

Monthly Period

Calculation Period Start Date:	01/04/2016
Calculation Period End Date:	30/04/2016
CBG Payment Date:	16/05/2016

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:	\$3,094,853,127.95
Number of Housing Loans:	14,405
Average Housing Loan Balance:	\$214,842.89
Maximum Housing Loan Balance:	\$1,866,836.12
Weighted Average Current Loan-to-Value Ratio:	66.78%
Highest Individual Current Loan-to-Value Ratio:	115.79%
Weighted Average Indexed Current Loan-to-Value Ratio:	60.83%
Percentage of Investment Property Loans:	22.38%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	4.83%
Weighted Average Seasoning (Months):	68
Weighted Average Remaining Term to Maturity (Months):	278
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:	\$2,761,339,208.30
(a) LTV Adjusted Principal Balance:	\$3,046,836,254.59
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$2,761,339,208.30
B. Loan Principal Receipts:	\$129,795,615.22
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$2,891,134,823.52
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	121.68%
ACT Ratio : ²	109.10%
By Law:	103.00%
Contractual Minimum:	105.26%
Current Contractual AP:	112.00%

1. (Housing Loan Pool Size + Loan Principal Receipts) / 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	\$241,134,823.52
Guarantee Loan	\$2,983,865,176.48
Total Intercompany Loan	\$3,225,000,000.00
Reserve Ledger	\$200,000.00

Collections	
Revenue Receipts for the month:	\$12,523,650.24
Principal Receipts for the month:	\$70,763,317.16

Loan-to-Value Ratio Distribution - Unindexed	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	2	\$103,373.39	0.01%	0.00%
Up to and including 5%:	490	\$4,540,184.15	3.40%	0.15%
> 5%, up to and including 10%:	312	\$11,142,894.08	2.17%	0.36%
> 10%, up to and including 15%:	298	\$17,424,659.29	2.07%	0.56%
> 15%, up to and including 20%:	337	\$27,950,040.26	2.34%	0.90%
> 20%, up to and including 25%:	378	\$37,900,122.98	2.62%	1.22%
> 25%, up to and including 30%:	405	\$50,490,356.76	2.81%	1.63%
> 30%, up to and including 35%:	517	\$78,056,621.35	3.59%	2.52%
> 35%, up to and including 40%:	548	\$88,976,342.71	3.80%	2.87%
> 40%, up to and including 45%:	643	\$121,379,468.64	4.46%	3.92%
> 45%, up to and including 50%:	610	\$124,491,686.65	4.23%	4.02%
> 50%, up to and including 55%:	731	\$157,570,841.86	5.07%	5.09%
> 55%, up to and including 60%:	829	\$188,965,128.75	5.75%	6.11%
> 60%, up to and including 65%:	1,009	\$236,511,599.42	7.00%	7.64%
> 65%, up to and including 70%:	1,317	\$321,848,006.40	9.14%	10.40%
> 70%, up to and including 75%:	1,788	\$471,564,878.20	12.41%	15.24%
> 75%, up to and including 80%:	1,807	\$507,632,814.86	12.54%	16.40%
> 80%, up to and including 85%:	1,091	\$280,942,210.54	7.57%	9.08%
> 85%, up to and including 90%:	996	\$276,633,015.59	6.91%	8.94%
> 90%, up to and including 95%:	286	\$87,403,123.70	1.99%	2.82%
> 95%, up to and including 100%:	8	\$2,442,767.15	0.06%	0.08%
> 110%:	3	\$882,991.22	0.02%	0.03%
Total	14,405	\$3,094,853,127.95	100%	100%

