

Monthly Period

Calculation Period Start Date:	01/11/2015
Calculation Period End Date:	30/11/2015
CBG Payment Date:	15/12/2015

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:	\$3,158,937,664.64
Number of Housing Loans:	14,752
Average Housing Loan Balance:	\$214,136.23
Maximum Housing Loan Balance:	\$1,866,461.12
Weighted Average Current Loan-to-Value Ratio:	66.61%
Highest Individual Current Loan-to-Value Ratio:	191.65%
Weighted Average Indexed Current Loan-to-Value Ratio:	60.51%
Percentage of Investment Property Loans:	22.43%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	4.89%
Weighted Average Seasoning (Months):	66
Weighted Average Remaining Term to Maturity (Months):	279
Maximum Remaining Term to Maturity (Months):	356

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:	\$2,816,820,835.15
(a) LTV Adjusted Principal Balance:	\$3,112,124,809.75
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$2,816,820,835.15
B. Loan Principal Receipts:	\$66,062,350.16
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$2,882,883,185.31
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	119.21%
ACT Ratio : ²	108.79%
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	\$232,883,185.31
Guarantee Loan	\$2,992,116,814.69
Total Intercompany Loan	\$3,225,000,000.00
Reserve Ledger	\$200,000.00

Collections	
Revenue Receipts for the month:	\$11,051,362.55
Principal Receipts for the month:	\$64,932,885.39

Loan-to-Value Ratio Distribution - Unindexed	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	3	\$938,768.08	0.02%	0.03%
Up to and including 5%:	507	\$4,399,743.94	3.44%	0.14%
> 5%, up to and including 10%:	300	\$10,918,772.12	2.03%	0.35%
> 10%, up to and including 15%:	336	\$20,330,338.15	2.28%	0.64%
> 15%, up to and including 20%:	313	\$26,312,363.83	2.12%	0.83%
> 20%, up to and including 25%:	366	\$36,768,657.36	2.48%	1.16%
> 25%, up to and including 30%:	451	\$56,967,944.36	3.06%	1.80%
> 30%, up to and including 35%:	525	\$76,839,793.93	3.56%	2.43%
> 35%, up to and including 40%:	563	\$92,564,273.16	3.82%	2.93%
> 40%, up to and including 45%:	642	\$122,002,075.72	4.35%	3.86%
> 45%, up to and including 50%:	674	\$131,202,039.59	4.57%	4.15%
> 50%, up to and including 55%:	781	\$169,719,188.72	5.29%	5.37%
> 55%, up to and including 60%:	830	\$189,877,022.82	5.63%	6.01%
> 60%, up to and including 65%:	1,009	\$233,943,227.81	6.84%	7.41%
> 65%, up to and including 70%:	1,337	\$341,935,973.49	9.06%	10.82%
> 70%, up to and including 75%:	1,836	\$474,422,736.12	12.45%	15.02%
> 75%, up to and including 80%:	1,884	\$526,984,092.36	12.77%	16.68%
> 80%, up to and including 85%:	1,148	\$293,833,318.45	7.78%	9.30%
> 85%, up to and including 90%:	926	\$249,484,971.12	6.28%	7.90%
> 90%, up to and including 95%:	305	\$94,808,334.96	2.07%	3.00%
> 95%, up to and including 100%:	4	\$1,231,731.88	0.03%	0.04%
> 100%, up to and including 105%:	4	\$1,691,214.59	0.03%	0.05%
> 110%:	8	\$1,811,845.12	0.05%	0.06%
Total	14,752	\$3,158,988,427.68	100%	100%

