033	61	\$11,241,309.60	3.70%	2.75%
2034	57	\$11,904,084.96	3.45%	2.91%
2035	41	\$10,556,172.53	2.48%	2.58%
2036	78	\$18,456,284.09	4.73%	4.52%
2037	87	\$20,915,353.38	5.27%	5.12%
2038	87	\$21,925,001.87	5.27%	5.36%
2039	92	\$24,836,704.51	5.58%	6.08%
2040	110	\$30,142,542.89	6.67%	7.38%
2041	174	\$43,665,266.99	10.55%	10.68%
2042	298	\$78,249,828.50	18.06%	19.15%
2043	370	\$102,466,320.03	22.42%	25.07%
2044	1	\$123,043.86	0.06%	0.03%
Total	1,650	\$408,673,569.72	100%	100%

Mortgage Rate Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 4.50%:	2,000	\$500,454,925.31	14.60%	17.38%
> 4.50%, up to and including 5.00%:	9,000	\$1,915,311,682.90	65.70%	66.51%
> 5.00%, up to and including 5.50%:	1,934	\$370,741,412.33	14.12%	12.87%
> 5.50%, up to and including 6.00%:	732	\$87,565,781.90	5.34%	3.04%
> 6.50%, up to and including 7.00%:	4	\$682,068.62	0.03%	0.02%
> 7.00%, up to and including 7.50%:	1	\$128,412.31	0.01%	0.00%
> 7.50%, up to and including 8.00%:	28	\$4,972,987.78	0.20%	0.17%
Total	13,699	\$2,879,857,271.15	100%	100%

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	13,428	\$2,804,254,664.97	98.02%	97.37%
> 1 days, up to and including 31 days:	206	\$57,263,132.76	1.50%	1.99%
> 31 days, up to and including 61 days:	31	\$9,072,680.26	0.23%	0.32%
> 61 days, up to and including 90 days:	12	\$2,900,266.23	0.09%	0.10%
> 90 days:	22	\$6,366,526.93	0.16%	0.22%
Total	13,699	\$2,879,857,271.15	100%	100%

Uniform Consumer Credit Code Regulation	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Non-Regulated Loans	1,178	\$245,956,754.15	8.60%	8.54%
Regulated Loans	12,521	\$2,633,900,517.00	91.40%	91.46%
Total	13,699	\$2,879,857,271.15	100%	100%

Interest Only Remaining Period	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 6 months:	217	\$67,623,327.56	14.26%	15.40%
> 6 months, up to and including 12 months:	189	\$57,010,594.88	12.42%	12.98%
> 12 months, up to and including 24 months:	453	\$131,878,323.74	29.76%	30.03%
> 24 months, up to and including 36 months:	328	\$88,235,266.47	21.55%	20.10%
> 36 months, up to and including 48 months:	195	\$55,260,181.98	12.81%	12.59%
> 48 months, up to and including 60 months:	136	\$38,107,084.23	8.94%	8.68%
> 60 months:	4	\$975,467.59	0.26%	0.22%
Total	1,522	\$439,090,246.45	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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