

Monthly Period

Calculation Period Start Date:	01/08/2016
Calculation Period End Date:	31/08/2016
CBG Payment Date:	15/09/2016

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:	\$3,679,054,133.54
Number of Housing Loans:	16,550
Average Housing Loan Balance:	\$222,292.45
Maximum Housing Loan Balance:	\$1,866,836.12
Weighted Average Current Loan-to-Value Ratio:	68.93%
Highest Individual Current Loan-to-Value Ratio:	173.14%
Weighted Average Indexed Current Loan-to-Value Ratio:	63.26%
Percentage of Investment Property Loans:	22.25%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	4.55%
Weighted Average Seasoning (Months):	67
Weighted Average Remaining Term to Maturity (Months):	280
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:	\$3,277,950,932.03
(a) LTV Adjusted Principal Balance:	\$3,589,398,880.88
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$3,277,950,932.03
B. Loan Principal Receipts:	\$320,932,558.96
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$3,598,883,490.99
AUD equivalent of aggregate Principal Amount Outstanding of Covered Bonds: Asset	\$3,500,000,000.00
Covered Test Passed (\$3,598,883,490.99 is greater than \$3,500,000,000.00):	PASS
Asset Percentage AP:	89.29%

Overcollateralisation, both of eligible assets and including non eligible assets:	
Current Overcollateralisation Ratio : ¹	114.29%
By Law:	103.00%
Contractual Minimum:	105.26%
Current Contractual AP:	112.00%

1. $(\text{Housing Loan Pool Size} + \text{Loan Principal Receipts}) / \text{AUD Equivalent of Aggregate Principal Outstanding of Covered Bonds}$

Funding Summary

Demand Loan	\$98,883,490.99
Guarantee Loan	\$3,901,116,509.01
Total Intercompany Loan	\$4,000,000,000.00
Reserve Ledger	\$200,000.00

Collections

Revenue Receipts for the month:	\$14,293,073.70
Principal Receipts for the month:	\$74,281,857.46

Loan-to-Value Ratio Distribution - Unindexed	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	5	\$832,851.85	0.03%	0.02%
Up to and including 5%:	571	\$4,598,882.81	3.45%	0.13%
> 5%, up to and including 10%:	314	\$11,211,299.66	1.90%	0.30%
> 10%, up to and including 15%:	319	\$19,204,086.71	1.93%	0.52%
> 15%, up to and including 20%:	343	\$28,026,185.40	2.07%	0.76%
> 20%, up to and including 25%:	382	\$38,523,012.61	2.31%	1.05%
> 25%, up to and including 30%:	449	\$58,964,161.62	2.71%	1.60%
> 30%, up to and including 35%:	547	\$82,280,182.32	3.31%	2.24%
> 35%, up to and including 40%:	580	\$94,550,077.85	3.50%	2.57%
> 40%, up to and including 45%:	608	\$118,615,176.82	3.67%	3.22%
> 45%, up to and including 50%:	631	\$123,776,361.23	3.81%	3.36%
> 50%, up to and including 55%:	773	\$168,862,041.37	4.67%	4.59%
> 55%, up to and including 60%:	891	\$209,839,553.85	5.38%	5.70%
> 60%, up to and including 65%:	1,026	\$244,923,841.72	6.20%	6.66%
> 65%, up to and including 70%:	1,419	\$351,915,514.95	8.57%	9.57%
> 70%, up to and including 75%:	1,974	\$518,942,261.07	11.93%	14.11%
> 75%, up to and including 80%:	2,049	\$571,335,822.97	12.38%	15.53%
> 80%, up to and including 85%:	1,500	\$396,838,344.27	9.06%	10.79%
> 85%, up to and including 90%:	1,671	\$480,980,011.63	10.10%	13.07%
> 90%, up to and including 95%:	481	\$150,203,774.12	2.91%	4.08%
> 95%, up to and including 100%:	10	\$2,210,206.47	0.06%	0.06%
> 100%, up to and including 105%:	1	\$239,994.48	0.01%	0.01%
> 105%, up to and including 110%:	4	\$923,735.41	0.02%	0.03%
> 110%:	2	\$1,256,752.35	0.01%	0.03%
Total	16,550	\$3,679,054,133.54	100%	100%

