

Monthly Period	
Calculation Period Start Date:	01/10/2015
Calculation Period End Date:	31/10/2015
CBG Payment Date:	16/11/2015

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:	\$2,735,682,235.33
Number of Housing Loans:	13,217
Average Housing Loan Balance:	\$206,982.09
Maximum Housing Loan Balance:	\$1,866,461.12
Weighted Average Current Loan-to-Value Ratio:	64.77%
Highest Individual Current Loan-to-Value Ratio:	200.00%
Weighted Average Indexed Current Loan-to-Value Ratio:	58.35%
Percentage of Investment Property Loans:	22.52%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	4.77%
Weighted Average Seasoning (Months):	71
Weighted Average Remaining Term to Maturity (Months):	274
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:	\$2,441,438,956.18
(a) LTV Adjusted Principal Balance:	\$2,707,711,219.24
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$2,441,438,956.18
B. Loan Principal Receipts:	\$489,317,779.47
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$2,930,756,735.65
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	103.23%
ACT Ratio : ²	110.59%
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	\$280,756,735.65
Guarantee Loan	\$2,944,243,264.35
Total Intercompany Loan	\$3,225,000,000.00
Reserve Ledger	\$200,000.00

Collections	
Revenue Receipts for the month:	\$10,717,335.44
Principal Receipts for the month:	\$74,460,560.39

Loan-to-Value Ratio Distribution - Unindexed	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 5%:	497	\$4,312,019.07	3.76%	0.16%
> 5%, up to and including 10%:	278	\$9,812,886.18	2.10%	0.36%
> 10%, up to and including 15%:	311	\$18,553,432.21	2.35%	0.68%
> 15%, up to and including 20%:	311	\$25,362,225.65	2.35%	0.93%
> 20%, up to and including 25%:	367	\$36,606,795.56	2.78%	1.34%
> 25%, up to and including 30%:	430	\$55,150,321.19	3.25%	2.02%
> 30%, up to and including 35%:	507	\$74,135,434.01	3.84%	2.71%
> 35%, up to and including 40%:	558	\$89,553,725.88	4.22%	3.27%
> 40%, up to and including 45%:	607	\$114,744,816.32	4.59%	4.19%
> 45%, up to and including 50%:	635	\$123,340,280.26	4.80%	4.51%
> 50%, up to and including 55%:	738	\$161,938,313.56	5.58%	5.92%
> 55%, up to and including 60%:	802	\$180,466,941.34	6.07%	6.60%
> 60%, up to and including 65%:	938	\$215,830,630.29	7.10%	7.89%
> 65%, up to and including 70%:	1,251	\$318,106,032.56	9.47%	11.63%
> 70%, up to and including 75%:	1,743	\$445,094,225.12	13.19%	16.27%
> 75%, up to and including 80%:	1,633	\$450,432,833.50	12.36%	16.46%
> 80%, up to and including 85%:	980	\$248,930,156.28	7.41%	9.10%
> 85%, up to and including 90%:	533	\$135,156,072.87	4.03%	4.94%
> 90%, up to and including 95%:	81	\$23,401,585.87	0.61%	0.86%
> 95%, up to and including 100%:	3	\$875,324.72	0.02%	0.03%
> 100%, up to and including 105%:	2	\$320,970.35	0.02%	0.01%
> 105%, up to and including 110%:	2	\$1,388,957.47	0.02%	0.05%
> 110%:	10	\$2,208,753.13	0.08%	0.08%
Total	13,217	\$2,735,722,733.39	100%	100%