Current Loan to Valuation Ratio - Indexed*	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	2	\$103,373.39	0.01%	0.00%
Up to and including 5%:	628	\$7,559,148.92	4.36%	0.24%
> 5%, up to and including 10%:	379	\$17,298,474.65	2.63%	0.56%
> 10%, up to and including 15%:	399	\$30,628,060.75	2.77%	0.99%
> 15%, up to and including 20%:	439	\$44,957,429.82	3.05%	1.45%
> 20%, up to and including 25%:	496	\$62,057,762.33	3.44%	2.01%
> 25%, up to and including 30%:	561	\$87,577,806.98	3.89%	2.83%
> 30%, up to and including 35%:	636	\$117,450,047.38	4.42%	3.80%
> 35%, up to and including 40%:	650	\$131,217,350.61	4.51%	4.24%
> 40%, up to and including 45%:	785	\$174,265,715.87	5.45%	5.63%
> 45%, up to and including 50%:	910	\$220,483,525.64	6.32%	7.12%
> 50%, up to and including 55%:	1,029	\$256,784,185.88	7.14%	8.30%
> 55%, up to and including 60%:	1,093	\$268,527,687.93	7.59%	8.68%
> 60%, up to and including 65%:	1,202	\$303,104,423.53	8.34%	9.79%
> 65%, up to and including 70%:	1,251	\$324,455,737.57	8.68%	10.48%
> 70%, up to and including 75%:	1,211	\$328,155,441.21	8.41%	10.60%
> 75%, up to and including 80%:	1,078	\$278,324,501.90	7.48%	8.99%
> 80%, up to and including 85%:	685	\$183,617,809.38	4.76%	5.93%
> 85%, up to and including 90%:	470	\$124,294,119.29	3.26%	4.02%
> 90%, up to and including 95%:	207	\$56,826,530.97	1.44%	1.84%
> 95%, up to and including 100%:	102	\$25,029,067.45	0.71%	0.81%
> 100%, up to and including 105%:	44	\$11,979,205.16	0.31%	0.39%
> 105%, up to and including 110%:	48	\$12,530,320.88	0.33%	0.40%
> 110%:	100	\$27,625,400.46	0.69%	0.89%
Total	14,405	\$3,094,853,127.95	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	2	\$103,373.39	0.01%	0.00%
Indexed Loans	12,791	\$2,732,797,713.48	88.80%	88.30%
Unindexed Loans	1,612	\$361,952,041.08	11.19%	11.70%
Total	14,405	\$3,094,853,127.95	100%	100%

Current Balance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including A\$50,000:	1,758	\$42,569,590.53	12.20%	1.38%
> A\$50,000, up to and including A\$100,000:	1,778	\$134,651,522.81	12.34%	4.35%
> A\$100,000, up to and including A\$150,000:	1,741	\$220,134,323.27	12.09%	7.11%
> A\$150,000, up to and including A\$200,000:	1,961	\$344,602,233.64	13.61%	11.13%
> A\$200,000, up to and including A\$250,000:	1,964	\$443,741,971.18	13.63%	14.34%
> A\$250,000, up to and including A\$300,000:	1,772	\$485,733,846.95	12.30%	15.69%
> A\$300,000, up to and including A\$350,000:	1,314	\$425,313,055.45	9.12%	13.74%
> A\$350,000, up to and including A\$400,000:	803	\$299,363,704.51	5.57%	9.67%
> A\$400,000, up to and including A\$450,000:	459	\$193,882,492.49	3.19%	6.26%
> A\$450,000, up to and including A\$500,000:	328	\$155,129,034.78	2.28%	5.01%
> A\$500,000, up to and including A\$550,000:	140	\$73,348,830.14	0.97%	2.37%
> A\$550,000, up to and including A\$600,000:	122	\$69,924,246.06	0.85%	2.26%
> A\$600,000, up to and including A\$650,000:	66	\$41,328,408.58	0.46%	1.34%
> A\$650,000, up to and including A\$700,000:	48	\$32,303,275.14	0.33%	1.04%
> A\$700,000, up to and including A\$750,000:	39	\$28,183,877.85	0.27%	0.91%
> A\$750,000, up to and including A\$800,000:	30	\$23,179,614.62	0.21%	0.75%
> A\$800,000, up to and including A\$850,000:	14	\$11,504,359.29	0.10%	0.37%
> A\$850,000, up to and including A\$900,000:	22	\$19,149,944.66	0.15%	0.62%
> A\$900,000, up to and including A\$950,000:	13	\$12,030,616.48	0.09%	0.39%
> A\$950,000, up to and including A\$1,000,000:	8	\$7,764,709.45	0.06%	0.25%
> A\$1,000,000, up to and including A\$1,100,000:	7	\$7,286,753.92	0.05%	0.24%
> A\$1,100,000, up to and including A\$1,200,000:	8	\$9,240,917.06	0.06%	0.30%
> A\$1,200,000, up to and including A\$1,300,000:	3	\$3,620,920.69	0.02%	0.12%
> A\$1,300,000, up to and including A\$1,400,000:	1	\$1,360,830.89	0.01%	0.04%
> A\$1,400,000, up to and including A\$1,500,000:	2	\$2,937,301.00	0.01%	0.09%
> A\$1,500,000:	4	\$6,566,746.51	0.03%	0.21%
Total	14,405	\$3,094,853,127.95	100%	100%

Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 12 months, up to and including 18 months:	539	\$163,493,983.27	3.74%	5.28%
> 18 months, up to and including 24 months:	268	\$70,256,513.57	1.86%	2.27%
> 24 months, up to and including 30 months:	345	\$87,045,622.88	2.40%	2.81%
> 30 months, up to and including 36 months:	1,026	\$238,333,171.93	7.12%	7.70%
> 36 months, up to and including 48 months:	2,127	\$502,690,414.62	14.77%	16.24%
> 48 months, up to and including 60 months:	2,451	\$576,123,174.73	17.01%	18.62%
> 60 months:	7,649	\$1,456,910,246.95	53.10%	47.08%
Total	14,405	\$3,094,853,127.95	100%	100%

State Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - Invalid or No Security	2	\$103,373.39	0.01%	0.00%
Australian Capital Territory	201	\$51,855,212.38	1.40%	1.68%
New South Wales	2,995	\$783,603,909.14	20.79%	25.32%
Northern Territory	59	\$15,122,094.25	0.41%	0.49%
Queensland	8,710	\$1,665,860,520.75	60.47%	53.83%
South Australia	282	\$59,647,172.92	1.96%	1.93%
Tasmania	76	\$12,427,339.03	0.53%	0.40%
Victoria	1,266	\$291,811,416.44	8.79%	9.43%
Western Australia	814	\$214,422,089.65	5.65%	6.93%
Total	14,405	\$3,094,853,127.95	100%	100%

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - No Security	2	\$103,373.39	0.01%	0.00%
Brisbane Metropolitan	3,903	\$790,049,314.63	27.09%	25.53%
Gold Coast	918	\$189,250,727.47	6.37%	6.12%
Sunshine Coast	612	\$111,284,955.10	4.25%	3.60%
Queensland - Other	3,277	\$575,139,285.15	22.75%	18.58%
Sydney Metropolitan	2,013	\$583,260,414.36	13.97%	18.85%
N.S.W. - Other	941	\$191,504,850.31	6.53%	6.19%
Australian Capital Territory	242	\$60,830,095.25	1.68%	1.97%
Melbourne Metropolitan	1,045	\$250,840,807.37	7.25%	8.11%
Victoria - Other	220	\$40,401,717.09	1.53%	1.31%
Perth Metropolitan	743	\$196,319,225.90	5.16%	6.34%
W.A. - Other	72	\$18,671,755.73	0.50%	0.60%
Adelaide Metropolitan	248	\$52,451,546.94	1.72%	1.69%
S.A. - Other	34	\$7,195,625.98	0.24%	0.23%
Darwin Metropolitan	46	\$12,096,404.40	0.32%	0.39%
N.T. - Other	13	\$3,025,689.85	0.09%	0.10%
Hobart Metropolitan	53	\$8,709,176.35	0.37%	0.28%
Tasmania - Other	23	\$3,718,162.68	0.16%	0.12%
Total	14,405	\$3,094,853,127.95	100%	100%

Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	1,653	\$486,287,008.64	11.48%	15.71%
Principal and Interest	12,752	\$2,608,566,119.31	88.52%	84.29%
Total	14,405	\$3,094,853,127.95	100%	100%

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Home Equity Purchase	232	\$28,256,013.27	1.61%	0.91%
Home Improvement	221	\$33,241,018.60	1.53%	1.07%
Other	2,305	\$402,044,180.92	16.00%	12.99%
Residential - Detached House	9,997	\$2,265,871,161.20	69.40%	73.21%
Residential - Duplex	43	\$8,945,827.80	0.30%	0.29%
Residential - Established Apartment/Unit/Flat	1,498	\$331,169,747.87	10.40%	10.70%
Residential - New Apartment/Unit/Flat	99	\$24,274,076.45	0.69%	0.78%
Rural Property	10	\$1,051,101.84	0.07%	0.03%
Total	14,405	\$3,094,853,127.95	100%	100%

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	7,327	\$1,624,497,554.76	50.86%	52.49%
QBE LMI Pool Insurance	270	\$51,480,196.01	1.87%	1.66%
QBELMI	6,808	\$1,418,875,377.18	47.26%	45.85%
Total	14,405	\$3,094,853,127.95	100%	100%

Year of Maturity Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 2016:	5	\$54,570.29	0.03%	0.00%
> 2016, up to and including 2021:	218	\$9,280,266.95	1.51%	0.30%
> 2021, up to and including 2026:	536	\$39,724,333.71	3.72%	1.28%
> 2026, up to and including 2031:	1,424	\$181,008,131.89	9.89%	5.85%
> 2031, up to and including 2036:	2,937	\$541,584,122.59	20.39%	17.50%
> 2036, up to and including 2041:	5,341	\$1,302,148,055.84	37.08%	42.07%
> 2041:	3,944	\$1,021,053,646.68	27.38%	32.99%
Total	14,405	\$3,094,853,127.95	100%	100%

Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	1,699	\$427,891,316.36	11.79%	13.83%
Variable Rate	12,706	\$2,666,961,811.59	88.21%	86.17%
Total	14,405	\$3,094,853,127.95	100%	100%

Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2017	1	\$17,960.45	0.06%	0.00%
2019	1	\$72,151.57	0.06%	0.02%
2020	3	\$119,553.59	0.18%	0.03%
2021	6	\$211,228.16	0.35%	0.05%
2022	4	\$171,688.79	0.24%	0.04%
2023	2	\$132,724.56	0.12%	0.03%
2024	4	\$259,872.00	0.24%	0.06%
2025	6	\$629,245.50	0.35%	0.15%
2026	12	\$1,650,707.06	0.71%	0.39%
2027	9	\$1,354,245.12	0.53%	0.32%
2028	21	\$3,207,221.71	1.24%	0.75%
2029	14	\$2,825,962.91	0.82%	0.66%
2030	25	\$4,802,533.84	1.47%	1.12%
2031	27	\$5,501,380.18	1.59%	1.29%
2032	32	\$7,637,058.81	1.88%	1.78%
2033	54	\$9,733,641.90	3.18%	2.27%
2034	52	\$10,861,651.50	3.06%	2.54%
2035	40	\$10,227,683.43	2.35%	2.39%
2036	71	\$16,844,631.01	4.18%	3.94%
2037	79	\$18,369,888.06	4.65%	4.29%
2038	74	\$18,783,388.68	4.36%	4.39%
2039	76	\$19,502,511.17	4.47%	4.56%
2040	107	\$29,432,940.63	6.30%	6.88%
2041	195	\$48,382,064.97	11.48%	11.31%
2042	269	\$67,729,964.87	15.83%	15.83%
2043	388	\$111,708,771.25	22.84%	26.11%
2044	99	\$29,402,846.87	5.83%	6.87%
2045	27	\$8,107,034.51	1.59%	1.89%
2046	1	\$210,763.26	0.06%	0.05%
Total	1,699	\$427,891,316.36	100%	100%

Mortgage Rate Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 4.50%:	2,002	\$543,834,036.58	13.90%	17.57%
> 4.50%, up to and including 5.00%:	7,589	\$1,809,367,296.77	52.68%	58.46%
> 5.00%, up to and including 5.50%:	4,203	\$675,954,215.23	29.18%	21.84%
> 5.50%, up to and including 6.00%:	598	\$63,429,918.83	4.15%	2.05%
> 6.50%, up to and including 7.00%:	4	\$863,352.80	0.03%	0.03%
> 7.00%, up to and including 7.50%:	1	\$125,320.67	0.01%	0.00%
> 7.50%, up to and including 8.00%:	8	\$1,278,987.07	0.06%	0.04%
Total	14,405	\$3,094,853,127.95	100%	100%

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	14,140	\$3,023,472,598.83	98.16%	97.69%
> 1 days, up to and including 31 days:	195	\$53,926,135.71	1.35%	1.74%
> 31 days, up to and including 61 days:	44	\$10,949,843.60	0.31%	0.35%
> 61 days, up to and including 90 days:	19	\$4,808,743.16	0.13%	0.16%
> 90 days:	7	\$1,695,806.65	0.05%	0.05%
Total	14,405	\$3,094,853,127.95	100%	100%

Uniform Consumer Credit Code Regulation	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Non-Regulated Loans	1,098	\$225,319,899.43	7.62%	7.28%
Regulated Loans	13,307	\$2,869,533,228.52	92.38%	92.72%
Total	14,405	\$3,094,853,127.95	100%	100%

Interest Only Remaining Period	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 6 months:	241	\$73,961,165.03	14.58%	15.21%
> 6 months, up to and including 12 months:	272	\$76,696,844.34	16.45%	15.77%
> 12 months, up to and including 24 months:	393	\$112,501,040.06	23.77%	23.13%
> 24 months, up to and including 36 months:	342	\$96,262,281.68	20.69%	19.80%
> 36 months, up to and including 48 months:	306	\$94,455,872.60	18.51%	19.42%
> 48 months, up to and including 60 months:	97	\$32,001,763.96	5.87%	6.58%
> 60 months:	2	\$408,040.97	0.12%	0.08%
Total	1,653	\$486,287,008.64	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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