Current Loan to Valuation Ratio - Indexed*	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	5	\$832,851.85	0.03%	0.02%
Up to and including 5%:	716	\$8,194,779.32	4.33%	0.22%
> 5%, up to and including 10%:	410	\$18,597,752.21	2.48%	0.51%
> 10%, up to and including 15%:	400	\$33,276,903.69	2.42%	0.90%
> 15%, up to and including 20%:	454	\$46,530,884.66	2.74%	1.26%
> 20%, up to and including 25%:	508	\$67,729,303.24	3.07%	1.84%
> 25%, up to and including 30%:	606	\$97,502,559.67	3.66%	2.65%
> 30%, up to and including 35%:	673	\$123,984,130.78	4.07%	3.37%
> 35%, up to and including 40%:	691	\$151,219,363.71	4.18%	4.11%
> 40%, up to and including 45%:	811	\$185,596,669.33	4.90%	5.04%
> 45%, up to and including 50%:	976	\$239,883,143.10	5.90%	6.52%
> 50%, up to and including 55%:	1,110	\$281,404,054.11	6.71%	7.65%
> 55%, up to and including 60%:	1,242	\$310,833,458.07	7.50%	8.45%
> 60%, up to and including 65%:	1,310	\$332,992,944.28	7.92%	9.05%
> 65%, up to and including 70%:	1,380	\$369,345,859.20	8.34%	10.04%
> 70%, up to and including 75%:	1,392	\$376,477,912.04	8.41%	10.23%
> 75%, up to and including 80%:	1,303	\$340,233,766.79	7.87%	9.25%
> 80%, up to and including 85%:	939	\$254,986,106.53	5.67%	6.93%
> 85%, up to and including 90%:	703	\$189,932,318.46	4.25%	5.16%
> 90%, up to and including 95%:	346	\$96,627,920.30	2.09%	2.63%
> 95%, up to and including 100%:	165	\$41,964,342.18	1.00%	1.14%
> 100%, up to and including 105%:	88	\$22,527,080.01	0.53%	0.61%
> 105%, up to and including 110%:	70	\$19,002,447.24	0.42%	0.52%
> 110%:	252	\$69,377,582.77	1.52%	1.89%
Total	16,550	\$3,679,054,133.54	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	5	\$832,851.85	0.03%	0.02%
Indexed Loans	14,645	\$3,238,145,096.68	88.49%	88.02%
Unindexed Loans	1,900	\$440,076,185.01	11.48%	11.96%
Total	16,550	\$3,679,054,133.54	100%	100%

