

Monthly Period	
Calculation Period Start Date:	01/06/2015
Calculation Period End Date:	30/06/2015
CBG Payment Date:	15/07/2015

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:	\$3,008,381,938.21
Number of Housing Loans:	14,139
Average Housing Loan Balance:	\$212,771.90
Maximum Housing Loan Balance:	\$1,866,461.12
Weighted Average Current Loan-to-Value Ratio:	65.38%
Highest Individual Current Loan-to-Value Ratio:	111.96%
Weighted Average Indexed Current Loan-to-Value Ratio:	59.61%
Percentage of Investment Property Loans:	22.88%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	4.76%
Weighted Average Seasoning (Months):	67
Weighted Average Remaining Term to Maturity (Months):	277
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:	\$2,543,838,901.36
(a) LTV Adjusted Principal Balance:	\$2,973,177,486.77
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$2,543,838,901.36
B. Loan Principal Receipts:	\$216,618,076.59
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$2,760,456,977.95
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	113.52%
ACT Ratio : ²	104.17%
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	\$110,456,977.95
Guarantee Loan	\$3,114,543,022.05
Total Intercompany Loan	\$3,225,000,000.00
Reserve Ledger	\$200,000.00

Collections	
Revenue Receipts for the month:	\$12,028,065.93
Principal Receipts for the month:	\$65,301,878.65

Loan-to-Value Ratio Distribution - Unindexed	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	12	\$2,975,199.62	0.08%	0.10%
Up to and including 5%:	440	\$4,216,528.97	3.11%	0.14%
> 5%, up to and including 10%:	278	\$9,799,620.87	1.97%	0.33%
> 10%, up to and including 15%:	326	\$18,811,078.19	2.31%	0.63%
> 15%, up to and including 20%:	329	\$27,229,933.48	2.33%	0.91%
> 20%, up to and including 25%:	360	\$35,347,198.17	2.55%	1.17%
> 25%, up to and including 30%:	470	\$61,553,056.22	3.32%	2.05%
> 30%, up to and including 35%:	522	\$75,290,897.13	3.69%	2.50%
> 35%, up to and including 40%:	563	\$94,494,408.74	3.98%	3.14%
> 40%, up to and including 45%:	604	\$115,244,279.15	4.27%	3.83%
> 45%, up to and including 50%:	698	\$137,573,839.75	4.94%	4.57%
> 50%, up to and including 55%:	787	\$170,619,285.83	5.57%	5.67%
> 55%, up to and including 60%:	827	\$190,351,705.49	5.85%	6.33%
> 60%, up to and including 65%:	984	\$236,594,063.66	6.96%	7.86%
> 65%, up to and including 70%:	1,262	\$320,111,319.48	8.93%	10.64%
> 70%, up to and including 75%:	1,890	\$493,318,683.32	13.37%	16.40%
> 75%, up to and including 80%:	1,865	\$521,639,852.96	13.19%	17.34%
> 80%, up to and including 85%:	1,123	\$286,170,904.27	7.94%	9.51%
> 85%, up to and including 90%:	680	\$174,443,849.05	4.81%	5.80%
> 90%, up to and including 95%:	116	\$32,160,099.34	0.82%	1.07%
> 95%, up to and including 100%:	2	\$301,462.66	0.01%	0.01%
> 110%:	1	\$156,738.16	0.01%	0.01%
Total	14,139	\$3,008,404,004.51	100%	100%