Current Loan to Valuation Ratio - Indexed*	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	3	\$938,768.08	0.02%	0.03%
Up to and including 5%:	629	\$7,221,443.20	4.26%	0.23%
> 5%, up to and including 10%:	398	\$18,456,905.28	2.70%	0.58%
> 10%, up to and including 15%:	412	\$31,800,682.28	2.79%	1.01%
> 15%, up to and including 20%:	438	\$46,478,153.82	2.97%	1.47%
> 20%, up to and including 25%:	502	\$65,257,884.55	3.40%	2.07%
> 25%, up to and including 30%:	580	\$87,767,844.24	3.93%	2.78%
> 30%, up to and including 35%:	647	\$117,623,310.97	4.39%	3.72%
> 35%, up to and including 40%:	720	\$151,642,453.49	4.88%	4.80%
> 40%, up to and including 45%:	852	\$191,466,440.12	5.78%	6.06%
> 45%, up to and including 50%:	912	\$225,538,815.40	6.18%	7.14%
> 50%, up to and including 55%:	1,062	\$268,225,645.38	7.20%	8.49%
> 55%, up to and including 60%:	1,014	\$252,512,788.73	6.87%	7.99%
> 60%, up to and including 65%:	1,203	\$296,688,816.42	8.15%	9.39%
> 65%, up to and including 70%:	1,207	\$306,184,376.86	8.18%	9.69%
> 70%, up to and including 75%:	1,360	\$353,656,803.83	9.22%	11.20%
> 75%, up to and including 80%:	1,080	\$287,848,313.55	7.32%	9.11%
> 80%, up to and including 85%:	771	\$196,549,608.63	5.23%	6.22%
> 85%, up to and including 90%:	475	\$126,092,313.02	3.22%	3.99%
> 90%, up to and including 95%:	237	\$62,030,408.79	1.61%	1.96%
> 95%, up to and including 100%:	86	\$21,906,496.60	0.58%	0.69%
> 100%, up to and including 105%:	61	\$15,663,531.15	0.41%	0.50%
> 105%, up to and including 110%:	27	\$7,207,143.85	0.18%	0.23%
> 110%:	76	\$20,229,479.44	0.52%	0.64%
Total	14,752	\$3,158,988,427.68	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	3	\$938,768.08	0.02%	0.03%
Indexed Loans	13,115	\$2,791,102,624.45	88.90%	88.35%
Unindexed Loans	1,634	\$366,947,035.15	11.08%	11.62%
Total	14,752	\$3,158,988,427.68	100%	100%

Current Balance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including A\$50,000:	1,756	\$42,513,950.62	11.90%	1.35%
> A\$50,000, up to and including A\$100,000:	1,854	\$140,674,432.07	12.57%	4.45%
> A\$100,000, up to and including A\$150,000:	1,796	\$226,566,554.36	12.17%	7.17%
> A\$150,000, up to and including A\$200,000:	2,034	\$358,068,097.94	13.79%	11.33%
> A\$200,000, up to and including A\$250,000:	2,019	\$456,504,488.37	13.69%	14.45%
> A\$250,000, up to and including A\$300,000:	1,826	\$500,656,596.51	12.38%	15.85%
> A\$300,000, up to and including A\$350,000:	1,351	\$436,749,041.87	9.16%	13.83%
> A\$350,000, up to and including A\$400,000:	803	\$298,730,460.65	5.44%	9.46%
> A\$400,000, up to and including A\$450,000:	466	\$196,932,501.52	3.16%	6.23%
> A\$450,000, up to and including A\$500,000:	318	\$150,341,077.63	2.16%	4.76%
> A\$500,000, up to and including A\$550,000:	144	\$75,374,571.44	0.98%	2.39%
> A\$550,000, up to and including A\$600,000:	125	\$71,716,501.80	0.85%	2.27%
> A\$600,000, up to and including A\$650,000:	62	\$38,726,986.65	0.42%	1.23%
> A\$650,000, up to and including A\$700,000:	50	\$33,746,305.20	0.34%	1.07%
> A\$700,000, up to and including A\$750,000:	31	\$22,369,502.15	0.21%	0.71%
> A\$750,000, up to and including A\$800,000:	32	\$24,714,047.67	0.22%	0.78%
> A\$800,000, up to and including A\$850,000:	14	\$11,506,908.15	0.09%	0.36%
> A\$850,000, up to and including A\$900,000:	21	\$18,278,157.56	0.14%	0.58%
> A\$900,000, up to and including A\$950,000:	13	\$11,919,051.69	0.09%	0.38%
> A\$950,000, up to and including A\$1,000,000:	11	\$10,640,580.42	0.07%	0.34%
> A\$1,000,000, up to and including A\$1,100,000:	6	\$6,227,176.98	0.04%	0.20%
> A\$1,100,000, up to and including A\$1,200,000:	9	\$10,241,814.49	0.06%	0.32%
> A\$1,200,000, up to and including A\$1,300,000:	4	\$4,851,922.82	0.03%	0.15%
> A\$1,300,000, up to and including A\$1,400,000:	1	\$1,374,126.17	0.01%	0.04%
> 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:	5	\$8,118,197.95	0.03%	0.26%
Total	14,752	\$3,158,988,427.68	100%	100%

Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 6 months, up to and including 12 months:	282	\$85,091,639.57	1.91%	2.69%
> 12 months, up to and including 18 months:	210	\$53,718,291.30	1.42%	1.70%
> 18 months, up to and including 24 months:	220	\$54,538,162.93	1.49%	1.73%
> 24 months, up to and including 30 months:	964	\$224,824,172.61	6.53%	7.12%
> 30 months, up to and including 36 months:	895	\$204,830,153.77	6.07%	6.48%
> 36 months, up to and including 48 months:	2,349	\$557,988,772.88	15.92%	17.66%
> 48 months, up to and including 60 months:	2,232	\$517,834,677.65	15.13%	16.39%
> 60 months:	7,600	\$1,460,162,556.97	51.52%	46.22%
Total	14,752	\$3,158,988,427.68	100%	100%

State Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - Invalid or No Security	3	\$938,768.08	0.02%	0.03%
Australian Capital Territory	210	\$54,414,656.30	1.42%	1.72%
New South Wales	3,047	\$797,751,111.91	20.65%	25.25%
Northern Territory	61	\$15,364,488.78	0.41%	0.49%
Queensland	9,019	\$1,725,448,221.89	61.14%	54.62%
South Australia	282	\$58,521,011.13	1.91%	1.85%
Tasmania	76	\$12,510,823.44	0.52%	0.40%
Victoria	1,247	\$282,222,570.59	8.45%	8.93%
Western Australia	807	\$211,816,775.56	5.47%	6.71%
Total	14,752	\$3,158,988,427.68	100%	100%

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - No Security	3	\$938,768.08	0.02%	0.03%
Brisbane Metropolitan	4,069	\$822,845,263.56	27.58%	26.05%
Gold Coast	935	\$191,683,069.58	6.34%	6.07%
Sunshine Coast	632	\$115,281,152.37	4.28%	3.65%
Queensland - Other	3,383	\$595,513,899.43	22.93%	18.85%
Sydney Metropolitan	2,051	\$592,089,156.74	13.90%	18.74%
N.S.W. - Other	955	\$196,150,130.14	6.47%	6.21%
Australian Capital Territory	251	\$64,051,318.28	1.70%	2.03%
Melbourne Metropolitan	1,033	\$243,506,628.29	7.00%	7.71%
Victoria - Other	213	\$38,175,838.21	1.44%	1.21%
Perth Metropolitan	735	\$193,780,553.37	4.98%	6.13%
W.A. - Other	72	\$18,036,222.19	0.49%	0.57%
Adelaide Metropolitan	244	\$50,140,903.38	1.65%	1.59%
S.A. - Other	39	\$8,920,211.84	0.26%	0.28%
Darwin Metropolitan	50	\$12,990,037.19	0.34%	0.41%
N.T. - Other	11	\$2,374,451.59	0.07%	0.08%
Hobart Metropolitan	56	\$9,426,381.48	0.38%	0.30%
Tasmania - Other	20	\$3,084,441.96	0.14%	0.10%
Total	14,752	\$3,158,988,427.68	100%	100%

Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	1,691	\$489,328,534.92	11.46%	15.49%
Principal and Interest	13,061	\$2,669,659,892.76	88.54%	84.51%
Total	14,752	\$3,158,988,427.68	100%	100%

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Home Equity Purchase	251	\$31,237,673.48	1.70%	0.99%
Home Improvement	236	\$37,257,102.68	1.60%	1.18%
Other	2,443	\$436,304,704.36	16.56%	13.81%
Residential - Detached House	10,044	\$2,262,872,955.49	68.09%	71.63%
Residential - Duplex	48	\$10,044,951.27	0.33%	0.32%
Residential - Established Apartment/Unit/Flat	1,469	\$323,321,419.23	9.96%	10.23%
Residential - New Apartment/Unit/Flat	92	\$21,564,349.63	0.62%	0.68%
Rural Property	10	\$1,099,887.39	0.07%	0.03%
Vacant Land	159	\$35,285,384.15	1.08%	1.12%
Total	14,752	\$3,158,988,427.68	100%	100%

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	7,536	\$1,663,008,670.78	51.08%	52.64%
QBE LMI Pool Insurance	300	\$59,195,822.29	2.03%	1.87%
QBELMI	6,916	\$1,436,783,934.61	46.88%	45.48%
Total	14,752	\$3,158,988,427.68	100%	100%

Year of Maturity Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 2016:	7	\$117,823.64	0.05%	0.00%
> 2016, up to and including 2021:	241	\$10,721,977.27	1.63%	0.34%
> 2021, up to and including 2026:	570	\$44,192,595.39	3.86%	1.40%
> 2026, up to and including 2031:	1,542	\$200,280,913.00	10.45%	6.34%
> 2031, up to and including 2036:	3,155	\$600,743,369.36	21.39%	19.02%
> 2036, up to and including 2041:	5,655	\$1,395,595,426.13	38.33%	44.18%
> 2041:	3,582	\$907,336,322.89	24.28%	28.72%
Total	14,752	\$3,158,988,427.68	100%	100%

Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	1,770	\$443,272,357.63	12.00%	14.03%
Variable Rate	12,982	\$2,715,716,070.05	88.00%	85.97%
Total	14,752	\$3,158,988,427.68	100%	100%

Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2017	1	\$23,259.32	0.06%	0.01%
2018	1	\$22,128.92	0.06%	0.00%
2019	1	\$82,992.17	0.06%	0.02%
2020	2	\$76,782.98	0.11%	0.02%
2021	7	\$242,162.98	0.40%	0.05%
2022	5	\$219,333.62	0.28%	0.05%
2023	2	\$140,391.05	0.11%	0.03%
2024	5	\$366,231.63	0.28%	0.08%
2025	10	\$1,211,451.54	0.56%	0.27%
2026	12	\$1,703,635.37	0.68%	0.38%
2027	9	\$1,210,019.12	0.51%	0.27%
2028	22	\$3,123,136.50	1.24%	0.70%
2029	15	\$3,079,143.52	0.85%	0.69%
2030	26	\$5,152,950.39	1.47%	1.16%
2031	34	\$6,604,352.32	1.92%	1.49%
2032	35	\$8,437,741.72	1.98%	1.90%
2033	66	\$12,447,599.14	3.73%	2.81%
2034	56	\$11,410,051.12	3.16%	2.57%
2035	42	\$10,739,509.76	2.37%	2.42%
2036	79	\$18,348,011.38	4.46%	4.14%
2037	82	\$19,469,741.18	4.63%	4.39%
2038	84	\$21,902,376.43	4.75%	4.94%
2039	89	\$23,700,784.35	5.03%	5.35%
2040	113	\$31,403,293.51	6.38%	7.08%
2041	205	\$50,686,971.09	11.58%	11.43%
2042	256	\$65,822,706.56	14.46%	14.85%
2043	423	\$120,335,514.63	23.90%	27.15%
2044	71	\$19,798,475.75	4.01%	4.47%
2045	17	\$5,511,609.58	0.96%	1.24%
Total	1,770	\$443,272,357.63	100%	100%

Mortgage Rate Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 4.50%:	1,258	\$351,861,962.89	8.53%	11.14%
> 4.50%, up to and including 5.00%:	8,004	\$1,926,155,194.97	54.26%	60.97%
> 5.00%, up to and including 5.50%:	4,802	\$803,982,578.28	32.55%	25.45%
> 5.50%, up to and including 6.00%:	663	\$72,609,328.65	4.49%	2.30%
> 6.50%, up to and including 7.00%:	5	\$1,120,786.84	0.03%	0.04%
> 7.00%, up to and including 7.50%:	2	\$270,686.62	0.01%	0.01%
> 7.50%, up to and including 8.00%:	18	\$2,987,889.43	0.12%	0.09%
Total	14,752	\$3,158,988,427.68	100%	100%

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	14,444	\$3,072,231,265.82	97.91%	97.25%
> 1 days, up to and including 31 days:	256	\$72,503,958.05	1.74%	2.30%
> 31 days, up to and including 61 days:	32	\$8,877,125.02	0.22%	0.28%
> 61 days, up to and including 90 days:	11	\$2,652,689.70	0.07%	0.08%
> 90 days:	9	\$2,723,389.09	0.06%	0.09%
Total	14,752	\$3,158,988,427.68	100%	100%

Uniform Consumer Credit Code Regulation	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Non-Regulated Loans	1,152	\$237,609,040.53	7.81%	7.52%
Regulated Loans	13,600	\$2,921,379,387.15	92.19%	92.48%
Total	14,752	\$3,158,988,427.68	100%	100%

Interest Only Remaining Period	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 6 months:	195	\$56,824,105.56	11.53%	11.61%
> 6 months, up to and including 12 months:	279	\$86,020,280.56	16.50%	17.58%
> 12 months, up to and including 24 months:	429	\$119,192,004.11	25.37%	24.36%
> 24 months, up to and including 36 months:	387	\$105,003,246.54	22.89%	21.46%
> 36 months, up to and including 48 months:	195	\$59,111,891.13	11.53%	12.08%
> 48 months, up to and including 60 months:	200	\$61,000,727.73	11.83%	12.47%
> 60 months:	6	\$2,176,279.29	0.35%	0.44%
Total	1,691	\$489,328,534.92	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

Contact:	Andrew Power	Maddalena Gowing
Phone:	+61 7 3362 4016	+61 7 3362 4038
Fax:	+61 7 3031 2163	+61 7 3031 2163
Mobile:	+61 401 693 595	+61 402 396 937
Email:	andrew.power@suncorp.com.au	maddalena.gowing@suncorp.com.au
Website: http://www.suncorpbank.com.au/covered_bonds		

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