Current Balance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including A\$50,000:	1,903	\$44,611,583.16	11.50%	1.21%
> A\$50,000, up to and including A\$100,000:	1,887	\$142,633,225.28	11.40%	3.88%
> A\$100,000, up to and including A\$150,000:	1,880	\$237,255,672.21	11.36%	6.45%
> A\$150,000, up to and including A\$200,000:	2,172	\$382,856,222.82	13.12%	10.41%
> A\$200,000, up to and including A\$250,000:	2,243	\$507,017,608.29	13.55%	13.78%
> A\$250,000, up to and including A\$300,000:	2,161	\$594,729,006.43	13.06%	16.17%
> A\$300,000, up to and including A\$350,000:	1,634	\$529,902,370.57	9.87%	14.40%
> A\$350,000, up to and including A\$400,000:	1,042	\$388,217,790.51	6.30%	10.55%
> A\$400,000, up to and including A\$450,000:	588	\$248,651,020.36	3.55%	6.76%
> A\$450,000, up to and including A\$500,000:	404	\$190,828,291.61	2.44%	5.19%
> A\$500,000, up to and including A\$550,000:	189	\$99,052,339.66	1.14%	2.69%
> A\$550,000, up to and including A\$600,000:	146	\$83,610,221.04	0.88%	2.27%
> A\$600,000, up to and including A\$650,000:	80	\$49,988,082.47	0.48%	1.36%
> A\$650,000, up to and including A\$700,000:	59	\$39,605,798.20	0.36%	1.08%
> A\$700,000, up to and including A\$750,000:	43	\$31,155,886.51	0.26%	0.85%
> A\$750,000, up to and including A\$800,000:	28	\$21,549,437.87	0.17%	0.59%
> A\$800,000, up to and including A\$850,000:	26	\$21,449,141.85	0.16%	0.58%
> A\$850,000, up to and including A\$900,000:	20	\$17,436,808.95	0.12%	0.47%
> A\$900,000, up to and including A\$950,000:	15	\$13,840,001.67	0.09%	0.38%
> A\$950,000, up to and including A\$1,000,000:	10	\$9,732,720.24	0.06%	0.26%
> A\$1,000,000, up to and including A\$1,100,000:	8	\$8,484,590.73	0.05%	0.23%
> A\$1,100,000, up to and including A\$1,200,000:	6	\$7,082,317.88	0.04%	0.19%
> A\$1,400,000, up to and including A\$1,500,000:	2	\$2,872,657.35	0.01%	0.08%
> A\$1,500,000:	4	\$6,491,337.88	0.02%	0.18%
Total	16,550	\$3,679,054,133.54	100%	100%

Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 12 months, up to and including 18 months:	2	\$388,368.68	0.01%	0.01%
> 18 months, up to and including 24 months:	628	\$176,899,581.36	3.79%	4.81%
> 24 months, up to and including 30 months:	531	\$143,961,005.68	3.21%	3.91%
> 30 months, up to and including 36 months:	1,191	\$302,999,068.63	7.20%	8.24%
> 36 months, up to and including 48 months:	2,673	\$652,312,817.96	16.15%	17.73%
> 48 months, up to and including 60 months:	2,904	\$709,862,571.73	17.55%	19.29%
> 60 months:	8,621	\$1,692,630,719.50	52.09%	46.01%
Total	16,550	\$3,679,054,133.54	100%	100%

State Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - Invalid or No Security	5	\$832,851.85	0.03%	0.02%
Australian Capital Territory	234	\$62,809,378.57	1.41%	1.71%
New South Wales	3,391	\$905,402,049.73	20.49%	24.61%
Northern Territory	78	\$20,693,124.77	0.47%	0.56%
Queensland	9,846	\$1,955,285,015.39	59.49%	53.15%
South Australia	366	\$81,891,254.03	2.21%	2.23%
Tasmania	91	\$15,057,442.12	0.55%	0.41%
Victoria	1,496	\$353,317,617.91	9.04%	9.60%
Western Australia	1,043	\$283,765,399.17	6.30%	7.71%
Total	16,550	\$3,679,054,133.54	100%	100%

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - No Security	5	\$832,851.85	0.03%	0.02%
Brisbane Metropolitan	4,369	\$916,345,543.88	26.40%	24.91%
Gold Coast	1,056	\$225,207,193.61	6.38%	6.12%
Sunshine Coast	672	\$126,574,854.67	4.06%	3.44%
Queensland - Other	3,749	\$687,157,423.23	22.65%	18.68%
Sydney Metropolitan	2,255	\$662,215,917.25	13.63%	18.00%
N.S.W. - Other	1,087	\$231,580,332.10	6.57%	6.29%
Australian Capital Territory	283	\$74,415,178.95	1.71%	2.02%
Melbourne Metropolitan	1,207	\$297,875,312.73	7.29%	8.10%
Victoria - Other	289	\$55,442,305.18	1.75%	1.51%
Perth Metropolitan	936	\$254,886,966.19	5.66%	6.93%
W.A. - Other	107	\$28,878,432.98	0.65%	0.78%
Adelaide Metropolitan	325	\$73,036,918.84	1.96%	1.99%
S.A. - Other	41	\$8,854,335.19	0.25%	0.24%
Darwin Metropolitan	60	\$16,955,154.72	0.36%	0.46%
N.T. - Other	18	\$3,737,970.05	0.11%	0.10%
Hobart Metropolitan	63	\$10,232,082.35	0.38%	0.28%
Tasmania - Other	28	\$4,825,359.77	0.17%	0.13%
Total	16,550	\$3,679,054,133.54	100%	100%

Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	1,952	\$580,600,853.54	11.79%	15.78%
Principal and Interest	14,598	\$3,098,453,280.00	88.21%	84.22%
Total	16,550	\$3,679,054,133.54	100%	100%

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Home Equity Purchase	224	\$26,206,794.20	1.35%	0.71%
Home Improvement	209	\$29,850,204.65	1.26%	0.81%
Other	2,408	\$427,526,557.96	14.55%	11.62%
Residential - Detached House	11,787	\$2,760,081,034.64	71.22%	75.02%
Residential - Duplex	48	\$10,096,784.54	0.29%	0.27%
Residential - Established Apartment/Unit/Flat	1,739	\$393,586,182.82	10.51%	10.70%
Residential - New Apartment/Unit/Flat	124	\$30,631,073.20	0.75%	0.83%
Rural Property	11	\$1,075,501.53	0.07%	0.03%
Total	16,550	\$3,679,054,133.54	100%	100%

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	7,869	\$1,749,355,519.47	47.55%	47.55%
QBE LMI Pool Insurance	265	\$51,323,561.25	1.60%	1.40%
QBELMI	8,416	\$1,878,375,052.82	50.85%	51.06%
Total	16,550	\$3,679,054,133.54	100%	100%

Year of Maturity Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 2016:	2	\$13,463.85	0.01%	0.00%
> 2016, up to and including 2021:	210	\$8,356,081.49	1.27%	0.23%
> 2021, up to and including 2026:	549	\$38,761,762.15	3.32%	1.05%
> 2026, up to and including 2031:	1,412	\$176,577,877.86	8.53%	4.80%
> 2031, up to and including 2036:	2,987	\$550,585,980.43	18.05%	14.97%
> 2036, up to and including 2041:	5,916	\$1,452,501,636.01	35.75%	39.48%
> 2041:	5,474	\$1,452,257,331.75	33.08%	39.47%
Total	16,550	\$3,679,054,133.54	100%	100%

Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	1,883	\$492,984,835.60	11.38%	13.40%
Variable Rate	14,667	\$3,186,069,297.94	88.62%	86.60%
Total	16,550	\$3,679,054,133.54	100%	100%

Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2017	1	\$13,617.62	0.05%	0.00%
2020	3	\$110,120.70	0.16%	0.02%
2021	5	\$292,731.73	0.27%	0.06%
2022	4	\$159,527.05	0.21%	0.03%
2023	2	\$126,536.08	0.11%	0.03%
2024	7	\$556,837.62	0.37%	0.11%
2025	6	\$658,198.10	0.32%	0.13%
2026	10	\$1,345,001.29	0.53%	0.27%
2027	10	\$1,469,616.78	0.53%	0.30%
2028	12	\$1,662,247.42	0.64%	0.34%
2029	17	\$4,128,867.84	0.90%	0.84%
2030	19	\$3,287,519.70	1.01%	0.67%
2031	24	\$4,861,978.32	1.27%	0.99%
2032	31	\$7,674,732.02	1.65%	1.56%
2033	54	\$9,601,598.30	2.87%	1.95%
2034	54	\$10,186,772.38	2.87%	2.07%
2035	38	\$10,332,257.67	2.02%	2.10%
2036	68	\$15,688,481.77	3.61%	3.18%
2037	83	\$19,077,622.54	4.41%	3.87%
2038	70	\$17,392,244.04	3.72%	3.53%
2039	91	\$24,612,830.36	4.83%	4.99%
2040	101	\$28,903,919.38	5.36%	5.86%
2041	204	\$53,749,765.06	10.83%	10.90%
2042	338	\$88,491,593.06	17.95%	17.95%
2043	403	\$120,274,352.81	21.40%	24.40%
2044	200	\$60,427,376.93	10.62%	12.26%
2045	27	\$7,688,634.81	1.43%	1.56%
2046	1	\$209,854.22	0.05%	0.04%
Total	1,883	\$492,984,835.60	100%	100%

