

**Monthly Period**

Calculation Period Start Date:	01/09/2015
Calculation Period End Date:	30/09/2015
CBG Payment Date:	15/10/2015

**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:	\$2,810,142,795.72
Number of Housing Loans:	13,469
Average Housing Loan Balance:	\$208,637.82
Maximum Housing Loan Balance:	\$1,866,461.12
Weighted Average Current Loan-to-Value Ratio:	64.89%
Highest Individual Current Loan-to-Value Ratio:	191.97%
Weighted Average Indexed Current Loan-to-Value Ratio:	58.61%
Percentage of Investment Property Loans:	22.67%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	4.78%
Weighted Average Seasoning (Months):	70
Weighted Average Remaining Term to Maturity (Months):	275
Maximum Remaining Term to Maturity (Months):	358

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:	\$2,499,748,284.71
(a) LTV Adjusted Principal Balance:	\$2,772,257,627.36
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$2,499,748,284.71
B. Loan Principal Receipts:	\$414,857,219.08
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$2,914,605,503.79
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 : <sup>1</sup>	106.04%
ACT Ratio : <sup>2</sup>	109.99%
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	\$264,605,503.79
Guarantee Loan	\$2,960,394,496.21
Total Intercompany Loan	\$3,225,000,000.00
Reserve Ledger	\$200,000.00

**Collections**

Revenue Receipts for the month:	\$11,286,378.23
Principal Receipts for the month:	\$69,686,468.76

Loan-to-Value Ratio Distribution - Unindexed	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	10	\$1,772,840.35	0.07%	0.06%
Up to and including 5%:	476	\$5,797,379.69	3.53%	0.21%
> 5%, up to and including 10%:	282	\$10,072,747.26	2.09%	0.36%
> 10%, up to and including 15%:	312	\$18,207,356.75	2.32%	0.65%
> 15%, up to and including 20%:	322	\$26,890,363.51	2.39%	0.96%
> 20%, up to and including 25%:	370	\$37,597,990.92	2.75%	1.34%
> 25%, up to and including 30%:	437	\$55,598,414.25	3.24%	1.98%
> 30%, up to and including 35%:	515	\$74,817,895.84	3.82%	2.66%
> 35%, up to and including 40%:	536	\$86,397,392.81	3.98%	3.07%
> 40%, up to and including 45%:	639	\$119,454,819.05	4.74%	4.25%
> 45%, up to and including 50%:	640	\$124,432,634.97	4.75%	4.43%
> 50%, up to and including 55%:	748	\$166,540,318.16	5.55%	5.93%
> 55%, up to and including 60%:	813	\$183,184,576.80	6.04%	6.52%
> 60%, up to and including 65%:	948	\$220,089,471.06	7.04%	7.83%
> 65%, up to and including 70%:	1,257	\$319,093,840.27	9.33%	11.35%
> 70%, up to and including 75%:	1,761	\$452,124,614.50	13.07%	16.09%
> 75%, up to and including 80%:	1,708	\$474,425,380.65	12.68%	16.88%
> 80%, up to and including 85%:	1,012	\$256,383,241.13	7.51%	9.12%
> 85%, up to and including 90%:	568	\$146,012,715.37	4.22%	5.20%
> 90%, up to and including 95%:	99	\$27,177,623.58	0.74%	0.97%
> 95%, up to and including 100%:	2	\$302,295.74	0.01%	0.01%
> 100%, up to and including 105%:	2	\$321,809.77	0.01%	0.01%
> 105%, up to and including 110%:	2	\$1,388,957.47	0.01%	0.05%
> 110%:	10	\$2,083,253.76	0.07%	0.07%
<b>Total</b>	<b>13,469</b>	<b>\$2,810,167,933.66</b>	<b>100%</b>	<b>100%</b>

