

**Monthly Period**

Calculation Period Start Date:	01/12/2016
Calculation Period End Date:	31/12/2016
CBG Payment Date:	16/01/2017

**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:	\$2,966,810,390.03
Number of Housing Loans:	13,279
Average Housing Loan Balance:	\$223,416.55
Maximum Housing Loan Balance:	\$1,866,836.12
Weighted Average Current Loan-to-Value Ratio:	68.89%
Highest Individual Current Loan-to-Value Ratio:	135.31%
Weighted Average Indexed Current Loan-to-Value Ratio:	62.58%
Percentage of Investment Property Loans:	21.35%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	4.53%
Weighted Average Seasoning (Months):	70
Weighted Average Remaining Term to Maturity (Months):	278
Maximum Remaining Term to Maturity (Months):	358

<b>Compliance Tests</b>	
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

<b>Asset Coverage Test</b>	
A. Mortgage Loans - the lesser of:	\$2,647,945,474.83
(a) LTV Adjusted Principal Balance:	\$2,897,774,885.83
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$2,647,945,474.83
B. Loan Principal Receipts:	\$33,250,995.46
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$2,681,196,470.29
AUD equivalent of aggregate Principal Amount Outstanding of Covered Bonds:	\$2,500,000,000.00
Asset Covered Test Passed:	PASS
Asset Percentage AP:	89.29%

<b>Overcollateralisation, both of eligible assets and including non eligible assets:</b>	
Current Overcollateralisation Ratio : <sup>1</sup>	120.00%
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*

**Funding Summary**

Demand Loan	\$181,196,470.29
Guarantee Loan	\$2,818,803,529.71
Total Intercompany Loan	\$3,000,000,000.00
Reserve Ledger	\$200,000.00

**Collections**

Revenue Receipts for the month:	\$13,334,468.32
Principal Receipts for the month:	\$996,709,948.10

<b>Loan-to-Value Ratio Distribution - Unindexed</b>	<b>Number of Loans</b>	<b>Current Balance Outstanding A\$</b>	<b>% By Number</b>	<b>% By Balance</b>
Up to and including 5%:	537	\$4,267,981.00	4.04%	0.14%
> 5%, up to and including 10%:	277	\$9,630,612.78	2.09%	0.32%
> 10%, up to and including 15%:	268	\$16,206,461.18	2.02%	0.55%
> 15%, up to and including 20%:	285	\$22,299,234.13	2.15%	0.75%
> 20%, up to and including 25%:	321	\$33,605,233.36	2.42%	1.13%
> 25%, up to and including 30%:	393	\$50,993,205.69	2.96%	1.72%
> 30%, up to and including 35%:	466	\$67,464,352.15	3.51%	2.27%
> 35%, up to and including 40%:	441	\$75,037,057.35	3.32%	2.53%
> 40%, up to and including 45%:	458	\$88,792,957.32	3.45%	2.99%
> 45%, up to and including 50%:	510	\$102,611,163.68	3.84%	3.46%
> 50%, up to and including 55%:	571	\$130,338,198.86	4.30%	4.39%
> 55%, up to and including 60%:	680	\$161,087,193.20	5.12%	5.43%
> 60%, up to and including 65%:	817	\$207,581,225.96	6.15%	7.00%
> 65%, up to and including 70%:	1,120	\$286,592,293.78	8.43%	9.66%
> 70%, up to and including 75%:	1,563	\$412,265,956.18	11.77%	13.90%
> 75%, up to and including 80%:	1,558	\$443,607,800.48	11.73%	14.95%
> 80%, up to and including 85%:	1,292	\$344,217,547.65	9.73%	11.60%
> 85%, up to and including 90%:	1,415	\$414,035,825.58	10.66%	13.96%
> 90%, up to and including 95%:	303	\$95,160,184.82	2.28%	3.21%
> 95%, up to and including 100%:	2	\$416,652.40	0.02%	0.01%
> 100%, up to and including 105%:	1	\$403,045.96	0.01%	0.01%
> 110%:	1	\$196,206.52	0.01%	0.01%
<b>Total</b>	<b>13,279</b>	<b>\$2,966,810,390.03</b>	<b>100%</b>	<b>100%</b>