Current Loan to Valuation Ratio - Indexed*	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	12	\$2,975,199.62	0.08%	0.10%
Up to and including 5%:	537	\$6,503,431.21	3.80%	0.22%
> 5%, up to and including 10%:	404	\$17,751,472.75	2.86%	0.59%
> 10%, up to and including 15%:	393	\$29,810,624.87	2.78%	0.99%
> 15%, up to and including 20%:	422	\$42,920,544.54	2.98%	1.43%
> 20%, up to and including 25%:	511	\$63,094,963.53	3.61%	2.10%
> 25%, up to and including 30%:	551	\$82,189,392.85	3.90%	2.73%
> 30%, up to and including 35%:	630	\$111,051,128.91	4.46%	3.69%
> 35%, up to and including 40%:	654	\$132,188,453.78	4.63%	4.39%
> 40%, up to and including 45%:	778	\$171,540,881.48	5.50%	5.70%
> 45%, up to and including 50%:	917	\$221,775,008.04	6.49%	7.37%
> 50%, up to and including 55%:	1,007	\$256,937,890.18	7.12%	8.54%
> 55%, up to and including 60%:	1,163	\$294,889,881.92	8.23%	9.80%
> 60%, up to and including 65%:	1,215	\$302,602,193.30	8.59%	10.06%
> 65%, up to and including 70%:	1,337	\$344,574,667.67	9.46%	11.45%
> 70%, up to and including 75%:	1,245	\$328,723,092.38	8.81%	10.93%
> 75%, up to and including 80%:	1,098	\$279,591,219.09	7.77%	9.29%
> 80%, up to and including 85%:	634	\$159,331,826.94	4.48%	5.30%
> 85%, up to and including 90%:	336	\$85,668,353.36	2.38%	2.85%
> 90%, up to and including 95%:	134	\$33,863,483.03	0.95%	1.13%
> 95%, up to and including 100%:	65	\$16,751,513.91	0.46%	0.56%
> 100%, up to and including 105%:	26	\$6,070,568.50	0.18%	0.20%
> 105%, up to and including 110%:	21	\$5,452,092.21	0.15%	0.18%
> 110%:	49	\$12,146,120.44	0.35%	0.40%
Total	14,139	\$3,008,404,004.51	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	12	\$2,975,199.62	0.08%	0.10%
Indexed Loans	12,660	\$2,679,417,514.94	89.54%	89.06%
Unindexed Loans	1,467	\$326,011,289.95	10.38%	10.84%
Total	14,139	\$3,008,404,004.51	100%	100%

Current Balance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including A\$50,000:	1,672	\$42,579,972.02	11.83%	1.42%
> A\$50,000, up to and including A\$100,000:	1,839	\$139,859,326.38	13.01%	4.65%
> A\$100,000, up to and including A\$150,000:	1,758	\$221,368,986.44	12.43%	7.36%
> A\$150,000, up to and including A\$200,000:	2,004	\$352,689,990.98	14.17%	11.72%
> A\$200,000, up to and including A\$250,000:	1,910	\$431,486,327.77	13.51%	14.34%
> A\$250,000, up to and including A\$300,000:	1,755	\$480,903,416.87	12.41%	15.99%
> A\$300,000, up to and including A\$350,000:	1,230	\$397,631,651.08	8.70%	13.22%
> A\$350,000, up to and including A\$400,000:	745	\$277,408,258.88	5.27%	9.22%
> A\$400,000, up to and including A\$450,000:	424	\$179,164,537.97	3.00%	5.96%
> A\$450,000, up to and including A\$500,000:	283	\$134,096,339.30	2.00%	4.46%
> A\$500,000, up to and including A\$550,000:	136	\$71,285,211.27	0.96%	2.37%
> A\$550,000, up to and including A\$600,000:	112	\$64,282,655.67	0.79%	2.14%
> A\$600,000, up to and including A\$650,000:	58	\$35,924,651.95	0.41%	1.19%
> A\$650,000, up to and including A\$700,000:	52	\$35,007,433.44	0.37%	1.16%
> A\$700,000, up to and including A\$750,000:	32	\$23,118,536.21	0.23%	0.77%
> A\$750,000, up to and including A\$800,000:	36	\$27,841,406.51	0.25%	0.93%
> A\$800,000, up to and including A\$850,000:	16	\$13,071,847.88	0.11%	0.43%
> A\$850,000, up to and including A\$900,000:	18	\$15,704,582.37	0.13%	0.52%
> A\$900,000, up to and including A\$950,000:	16	\$14,784,822.40	0.11%	0.49%
> A\$950,000, up to and including A\$1,000,000:	8	\$7,755,659.52	0.06%	0.26%
> A\$1,000,000, up to and including A\$1,100,000:	11	\$11,434,110.61	0.08%	0.38%
> A\$1,100,000, up to and including A\$1,200,000:	12	\$13,708,558.84	0.08%	0.46%
> A\$1,200,000, up to and including A\$1,300,000:	4	\$4,911,652.58	0.03%	0.16%
> A\$1,300,000, up to and including A\$1,400,000:	1	\$1,345,618.32	0.01%	0.04%
> A\$1,400,000, up to and including A\$1,500,000:	2	\$2,945,375.00	0.01%	0.10%
> A\$1,500,000:	5	\$8,093,074.25	0.04%	0.27%
Total	14,139	\$3,008,404,004.51	100%	100%

Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 12 months, up to and including 18 months:	30	\$5,944,782.27	0.21%	0.20%
> 18 months, up to and including 24 months:	766	\$173,154,678.04	5.42%	5.76%
> 24 months, up to and including 30 months:	786	\$181,285,163.52	5.56%	6.03%
> 30 months, up to and including 36 months:	1,064	\$249,803,605.10	7.53%	8.30%
> 36 months, up to and including 48 months:	2,408	\$569,752,666.45	17.03%	18.94%
> 48 months, up to and including 60 months:	2,101	\$507,239,639.84	14.86%	16.86%
> 60 months:	6,984	\$1,321,223,469.29	49.40%	43.92%
Total	14,139	\$3,008,404,004.51	100%	100%

State Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - Invalid or No Security	12	\$2,975,199.62	0.08%	0.10%
Australian Capital Territory	196	\$50,630,414.30	1.39%	1.68%
New South Wales	2,960	\$786,912,691.51	20.94%	26.16%
Northern Territory	57	\$13,992,518.31	0.40%	0.47%
Queensland	8,777	\$1,664,308,554.24	62.08%	55.32%
South Australia	239	\$48,060,756.37	1.69%	1.60%
Tasmania	64	\$10,766,097.80	0.45%	0.36%
Victoria	1,142	\$252,552,632.99	8.08%	8.39%
Western Australia	692	\$178,205,139.37	4.89%	5.92%
Total	14,139	\$3,008,404,004.51	100%	100%

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - No Security	12	\$2,975,199.62	0.08%	0.10%
Not Applicable - Invalid Security	2	\$122,347.52	0.01%	0.00%
Brisbane Metropolitan	3,952	\$794,408,499.41	27.95%	26.41%
Gold Coast	923	\$187,111,841.06	6.53%	6.22%
Sunshine Coast	635	\$114,709,853.83	4.49%	3.81%
Queensland - Other	3,266	\$567,932,439.27	23.10%	18.88%
Sydney Metropolitan	2,013	\$592,020,796.62	14.24%	19.68%
N.S.W. - Other	905	\$184,380,967.45	6.40%	6.13%
Australian Capital Territory	237	\$61,164,914.89	1.68%	2.03%
Melbourne Metropolitan	941	\$217,820,167.68	6.66%	7.24%
Victoria - Other	200	\$34,178,828.91	1.41%	1.14%
Perth Metropolitan	633	\$163,337,170.19	4.48%	5.43%
W.A. - Other	59	\$14,867,969.18	0.42%	0.49%
Adelaide Metropolitan	213	\$42,610,750.19	1.51%	1.42%
S.A. - Other	27	\$6,003,642.58	0.19%	0.20%
Darwin Metropolitan	45	\$11,305,408.39	0.32%	0.38%
N.T. - Other	12	\$2,687,109.92	0.08%	0.09%
Hobart Metropolitan	50	\$8,801,326.76	0.35%	0.29%
Tasmania - Other	14	\$1,964,771.04	0.10%	0.07%
Total	14,139	\$3,008,404,004.51	100%	100%

Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	1,623	\$473,516,948.84	11.48%	15.74%
Principal and Interest	12,516	\$2,534,887,055.67	88.52%	84.26%
Total	14,139	\$3,008,404,004.51	100%	100%

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Home Equity Purchase	262	\$33,247,884.17	1.85%	1.11%
Home Improvement	256	\$41,119,953.77	1.81%	1.37%
Other	2,507	\$461,338,884.62	17.73%	15.34%
Residential - Detached House	9,470	\$2,119,387,189.35	66.98%	70.45%
Residential - Duplex	50	\$10,419,039.06	0.35%	0.35%
Residential - Established Apartment/Unit/Flat	1,353	\$288,863,322.19	9.57%	9.60%
Residential - New Apartment/Unit/Flat	88	\$21,339,127.53	0.62%	0.71%
Rural Property	13	\$1,371,634.78	0.09%	0.05%
Vacant Land	140	\$31,316,969.04	0.99%	1.04%
Total	14,139	\$3,008,404,004.51	100%	100%

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	7,373	\$1,648,391,341.72	52.15%	54.79%
QBE LMI Pool Insurance	323	\$66,865,810.56	2.28%	2.22%
QBELMI	6,443	\$1,293,146,852.23	45.57%	42.98%
Total	14,139	\$3,008,404,004.51	100%	100%

Year of Maturity Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 2016:	13	\$251,670.40	0.09%	0.01%
> 2016, up to and including 2021:	256	\$12,686,926.50	1.81%	0.42%
> 2021, up to and including 2026:	582	\$48,414,752.52	4.12%	1.61%
> 2026, up to and including 2031:	1,627	\$218,782,633.94	11.51%	7.27%
> 2031, up to and including 2036:	3,275	\$637,301,275.73	23.16%	21.18%
> 2036, up to and including 2041:	5,644	\$1,421,079,732.04	39.92%	47.24%
> 2041:	2,742	\$669,887,013.38	19.39%	22.27%
Total	14,139	\$3,008,404,004.51	100%	100%

Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	1,757	\$434,680,163.62	12.43%	14.45%
Variable Rate	12,382	\$2,573,723,840.89	87.57%	85.55%
Total	14,139	\$3,008,404,004.51	100%	100%

Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2017	1	\$28,411.99	0.06%	0.01%
2018	1	\$26,619.22	0.06%	0.01%
2019	1	\$93,599.83	0.06%	0.02%
2020	2	\$83,688.79	0.11%	0.02%
2021	7	\$268,079.83	0.40%	0.06%
2022	4	\$173,521.57	0.23%	0.04%
2023	2	\$219,279.10	0.11%	0.05%
2024	7	\$787,672.99	0.40%	0.18%
2025	10	\$1,257,393.04	0.57%	0.29%
2026	11	\$1,501,752.23	0.63%	0.35%
2027	14	\$2,190,228.49	0.80%	0.50%
2028	24	\$3,377,656.26	1.37%	0.78%
2029	12	\$2,537,298.93	0.68%	0.58%
2030	27	\$5,468,936.45	1.54%	1.26%
2031	39	\$7,533,470.61	2.22%	1.73%
2032	43	\$10,155,289.20	2.45%	2.34%
2033	65	\$11,759,639.97	3.70%	2.71%
2034	62	\$13,170,573.33	3.53%	3.03%
2035	43	\$11,179,561.76	2.45%	2.57%
2036	92	\$22,171,665.73	5.24%	5.10%
2037	93	\$22,384,076.94	5.29%	5.15%
2038	92	\$23,005,408.95	5.24%	5.29%
2039	90	\$24,405,773.51	5.12%	5.61%
2040	110	\$30,438,041.05	6.26%	7.00%
2041	175	\$44,141,504.21	9.96%	10.15%
2042	349	\$90,629,602.77	19.86%	20.85%
2043	380	\$105,567,867.69	21.63%	24.29%
2044	1	\$123,549.18	0.06%	0.03%
Total	1,757	\$434,680,163.62	100%	100%

Mortgage Rate Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 4.50%:	2,458	\$638,298,450.09	17.38%	21.22%
> 4.50%, up to and including 5.00%:	9,944	\$2,088,174,872.52	70.33%	69.41%
> 5.00%, up to and including 5.50%:	846	\$159,334,932.68	5.98%	5.30%
> 5.50%, up to and including 6.00%:	847	\$114,495,633.95	5.99%	3.81%
> 6.00%, up to and including 6.50%:	5	\$1,426,169.18	0.04%	0.05%
> 6.50%, up to and including 7.00%:	5	\$849,988.50	0.04%	0.03%
> 7.00%, up to and including 7.50%:	1	\$128,816.19	0.01%	0.00%
> 7.50%, up to and including 8.00%:	33	\$5,695,141.40	0.23%	0.19%
Total	14,139	\$3,008,404,004.51	100%	100%

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	13,848	\$2,931,197,555.02	97.94%	97.43%
> 1 days, up to and including 31 days:	239	\$62,344,671.05	1.69%	2.07%
> 31 days, up to and including 61 days:	23	\$6,872,784.59	0.16%	0.23%
> 61 days, up to and including 90 days:	15	\$4,429,178.25	0.11%	0.15%
> 90 days:	14	\$3,559,815.60	0.10%	0.12%
Total	14,139	\$3,008,404,004.51	100%	100%

Uniform Consumer Credit Code Regulation	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Non-Regulated Loans	1,211	\$254,798,446.47	8.56%	8.47%
Regulated Loans	12,928	\$2,753,605,558.04	91.44%	91.53%
Total	14,139	\$3,008,404,004.51	100%	100%

Interest Only Remaining Period	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 6 months:	250	\$82,151,325.68	15.40%	17.35%
> 6 months, up to and including 12 months:	184	\$55,972,142.43	11.34%	11.82%
> 12 months, up to and including 24 months:	469	\$137,750,663.59	28.90%	29.09%
> 24 months, up to and including 36 months:	328	\$90,455,964.72	20.21%	19.10%
> 36 months, up to and including 48 months:	248	\$65,274,631.57	15.28%	13.79%
> 48 months, up to and including 60 months:	141	\$40,868,422.23	8.69%	8.63%
> 60 months:	3	\$1,043,798.62	0.18%	0.22%
Total	1,623	\$473,516,948.84	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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