Current Loan to Valuation Ratio - Indexed*	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	10	\$1,772,840.35	0.07%	0.06%
Up to and including 5%:	584	\$8,130,191.69	4.34%	0.29%
> 5%, up to and including 10%:	383	\$16,975,360.67	2.84%	0.60%
> 10%, up to and including 15%:	430	\$32,609,114.42	3.19%	1.16%
> 15%, up to and including 20%:	418	\$45,868,833.67	3.10%	1.63%
> 20%, up to and including 25%:	478	\$62,514,788.41	3.55%	2.22%
> 25%, up to and including 30%:	597	\$88,517,274.38	4.43%	3.15%
> 30%, up to and including 35%:	609	\$110,710,269.36	4.52%	3.94%
> 35%, up to and including 40%:	664	\$137,215,223.93	4.93%	4.88%
> 40%, up to and including 45%:	870	\$196,036,042.22	6.46%	6.98%
> 45%, up to and including 50%:	855	\$214,085,238.19	6.35%	7.62%
> 50%, up to and including 55%:	1,013	\$252,685,764.60	7.52%	8.99%
> 55%, up to and including 60%:	991	\$242,836,352.70	7.36%	8.64%
> 60%, up to and including 65%:	1,139	\$280,301,635.06	8.46%	9.97%
> 65%, up to and including 70%:	1,120	\$281,825,375.14	8.32%	10.03%
> 70%, up to and including 75%:	1,162	\$297,382,984.38	8.63%	10.58%
> 75%, up to and including 80%:	939	\$243,888,782.20	6.97%	8.68%
> 80%, up to and including 85%:	576	\$141,775,494.18	4.28%	5.05%
> 85%, up to and including 90%:	320	\$80,970,458.01	2.38%	2.88%
> 90%, up to and including 95%:	116	\$27,587,898.23	0.86%	0.98%
> 95%, up to and including 100%:	73	\$17,264,474.75	0.54%	0.61%
> 100%, up to and including 105%:	26	\$6,882,522.59	0.19%	0.24%
> 105%, up to and including 110%:	20	\$4,263,511.74	0.15%	0.15%
> 110%:	76	\$18,067,502.79	0.56%	0.64%
<b>Total</b>	<b>13,469</b>	<b>\$2,810,167,933.66</b>	<b>100%</b>	<b>100%</b>

\* Based on monthly data provided by APM.

Property Indexation Details	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	10	\$1,772,840.35	0.07%	0.06%
Indexed Loans	12,077	\$2,507,300,591.43	89.67%	89.22%
Unindexed Loans	1,382	\$301,094,501.88	10.26%	10.71%
<b>Total</b>	<b>13,469</b>	<b>\$2,810,167,933.66</b>	<b>100%</b>	<b>100%</b>