Current Loan to Valuation Ratio - Indexed*	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 5%:	670	\$7,470,685.44	5.05%	0.25%
> 5%, up to and including 10%:	353	\$17,030,367.58	2.66%	0.57%
> 10%, up to and including 15%:	360	\$28,423,625.56	2.71%	0.96%
> 15%, up to and including 20%:	390	\$43,755,755.91	2.94%	1.47%
> 20%, up to and including 25%:	467	\$61,099,128.24	3.52%	2.06%
> 25%, up to and including 30%:	491	\$79,894,522.03	3.70%	2.69%
> 30%, up to and including 35%:	556	\$109,618,466.16	4.19%	3.69%
> 35%, up to and including 40%:	579	\$132,623,127.81	4.36%	4.47%
> 40%, up to and including 45%:	671	\$166,095,468.06	5.05%	5.60%
> 45%, up to and including 50%:	820	\$210,325,762.41	6.18%	7.09%
> 50%, up to and including 55%:	844	\$216,068,752.93	6.36%	7.28%
> 55%, up to and including 60%:	919	\$237,123,977.35	6.92%	7.99%
> 60%, up to and including 65%:	1,006	\$264,377,646.52	7.58%	8.91%
> 65%, up to and including 70%:	1,040	\$273,073,227.29	7.83%	9.20%
> 70%, up to and including 75%:	1,043	\$280,701,691.96	7.85%	9.46%
> 75%, up to and including 80%:	992	\$271,012,187.72	7.47%	9.13%
> 80%, up to and including 85%:	773	\$206,925,202.82	5.82%	6.97%
> 85%, up to and including 90%:	568	\$157,825,201.91	4.28%	5.32%
> 90%, up to and including 95%:	286	\$77,361,450.21	2.15%	2.61%
> 95%, up to and including 100%:	120	\$31,569,802.33	0.90%	1.06%
> 100%, up to and including 105%:	68	\$19,164,965.94	0.51%	0.65%
> 105%, up to and including 110%:	56	\$14,869,864.49	0.42%	0.50%
> 110%:	207	\$60,399,509.36	1.56%	2.04%
<b>Total</b>	<b>13,279</b>	<b>\$2,966,810,390.03</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
Indexed Loans	11,721	\$2,604,982,937.56	88.27%	87.80%
Unindexed Loans	1,558	\$361,827,452.47	11.73%	12.20%
<b>Total</b>	<b>13,279</b>	<b>\$2,966,810,390.03</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:	1,496	\$33,801,975.98	11.27%	1.14%
> A\$50,000, up to and including A\$100,000:	1,428	\$108,455,218.17	10.75%	3.66%
> A\$100,000, up to and including A\$150,000:	1,499	\$189,068,070.27	11.29%	6.37%
> A\$150,000, up to and including A\$200,000:	1,736	\$305,424,670.88	13.07%	10.29%
> A\$200,000, up to and including A\$250,000:	1,881	\$424,437,470.33	14.17%	14.31%
> A\$250,000, up to and including A\$300,000:	1,748	\$480,776,871.27	13.16%	16.21%
> A\$300,000, up to and including A\$350,000:	1,354	\$439,255,692.29	10.20%	14.81%
> A\$350,000, up to and including A\$400,000:	866	\$322,946,851.14	6.52%	10.89%
> A\$400,000, up to and including A\$450,000:	467	\$197,474,640.12	3.52%	6.66%
> A\$450,000, up to and including A\$500,000:	310	\$146,468,497.20	2.33%	4.94%
> A\$500,000, up to and including A\$550,000:	149	\$78,041,141.01	1.12%	2.63%
> A\$550,000, up to and including A\$600,000:	109	\$62,285,092.83	0.82%	2.10%
> A\$600,000, up to and including A\$650,000:	68	\$42,423,855.22	0.51%	1.43%
> A\$650,000, up to and including A\$700,000:	48	\$32,264,862.30	0.36%	1.09%
> A\$700,000, up to and including A\$750,000:	35	\$25,325,497.38	0.26%	0.85%
> A\$750,000, up to and including A\$800,000:	17	\$13,164,525.03	0.13%	0.44%
> A\$800,000, up to and including A\$850,000:	19	\$15,680,908.08	0.14%	0.53%
> A\$850,000, up to and including A\$900,000:	18	\$15,708,727.48	0.14%	0.53%
> A\$900,000, up to and including A\$950,000:	12	\$11,131,460.00	0.09%	0.38%
> A\$950,000, up to and including A\$1,000,000:	4	\$3,900,863.78	0.03%	0.13%
> A\$1,000,000, up to and including A\$1,100,000:	6	\$6,243,641.23	0.05%	0.21%
> A\$1,100,000, up to and including A\$1,200,000:	4	\$4,663,116.78	0.03%	0.16%
> A\$1,400,000, up to and including A\$1,500,000:	2	\$2,927,637.42	0.02%	0.10%
> A\$1,500,000:	3	\$4,939,103.84	0.02%	0.17%
<b>Total</b>	<b>13,279</b>	<b>\$2,966,810,390.03</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:	274	\$81,635,544.24	2.06%	2.75%
> 24 months, up to and including 30 months:	365	\$96,035,389.31	2.75%	3.24%
> 30 months, up to and including 36 months:	673	\$175,715,170.01	5.07%	5.92%
> 36 months, up to and including 48 months:	2,176	\$532,816,831.77	16.39%	17.96%
> 48 months, up to and including 60 months:	2,186	\$537,232,323.72	16.46%	18.11%
> 60 months:	7,605	\$1,543,375,130.98	57.27%	52.02%
<b>Total</b>	<b>13,279</b>	<b>\$2,966,810,390.03</b>	<b>100%</b>	<b>100%</b>

State Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Australian Capital Territory	196	\$52,840,338.64	1.48%	1.78%
New South Wales	2,697	\$723,234,109.21	20.31%	24.38%
Northern Territory	67	\$17,951,246.95	0.50%	0.61%
Queensland	7,811	\$1,558,146,601.27	58.82%	52.52%
South Australia	319	\$68,568,054.86	2.40%	2.31%
Tasmania	72	\$11,779,916.64	0.54%	0.40%
Victoria	1,273	\$296,559,984.46	9.59%	10.00%
Western Australia	844	\$237,730,138.00	6.36%	8.01%
<b>Total</b>	<b>13,279</b>	<b>\$2,966,810,390.03</b>	<b>100%</b>	<b>100%</b>

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Brisbane Metropolitan	3,396	\$716,424,303.34	25.57%	24.15%
Gold Coast	817	\$172,770,999.03	6.15%	5.82%
Sunshine Coast	498	\$94,261,634.44	3.75%	3.18%
Queensland - Other	3,100	\$574,689,664.46	23.35%	19.37%
Sydney Metropolitan	1,771	\$525,601,304.58	13.34%	17.72%
N.S.W. - Other	885	\$188,029,823.69	6.66%	6.34%
Australian Capital Territory	237	\$62,443,319.58	1.78%	2.10%
Melbourne Metropolitan	1,012	\$247,546,084.01	7.62%	8.34%
Victoria - Other	261	\$49,013,900.45	1.97%	1.65%
Perth Metropolitan	755	\$213,633,947.26	5.69%	7.20%
W.A. - Other	89	\$24,096,190.74	0.67%	0.81%
Adelaide Metropolitan	281	\$60,765,401.24	2.12%	2.05%
S.A. - Other	38	\$7,802,653.62	0.29%	0.26%
Darwin Metropolitan	51	\$14,794,147.86	0.38%	0.50%
N.T. - Other	16	\$3,157,099.09	0.12%	0.11%
Hobart Metropolitan	50	\$7,930,713.35	0.38%	0.27%
Tasmania - Other	22	\$3,849,203.29	0.17%	0.13%
<b>Total</b>	<b>13,279</b>	<b>\$2,966,810,390.03</b>	<b>100%</b>	<b>100%</b>

Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	1,384	\$419,573,557.15	10.42%	14.14%
Principal and Interest	11,895	\$2,547,236,832.88	89.58%	85.86%
<b>Total</b>	<b>13,279</b>	<b>\$2,966,810,390.03</b>	<b>100%</b>	<b>100%</b>

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Home Equity Purchase	158	\$19,694,309.94	1.19%	0.66%
Home Improvement	160	\$22,689,510.70	1.20%	0.76%
Other	1,784	\$316,333,768.35	13.43%	10.66%
Residential - Detached House	9,572	\$2,245,105,207.98	72.08%	75.67%
Residential - Duplex	35	\$7,261,845.62	0.26%	0.24%
Residential - Established Apartment/Unit/Flat	1,456	\$328,333,589.16	10.96%	11.07%
Residential - New Apartment/Unit/Flat	104	\$26,482,914.53	0.78%	0.89%
Rural Property	10	\$909,243.75	0.08%	0.03%
<b>Total</b>	<b>13,279</b>	<b>\$2,966,810,390.03</b>	<b>100%</b>	<b>100%</b>

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	6,030	\$1,350,949,861.72	45.41%	45.54%
QBE LMI Pool Insurance	206	\$39,863,371.68	1.55%	1.34%
QBELMI	7,043	\$1,575,997,156.63	53.04%	53.12%
<b>Total</b>	<b>13,279</b>	<b>\$2,966,810,390.03</b>	<b>100%</b>	<b>100%</b>

Year of Maturity Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 2016, up to and including 2021:	167	\$5,685,469.08	1.26%	0.19%
> 2021, up to and including 2026:	444	\$30,358,628.01	3.34%	1.02%
> 2026, up to and including 2031:	1,088	\$131,773,089.66	8.19%	4.44%
> 2031, up to and including 2036:	2,331	\$418,831,306.98	17.55%	14.12%
> 2036, up to and including 2041:	4,596	\$1,146,688,839.96	34.61%	38.65%
> 2041:	4,653	\$1,233,473,056.34	35.04%	41.58%
<b>Total</b>	<b>13,279</b>	<b>\$2,966,810,390.03</b>	<b>100%</b>	<b>100%</b>



Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	1,356	\$349,539,689.90	10.21%	11.78%
Variable Rate	11,923	\$2,617,270,700.13	89.79%	88.22%
<b>Total</b>	<b>13,279</b>	<b>\$2,966,810,390.03</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	\$9,179.66	0.07%	0.00%
2020	3	\$99,803.87	0.22%	0.03%
2021	2	\$41,127.47	0.15%	0.01%
2022	3	\$132,146.99	0.22%	0.04%
2023	2	\$120,022.20	0.15%	0.03%
2024	6	\$637,712.77	0.44%	0.18%
2025	5	\$579,593.23	0.37%	0.17%
2026	7	\$959,452.10	0.52%	0.27%
2027	8	\$1,169,026.02	0.59%	0.33%
2028	8	\$1,136,975.46	0.59%	0.33%
2029	12	\$2,743,934.69	0.88%	0.79%
2030	13	\$1,862,469.34	0.96%	0.53%
2031	16	\$2,710,221.48	1.18%	0.78%
2032	27	\$6,660,443.88	1.99%	1.91%
2033	34	\$6,219,779.13	2.51%	1.78%
2034	31	\$6,190,910.46	2.29%	1.77%
2035	24	\$6,287,999.99	1.77%	1.80%
2036	46	\$9,962,751.05	3.39%	2.85%
2037	54	\$12,034,254.51	3.98%	3.44%
2038	39	\$10,413,841.19	2.88%	2.98%
2039	79	\$21,117,107.62	5.83%	6.04%
2040	76	\$21,700,029.49	5.60%	6.21%
2041	146	\$38,055,308.75	10.77%	10.89%
2042	274	\$69,633,637.31	20.21%	19.92%
2043	231	\$66,928,879.13	17.04%	19.15%
2044	184	\$55,255,298.94	13.57%	15.81%
2045	25	\$6,877,783.17	1.84%	1.97%
<b>Total</b>	<b>1,356</b>	<b>\$349,539,689.90</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%:	5,272	\$1,353,099,477.21	39.70%	45.61%
> 4.50%, up to and including 5.00%:	6,364	\$1,335,135,140.18	47.93%	45.00%
> 5.00%, up to and including 5.50%:	1,325	\$240,694,739.32	9.98%	8.11%
> 5.50%, up to and including 6.00%:	316	\$37,437,742.46	2.38%	1.26%
> 6.50%, up to and including 7.00%:	2	\$443,290.86	0.02%	0.01%
<b>Total</b>	<b>13,279</b>	<b>\$2,966,810,390.03</b>	<b>100%</b>	<b>100%</b>