Mortgage Rate Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 4.50%:	6,287	\$1,589,273,161.58	37.99%	43.20%
> 4.50%, up to and including 5.00%:	8,494	\$1,794,632,799.11	51.32%	48.78%
> 5.00%, up to and including 5.50%:	1,370	\$245,761,049.16	8.28%	6.68%
> 5.50%, up to and including 6.00%:	394	\$48,411,775.89	2.38%	1.32%
> 6.50%, up to and including 7.00%:	4	\$850,958.92	0.02%	0.02%
> 7.00%, up to and including 7.50%:	1	\$124,388.88	0.01%	0.00%
Total	16,550	\$3,679,054,133.54	100%	100%

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	16,246	\$3,595,330,963.37	98.16%	97.72%
> 1 days, up to and including 31 days:	233	\$63,069,077.53	1.41%	1.71%
> 31 days, up to and including 61 days:	35	\$9,549,869.53	0.21%	0.26%
> 61 days, up to and including 90 days:	16	\$4,807,581.00	0.10%	0.13%
> 90 days:	20	\$6,296,642.11	0.12%	0.17%
Total	16,550	\$3,679,054,133.54	100%	100%

Uniform Consumer Credit Code Regulation	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Non-Regulated Loans	1,138	\$235,205,194.15	6.88%	6.39%
Regulated Loans	15,412	\$3,443,848,939.39	93.12%	93.61%
Total	16,550	\$3,679,054,133.54	100%	100%

Interest Only Remaining Period	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 6 months:	390	\$116,390,335.24	19.98%	20.05%
> 6 months, up to and including 12 months:	220	\$63,929,409.86	11.27%	11.01%
> 12 months, up to and including 24 months:	486	\$142,787,832.79	24.90%	24.59%
> 24 months, up to and including 36 months:	453	\$133,603,782.64	23.21%	23.01%
> 36 months, up to and including 48 months:	300	\$91,477,825.03	15.37%	15.76%
> 48 months, up to and including 60 months:	101	\$31,551,534.94	5.17%	5.43%
> 60 months:	2	\$860,133.04	0.10%	0.15%
Total	1,952	\$580,600,853.54	100%	100%

Bond Issuance	2012-1	2012-3	2014-1	2014-2	2016-1	2016-2
ISIN:	AU3CB0194926	AU3CB0201630	AU3CB0225068	AU3FN0025136	AU3FN0031647	AU3CB0239267
Issue Date:	06 Jun 2012	09 Nov 2012	05 Nov 2014	05 Nov 2014	22 Jun 2016	24 Aug 2016
Original Ratings:	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa
Currency:	AUD	AUD	AUD	AUD	AUD	AUD
Issue Amount:	\$1,100,000,000	\$600,000,000	\$250,000,000	\$700,000,000	\$500,000,000	\$350,000,000
Coupon Freq:	Semi-Annual	Semi-Annual	Semi-Annual	Quarterly	Quarterly	Semi-Annual
Coupon Rate:	4.75%	4.00%	3.75%	BBSW_3M + 0.70%	BBSW_3M + 1.10%	3.25%
NoteType:	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet
Legal Maturity:	06 Dec 2016	09 Nov 2017	05 Nov 2019	05 Nov 2019	22 Jun 2021	24 Aug 2026

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