Current Balance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including A\$50,000:	1,679	\$41,013,381.27	12.47%	1.46%
> A\$50,000, up to and including A\$100,000:	1,786	\$135,937,116.11	13.26%	4.84%
> A\$100,000, up to and including A\$150,000:	1,721	\$216,947,764.31	12.78%	7.72%
> A\$150,000, up to and including A\$200,000:	1,884	\$331,583,689.29	13.99%	11.80%
> A\$200,000, up to and including A\$250,000:	1,832	\$413,617,380.81	13.60%	14.72%
> A\$250,000, up to and including A\$300,000:	1,644	\$450,341,512.36	12.21%	16.03%
> A\$300,000, up to and including A\$350,000:	1,134	\$366,711,245.70	8.42%	13.05%
> A\$350,000, up to and including A\$400,000:	680	\$253,401,680.84	5.05%	9.02%
> A\$400,000, up to and including A\$450,000:	385	\$162,811,284.70	2.86%	5.79%
> A\$450,000, up to and including A\$500,000:	253	\$119,832,970.46	1.88%	4.26%
> A\$500,000, up to and including A\$550,000:	118	\$61,699,782.12	0.88%	2.20%
> A\$550,000, up to and including A\$600,000:	111	\$63,638,528.74	0.82%	2.26%
> A\$600,000, up to and including A\$650,000:	50	\$31,033,768.60	0.37%	1.10%
> A\$650,000, up to and including A\$700,000:	47	\$31,626,620.27	0.35%	1.13%
> A\$700,000, up to and including A\$750,000:	26	\$18,748,728.68	0.19%	0.67%
> A\$750,000, up to and including A\$800,000:	37	\$28,697,252.67	0.27%	1.02%
> A\$800,000, up to and including A\$850,000:	13	\$10,740,734.38	0.10%	0.38%
> A\$850,000, up to and including A\$900,000:	16	\$13,907,341.70	0.12%	0.49%
> A\$900,000, up to and including A\$950,000:	16	\$14,723,268.56	0.12%	0.52%
> A\$950,000, up to and including A\$1,000,000:	10	\$9,717,246.25	0.07%	0.35%
> A\$1,000,000, up to and including A\$1,100,000:	5	\$5,096,775.27	0.04%	0.18%
> A\$1,100,000, up to and including A\$1,200,000:	11	\$12,542,991.24	0.08%	0.45%
> A\$1,200,000, up to and including A\$1,300,000:	4	\$4,882,050.72	0.03%	0.17%
> A\$1,300,000, up to and including A\$1,400,000:	1	\$1,378,781.84	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	\$8,090,661.77	0.04%	0.29%
<b>Total</b>	<b>13,469</b>	<b>\$2,810,167,933.66</b>	<b>100%</b>	<b>100%</b>

Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 18 months, up to and including 24 months:	278	\$62,422,231.58	2.06%	2.22%
> 24 months, up to and including 30 months:	851	\$191,895,236.88	6.32%	6.83%
> 30 months, up to and including 36 months:	926	\$210,367,134.20	6.88%	7.49%
> 36 months, up to and including 48 months:	2,255	\$522,526,674.73	16.74%	18.59%
> 48 months, up to and including 60 months:	1,967	\$454,346,332.92	14.60%	16.17%
> 60 months:	7,192	\$1,368,610,323.35	53.40%	48.70%
<b>Total</b>	<b>13,469</b>	<b>\$2,810,167,933.66</b>	<b>100%</b>	<b>100%</b>

State Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - Invalid or No Security	10	\$1,772,840.35	0.07%	0.06%
Australian Capital Territory	191	\$48,777,880.48	1.42%	1.74%
New South Wales	2,762	\$716,246,219.87	20.51%	25.49%
Northern Territory	57	\$14,003,149.28	0.42%	0.50%
Queensland	8,423	\$1,571,838,862.17	62.54%	55.93%
South Australia	232	\$46,201,993.45	1.72%	1.64%
Tasmania	61	\$9,895,070.98	0.45%	0.35%
Victoria	1,077	\$234,271,459.56	8.00%	8.34%
Western Australia	656	\$167,160,457.52	4.87%	5.95%
<b>Total</b>	<b>13,469</b>	<b>\$2,810,167,933.66</b>	<b>100%</b>	<b>100%</b>

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - No Security	10	\$1,772,840.35	0.07%	0.06%
Not Applicable - Invalid Security	3	\$383,261.22	0.02%	0.01%
Brisbane Metropolitan	3,797	\$750,028,103.62	28.19%	26.69%
Gold Coast	869	\$174,205,412.01	6.45%	6.20%
Sunshine Coast	606	\$107,317,866.13	4.50%	3.82%
Queensland - Other	3,148	\$539,779,128.94	23.37%	19.21%
Sydney Metropolitan	1,865	\$536,898,084.06	13.85%	19.11%
N.S.W. - Other	857	\$169,517,866.74	6.36%	6.03%
Australian Capital Territory	231	\$58,733,239.80	1.72%	2.09%
Melbourne Metropolitan	892	\$202,713,710.27	6.62%	7.21%
Victoria - Other	184	\$31,012,249.11	1.37%	1.10%
Perth Metropolitan	597	\$152,526,347.31	4.43%	5.43%
W.A. - Other	59	\$14,634,110.21	0.44%	0.52%
Adelaide Metropolitan	206	\$40,806,137.30	1.53%	1.45%
S.A. - Other	27	\$5,941,356.33	0.20%	0.21%
Darwin Metropolitan	45	\$11,314,492.55	0.33%	0.40%
N.T. - Other	12	\$2,688,656.73	0.09%	0.10%
Hobart Metropolitan	48	\$8,091,478.72	0.36%	0.29%
Tasmania - Other	13	\$1,803,592.26	0.10%	0.06%
<b>Total</b>	<b>13,469</b>	<b>\$2,810,167,933.66</b>	<b>100%</b>	<b>100%</b>



Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	1,485	\$425,239,832.26	11.03%	15.13%
Principal and Interest	11,984	\$2,384,928,101.40	88.97%	84.87%
<b>Total</b>	<b>13,469</b>	<b>\$2,810,167,933.66</b>	<b>100%</b>	<b>100%</b>

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Home Equity Purchase	253	\$31,404,303.12	1.88%	1.12%
Home Improvement	237	\$37,773,568.91	1.76%	1.34%
Other	2,390	\$430,711,692.44	17.74%	15.33%
Residential - Detached House	9,024	\$1,977,690,341.72	67.00%	70.38%
Residential - Duplex	49	\$10,137,820.43	0.36%	0.36%
Residential - Established Apartment/Unit/Flat	1,289	\$272,195,486.19	9.57%	9.69%
Residential - New Apartment/Unit/Flat	85	\$20,329,003.23	0.63%	0.72%
Rural Property	11	\$1,211,899.40	0.08%	0.04%
Vacant Land	131	\$28,713,818.22	0.97%	1.02%
<b>Total</b>	<b>13,469</b>	<b>\$2,810,167,933.66</b>	<b>100%</b>	<b>100%</b>

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	7,027	\$1,536,658,479.94	52.17%	54.68%
QBE LMI Pool Insurance	302	\$61,514,160.48	2.24%	2.19%
QBELMI	6,140	\$1,211,995,293.24	45.59%	43.13%
<b>Total</b>	<b>13,469</b>	<b>\$2,810,167,933.66</b>	<b>100%</b>	<b>100%</b>

Year of Maturity Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 2016:	8	\$156,363.48	0.06%	0.01%
> 2016, up to and including 2021:	244	\$11,237,904.20	1.81%	0.40%
> 2021, up to and including 2026:	560	\$44,643,401.38	4.16%	1.59%
> 2026, up to and including 2031:	1,550	\$202,633,523.05	11.51%	7.21%
> 2031, up to and including 2036:	3,140	\$601,886,999.78	23.31%	21.42%
> 2036, up to and including 2041:	5,356	\$1,321,646,905.65	39.77%	47.03%
> 2041:	2,611	\$627,962,836.12	19.39%	22.35%
<b>Total</b>	<b>13,469</b>	<b>\$2,810,167,933.66</b>	<b>100%</b>	<b>100%</b>

Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	1,575	\$387,232,157.55	11.69%	13.78%
Variable Rate	11,894	\$2,422,935,776.11	88.31%	86.22%
<b>Total</b>	<b>13,469</b>	<b>\$2,810,167,933.66</b>	<b>100%</b>	<b>100%</b>

Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2017	1	\$25,338.19	0.06%	0.01%
2018	1	\$23,754.56	0.06%	0.01%
2019	1	\$87,264.47	0.06%	0.02%
2020	2	\$79,169.86	0.13%	0.02%
2021	7	\$253,514.88	0.44%	0.07%
2022	5	\$225,422.56	0.32%	0.06%
2023	1	\$82,479.64	0.06%	0.02%
2024	5	\$372,806.87	0.32%	0.10%
2025	10	\$1,245,821.86	0.63%	0.32%
2026	11	\$1,474,446.88	0.70%	0.38%
2027	11	\$1,814,284.03	0.70%	0.47%
2028	22	\$3,058,349.97	1.40%	0.79%
2029	12	\$2,505,475.30	0.76%	0.65%
2030	27	\$5,715,482.12	1.71%	1.48%
2031	35	\$6,850,062.63	2.22%	1.77%
2032	37	\$9,308,028.65	2.35%	2.40%
2033	61	\$11,215,678.66	3.87%	2.90%
2034	53	\$11,037,133.18	3.37%	2.85%
2035	39	\$10,210,673.81	2.48%	2.64%
2036	77	\$18,154,532.27	4.89%	4.69%
2037	85	\$20,274,139.29	5.40%	5.24%
2038	82	\$21,044,496.30	5.21%	5.43%
2039	82	\$22,202,282.03	5.21%	5.73%
2040	108	\$29,390,598.42	6.86%	7.59%
2041	174	\$42,995,856.51	11.05%	11.10%
2042	265	\$67,600,321.60	16.83%	17.46%
2043	359	\$99,477,447.51	22.79%	25.69%
2044	1	\$122,882.45	0.06%	0.03%
2045	1	\$384,413.05	0.06%	0.10%
<b>Total</b>	<b>1,575</b>	<b>\$387,232,157.55</b>	<b>100%</b>	<b>100%</b>

Mortgage Rate Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 4.50%:	2,064	\$514,470,651.67	15.32%	18.31%
> 4.50%, up to and including 5.00%:	8,814	\$1,858,954,259.72	65.44%	66.15%
> 5.00%, up to and including 5.50%:	1,880	\$357,455,594.30	13.96%	12.72%
> 5.50%, up to and including 6.00%:	681	\$74,378,321.16	5.06%	2.65%
> 6.50%, up to and including 7.00%:	4	\$679,668.58	0.03%	0.02%
> 7.00%, up to and including 7.50%:	1	\$128,362.00	0.01%	0.00%
> 7.50%, up to and including 8.00%:	25	\$4,101,076.23	0.19%	0.15%
<b>Total</b>	<b>13,469</b>	<b>\$2,810,167,933.66</b>	<b>100%</b>	<b>100%</b>

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	13,199	\$2,734,839,983.81	98.00%	97.32%
> 1 days, up to and including 31 days:	201	\$55,186,724.28	1.49%	1.96%
> 31 days, up to and including 61 days:	39	\$12,279,212.58	0.29%	0.44%
> 61 days, up to and including 90 days:	7	\$1,544,051.86	0.05%	0.05%
> 90 days:	23	\$6,317,961.13	0.17%	0.22%
<b>Total</b>	<b>13,469</b>	<b>\$2,810,167,933.66</b>	<b>100%</b>	<b>100%</b>

Uniform Consumer Credit Code Regulation	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Non-Regulated Loans	1,162	\$241,715,617.14	8.63%	8.60%
Regulated Loans	12,307	\$2,568,452,316.52	91.37%	91.40%
<b>Total</b>	<b>13,469</b>	<b>\$2,810,167,933.66</b>	<b>100%</b>	<b>100%</b>

Interest Only Remaining Period	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 6 months:	208	\$59,822,050.75	14.01%	14.07%
> 6 months, up to and including 12 months:	203	\$64,007,947.01	13.67%	15.05%
> 12 months, up to and including 24 months:	427	\$121,555,159.92	28.75%	28.59%
> 24 months, up to and including 36 months:	329	\$87,997,355.05	22.15%	20.69%
> 36 months, up to and including 48 months:	178	\$51,653,686.08	11.99%	12.15%
> 48 months, up to and including 60 months:	134	\$38,677,413.60	9.02%	9.10%
> 60 months:	6	\$1,526,219.85	0.40%	0.36%
<b>Total</b>	<b>1,485</b>	<b>\$425,239,832.26</b>	<b>100%</b>	<b>100%</b>

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

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