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	12,999	\$2,889,608,501.36	97.89%	97.40%
> 1 days, up to and including 31 days:	215	\$59,438,322.32	1.62%	2.00%
> 31 days, up to and including 61 days:	49	\$13,611,189.91	0.37%	0.46%
> 61 days, up to and including 90 days:	12	\$3,094,670.70	0.09%	0.10%
> 90 days:	4	\$1,057,705.74	0.03%	0.04%
<b>Total</b>	<b>13,279</b>	<b>\$2,966,810,390.03</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	786	\$160,456,761.67	5.92%	5.41%
Regulated Loans	12,493	\$2,806,353,628.36	94.08%	94.59%
<b>Total</b>	<b>13,279</b>	<b>\$2,966,810,390.03</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:	214	\$64,779,830.05	15.46%	15.44%
> 6 months, up to and including 12 months:	186	\$58,480,465.20	13.44%	13.94%
> 12 months, up to and including 24 months:	424	\$122,765,862.12	30.64%	29.26%
> 24 months, up to and including 36 months:	305	\$93,763,985.68	22.04%	22.35%
> 36 months, up to and including 48 months:	173	\$55,045,505.91	12.50%	13.12%
> 48 months, up to and including 60 months:	81	\$24,562,656.83	5.85%	5.85%
> 60 months:	1	\$175,251.36	0.07%	0.04%
<b>Total</b>	<b>1,384</b>	<b>\$419,573,557.15</b>	<b>100%</b>	<b>100%</b>

Bond Issuance	2012-3	2014-1	2014-2	2016-1	2016-2	2016-2 TAP
<b>ISIN:</b>	AU3CB0201630	AU3CB0225068	AU3FN0025136	AU3FN0031647	AU3CB0239267	AU3CB0239267
<b>Issue Date:</b>	09 Nov 2012	05 Nov 2014	05 Nov 2014	22 Jun 2016	24 Aug 2016	08 Dec 2016
<b>Original Ratings:</b>	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa
<b>Currency:</b>	AUD	AUD	AUD	AUD	AUD	AUD
<b>Issue Amount:</b>	\$600,000,000	\$250,000,000	\$700,000,000	\$500,000,000	\$350,000,000	\$100,000,000
<b>Coupon Freq:</b>	Semi-Annual	Semi-Annual	Quarterly	Quarterly	Semi-Annual	Semi-Annual
<b>Coupon Rate:</b>	4.00%	3.75%	BBSW_3M + 0.70%	BBSW_3M + 1.10%	3.25%	3.25%
<b>NoteType:</b>	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet
<b>Legal Maturity:</b>	09 Nov 2017	05 Nov 2019	05 Nov 2019	22 Jun 2021	24 Aug 2026	24 Aug 2026

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