Current Loan to Valuation Ratio - Indexed*	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 5%:	614	\$7,087,062.38	4.65%	0.26%
> 5%, up to and including 10%:	380	\$17,069,298.34	2.88%	0.62%
> 10%, up to and including 15%:	397	\$30,875,438.85	3.00%	1.13%
> 15%, up to and including 20%:	431	\$46,047,457.69	3.26%	1.68%
> 20%, up to and including 25%:	481	\$62,241,698.50	3.64%	2.28%
> 25%, up to and including 30%:	585	\$88,516,094.16	4.43%	3.24%
> 30%, up to and including 35%:	613	\$114,012,816.01	4.64%	4.17%
> 35%, up to and including 40%:	700	\$145,421,690.18	5.30%	5.32%
> 40%, up to and including 45%:	825	\$188,034,670.61	6.24%	6.87%
> 45%, up to and including 50%:	871	\$213,901,002.47	6.59%	7.82%
> 50%, up to and including 55%:	975	\$242,026,308.70	7.38%	8.85%
> 55%, up to and including 60%:	951	\$232,058,102.28	7.20%	8.48%
> 60%, up to and including 65%:	1,105	\$268,912,251.79	8.36%	9.83%
> 65%, up to and including 70%:	1,098	\$274,928,936.91	8.31%	10.05%
> 70%, up to and including 75%:	1,164	\$295,092,693.96	8.81%	10.79%
> 75%, up to and including 80%:	870	\$226,676,759.09	6.58%	8.29%
> 80%, up to and including 85%:	554	\$131,261,767.41	4.19%	4.80%
> 85%, up to and including 90%:	291	\$73,972,693.26	2.20%	2.70%
> 90%, up to and including 95%:	129	\$31,663,031.03	0.98%	1.16%
> 95%, up to and including 100%:	61	\$15,680,180.37	0.46%	0.57%
> 100%, up to and including 105%:	45	\$11,158,632.52	0.34%	0.41%
> 105%, up to and including 110%:	16	\$3,809,271.99	0.12%	0.14%
> 110%:	61	\$15,274,874.89	0.46%	0.56%
Total	13,217	\$2,735,722,733.39	100%	100%

* Based on monthly data provided by APM.

Property Indexation Details	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Indexed Loans	11,854	\$2,442,497,983.27	89.69%	89.28%
Unindexed Loans	1,363	\$293,224,750.12	10.31%	10.72%
Total	13,217	\$2,735,722,733.39	100%	100%

Current Balance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including A\$50,000:	1,693	\$40,980,713.63	12.81%	1.50%
> A\$50,000, up to and including A\$100,000:	1,759	\$133,780,765.06	13.31%	4.89%
> A\$100,000, up to and including A\$150,000:	1,695	\$213,857,539.43	12.82%	7.82%
> A\$150,000, up to and including A\$200,000:	1,838	\$323,128,376.83	13.91%	11.81%
> A\$200,000, up to and including A\$250,000:	1,801	\$406,110,291.56	13.63%	14.84%
> A\$250,000, up to and including A\$300,000:	1,595	\$436,420,815.03	12.07%	15.95%
> A\$300,000, up to and including A\$350,000:	1,121	\$362,415,718.39	8.48%	13.25%
> A\$350,000, up to and including A\$400,000:	649	\$241,825,123.30	4.91%	8.84%
> A\$400,000, up to and including A\$450,000:	373	\$157,700,039.27	2.82%	5.76%
> A\$450,000, up to and including A\$500,000:	242	\$114,626,490.49	1.83%	4.19%
> A\$500,000, up to and including A\$550,000:	113	\$59,125,378.88	0.85%	2.16%
> A\$550,000, up to and including A\$600,000:	106	\$60,833,382.64	0.80%	2.22%
> A\$600,000, up to and including A\$650,000:	47	\$29,229,686.31	0.36%	1.07%
> A\$650,000, up to and including A\$700,000:	44	\$29,622,488.57	0.33%	1.08%
> A\$700,000, up to and including A\$750,000:	25	\$18,035,861.71	0.19%	0.66%
> A\$750,000, up to and including A\$800,000:	35	\$27,084,432.77	0.26%	0.99%
> A\$800,000, up to and including A\$850,000:	13	\$10,688,958.18	0.10%	0.39%
> A\$850,000, up to and including A\$900,000:	19	\$16,514,451.26	0.14%	0.60%
> A\$900,000, up to and including A\$950,000:	14	\$12,864,733.83	0.11%	0.47%
> A\$950,000, up to and including A\$1,000,000:	10	\$9,689,861.61	0.08%	0.35%
> A\$1,000,000, up to and including A\$1,100,000:	5	\$5,121,223.14	0.04%	0.19%
> A\$1,100,000, up to and including A\$1,200,000:	9	\$10,259,981.18	0.07%	0.38%
> A\$1,200,000, up to and including A\$1,300,000:	4	\$4,865,546.88	0.03%	0.18%
> A\$1,300,000, up to and including A\$1,400,000:	1	\$1,376,339.69	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:	5	\$8,119,158.75	0.04%	0.30%
Total	13,217	\$2,735,722,733.39	100%	100%

Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 18 months, up to and including 24 months:	89	\$18,157,295.64	0.67%	0.66%
> 24 months, up to and including 30 months:	895	\$203,552,254.63	6.77%	7.44%
> 30 months, up to and including 36 months:	872	\$194,187,658.86	6.60%	7.10%
> 36 months, up to and including 48 months:	2,128	\$494,634,767.46	16.10%	18.08%
> 48 months, up to and including 60 months:	1,983	\$447,382,762.58	15.00%	16.35%
> 60 months:	7,250	\$1,377,807,994.22	54.85%	50.36%
Total	13,217	\$2,735,722,733.39	100%	100%

State Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Australian Capital Territory	190	\$47,706,513.38	1.44%	1.74%
New South Wales	2,688	\$690,823,320.51	20.34%	25.25%
Northern Territory	53	\$12,899,713.12	0.40%	0.47%
Queensland	8,298	\$1,537,603,646.96	62.78%	56.20%
South Australia	224	\$43,743,924.86	1.69%	1.60%
Tasmania	61	\$9,787,188.73	0.46%	0.36%
Victoria	1,056	\$229,004,166.58	7.99%	8.37%
Western Australia	647	\$164,154,259.25	4.90%	6.00%
Total	13,217	\$2,735,722,733.39	100%	100%

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Brisbane Metropolitan	3,743	\$733,021,551.70	28.32%	26.79%
Gold Coast	850	\$169,542,140.76	6.43%	6.20%
Sunshine Coast	593	\$103,772,047.20	4.49%	3.79%
Queensland - Other	3,112	\$531,143,530.97	23.55%	19.42%
Sydney Metropolitan	1,820	\$518,314,997.82	13.77%	18.95%
N.S.W. - Other	830	\$163,306,143.91	6.28%	5.97%
Australian Capital Territory	228	\$57,033,068.49	1.73%	2.08%
Melbourne Metropolitan	874	\$198,103,004.44	6.61%	7.24%
Victoria - Other	181	\$30,358,374.07	1.37%	1.11%
Perth Metropolitan	589	\$149,851,880.73	4.46%	5.48%
W.A. - Other	58	\$14,302,378.52	0.44%	0.52%
Adelaide Metropolitan	199	\$38,606,674.58	1.51%	1.41%
S.A. - Other	26	\$5,680,038.35	0.20%	0.21%
Darwin Metropolitan	43	\$10,846,560.72	0.33%	0.40%
N.T. - Other	10	\$2,053,152.40	0.08%	0.08%
Hobart Metropolitan	48	\$7,946,108.17	0.36%	0.29%
Tasmania - Other	13	\$1,841,080.56	0.10%	0.07%
Total	13,217	\$2,735,722,733.39	100%	100%

Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	1,445	\$411,839,977.06	10.93%	15.05%
Principal and Interest	11,772	\$2,323,882,756.33	89.07%	84.95%
Total	13,217	\$2,735,722,733.39	100%	100%

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Home Equity Purchase	249	\$30,890,383.15	1.88%	1.13%
Home Improvement	234	\$37,156,028.69	1.77%	1.36%
Other	2,351	\$420,848,918.57	17.79%	15.38%
Residential - Detached House	8,847	\$1,922,602,762.87	66.94%	70.28%
Residential - Duplex	47	\$9,906,848.41	0.36%	0.36%
Residential - Established Apartment/Unit/Flat	1,265	\$265,260,139.12	9.57%	9.70%
Residential - New Apartment/Unit/Flat	85	\$20,265,405.97	0.64%	0.74%
Rural Property	11	\$1,117,780.58	0.08%	0.04%
Vacant Land	128	\$27,674,466.03	0.97%	1.01%
Total	13,217	\$2,735,722,733.39	100%	100%

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	6,894	\$1,494,614,783.99	52.16%	54.63%
QBE LMI Pool Insurance	301	\$59,980,691.56	2.28%	2.19%
QBELMI	6,022	\$1,181,127,257.84	45.56%	43.17%
Total	13,217	\$2,735,722,733.39	100%	100%

Year of Maturity Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 2016:	8	\$132,636.81	0.06%	0.00%
> 2016, up to and including 2021:	241	\$10,845,836.85	1.82%	0.40%
> 2021, up to and including 2026:	553	\$43,387,565.04	4.18%	1.59%
> 2026, up to and including 2031:	1,522	\$196,571,892.43	11.52%	7.19%
> 2031, up to and including 2036:	3,089	\$586,780,950.17	23.37%	21.45%
> 2036, up to and including 2041:	5,244	\$1,284,979,905.99	39.68%	46.97%
> 2041:	2,560	\$613,023,946.10	19.37%	22.41%
Total	13,217	\$2,735,722,733.39	100%	100%

Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	1,508	\$370,939,117.41	11.41%	13.56%
Variable Rate	11,709	\$2,364,783,615.98	88.59%	86.44%
Total	13,217	\$2,735,722,733.39	100%	100%

Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2017	1	\$24,299.37	0.07%	0.01%
2018	1	\$22,942.01	0.07%	0.01%
2019	1	\$85,138.31	0.07%	0.02%
2020	2	\$77,970.36	0.13%	0.02%
2021	7	\$247,325.98	0.46%	0.07%
2022	5	\$222,489.47	0.33%	0.06%
2023	1	\$81,698.28	0.07%	0.02%
2024	5	\$369,504.77	0.33%	0.10%
2025	9	\$1,062,088.28	0.60%	0.29%
2026	11	\$1,464,801.32	0.73%	0.39%
2027	10	\$1,477,281.76	0.66%	0.40%
2028	22	\$3,041,681.66	1.46%	0.82%
2029	12	\$2,388,511.11	0.80%	0.64%
2030	27	\$5,607,215.16	1.79%	1.51%
2031	32	\$6,250,388.85	2.12%	1.69%
2032	36	\$9,108,003.16	2.39%	2.46%
2033	60	\$11,044,515.68	3.98%	2.98%
2034	52	\$10,916,515.25	3.45%	2.94%
2035	40	\$10,485,527.38	2.65%	2.83%
2036	76	\$17,720,299.92	5.04%	4.78%
2037	81	\$19,488,836.76	5.37%	5.25%
2038	79	\$20,426,041.64	5.24%	5.51%
2039	78	\$21,221,309.08	5.17%	5.72%
2040	105	\$28,828,867.03	6.96%	7.77%
2041	171	\$42,135,604.11	11.34%	11.36%
2042	230	\$59,146,382.25	15.25%	15.95%
2043	352	\$97,487,489.99	23.34%	26.28%
2044	1	\$122,534.78	0.07%	0.03%
2045	1	\$383,853.69	0.07%	0.10%
Total	1,508	\$370,939,117.41	100%	100%

Mortgage Rate Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 4.50%:	2,135	\$528,386,902.26	16.15%	19.31%
> 4.50%, up to and including 5.00%:	8,613	\$1,796,306,264.86	65.17%	65.66%
> 5.00%, up to and including 5.50%:	1,787	\$337,549,157.38	13.52%	12.34%
> 5.50%, up to and including 6.00%:	655	\$69,200,053.48	4.96%	2.53%
> 6.50%, up to and including 7.00%:	4	\$676,263.05	0.03%	0.02%
> 7.00%, up to and including 7.50%:	1	\$128,004.91	0.01%	0.00%
> 7.50%, up to and including 8.00%:	22	\$3,476,087.45	0.17%	0.13%
Total	13,217	\$2,735,722,733.39	100%	100%

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	12,974	\$2,666,796,284.12	98.16%	97.48%
> 1 days, up to and including 31 days:	202	\$56,316,831.93	1.53%	2.06%
> 31 days, up to and including 61 days:	26	\$7,212,157.65	0.20%	0.26%
> 61 days, up to and including 90 days:	13	\$4,747,935.55	0.10%	0.17%
> 90 days:	2	\$649,524.14	0.02%	0.02%
Total	13,217	\$2,735,722,733.39	100%	100%

Uniform Consumer Credit Code Regulation	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Non-Regulated Loans	1,135	\$234,893,862.86	8.59%	8.59%
Regulated Loans	12,082	\$2,500,828,870.53	91.41%	91.41%
Total	13,217	\$2,735,722,733.39	100%	100%

Interest Only Remaining Period	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 6 months:	205	\$60,170,880.91	14.19%	14.61%
> 6 months, up to and including 12 months:	236	\$72,086,808.67	16.33%	17.50%
> 12 months, up to and including 24 months:	388	\$108,723,616.75	26.85%	26.40%
> 24 months, up to and including 36 months:	352	\$92,314,331.95	24.36%	22.42%
> 36 months, up to and including 48 months:	133	\$40,343,255.23	9.20%	9.80%
> 48 months, up to and including 60 months:	129	\$37,696,893.25	8.93%	9.15%
> 60 months:	2	\$504,190.30	0.14%	0.12%
Total	1,445	\$411,839,977.06	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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