

**Monthly Period**

Calculation Period Start Date:	01/02/2016
Calculation Period End Date:	29/02/2016
CBG Payment Date:	15/03/2016

**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:	\$2,935,304,443.19
Number of Housing Loans:	13,941
Average Housing Loan Balance:	\$210,498.34
Maximum Housing Loan Balance:	\$1,866,461.12
Weighted Average Current Loan-to-Value Ratio:	66.24%
Highest Individual Current Loan-to-Value Ratio:	200.00%
Weighted Average Indexed Current Loan-to-Value Ratio:	1,412.07%
Percentage of Investment Property Loans:	22.49%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	4.86%
Weighted Average Seasoning (Months):	69
Weighted Average Remaining Term to Maturity (Months):	276
Maximum Remaining Term to Maturity (Months):	353

<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:	\$2,612,325,503.29
(a) LTV Adjusted Principal Balance:	\$2,888,361,344.04
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$2,612,325,503.29
B. Loan Principal Receipts:	\$290,123,708.07
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$2,902,449,211.36
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%

<b>Overcollateralisation, both of eligible assets and including non eligible assets:</b>	
Current Overcollateralisation Ratio : <sup>1</sup>	121.71%
ACT Ratio : <sup>2</sup>	109.53%
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	\$252,449,211.36
Guarantee Loan	\$2,972,550,788.64
Total Intercompany Loan	\$3,225,000,000.00
Reserve Ledger	\$200,000.00

**Collections**

Revenue Receipts for the month:	\$11,850,094.07
Principal Receipts for the month:	\$55,942,213.76

<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>
Not Applicable	6	\$696,833.88	0.04%	0.02%
Up to and including 5%:	546	\$5,486,503.50	3.92%	0.19%
> 5%, up to and including 10%:	305	\$11,051,033.36	2.19%	0.38%
> 10%, up to and including 15%:	314	\$18,724,784.36	2.25%	0.64%
> 15%, up to and including 20%:	316	\$26,479,429.72	2.27%	0.90%
> 20%, up to and including 25%:	376	\$37,951,435.89	2.70%	1.29%
> 25%, up to and including 30%:	391	\$49,257,362.91	2.80%	1.68%
> 30%, up to and including 35%:	511	\$73,327,184.31	3.67%	2.50%
> 35%, up to and including 40%:	528	\$86,671,247.18	3.79%	2.95%
> 40%, up to and including 45%:	618	\$116,355,611.26	4.43%	3.96%
> 45%, up to and including 50%:	619	\$121,643,620.77	4.44%	4.14%
> 50%, up to and including 55%:	749	\$160,627,118.59	5.37%	5.47%
> 55%, up to and including 60%:	808	\$185,420,937.10	5.80%	6.32%
> 60%, up to and including 65%:	973	\$225,204,780.49	6.98%	7.67%
> 65%, up to and including 70%:	1,261	\$310,654,358.53	9.05%	10.58%
> 70%, up to and including 75%:	1,739	\$448,105,944.75	12.47%	15.27%
> 75%, up to and including 80%:	1,758	\$490,187,275.49	12.61%	16.70%
> 80%, up to and including 85%:	1,019	\$257,559,729.74	7.31%	8.77%
> 85%, up to and including 90%:	840	\$228,267,209.74	6.03%	7.78%
> 90%, up to and including 95%:	251	\$77,967,831.71	1.80%	2.66%
> 95%, up to and including 100%:	7	\$2,366,637.96	0.05%	0.08%
> 110%:	6	\$1,297,571.95	0.04%	0.04%
<b>Total</b>	<b>13,941</b>	<b>\$2,935,304,443.19</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	6	\$696,833.88	0.04%	0.02%
Up to and including 5%:	693	\$8,381,812.37	4.97%	0.29%
> 5%, up to and including 10%:	375	\$17,136,184.35	2.69%	0.58%
> 10%, up to and including 15%:	400	\$30,700,246.45	2.87%	1.05%
> 15%, up to and including 20%:	435	\$46,273,987.60	3.12%	1.58%
> 20%, up to and including 25%:	492	\$62,100,130.82	3.53%	2.12%
> 25%, up to and including 30%:	543	\$82,337,138.65	3.89%	2.81%
> 30%, up to and including 35%:	628	\$115,512,794.64	4.50%	3.94%
> 35%, up to and including 40%:	665	\$135,615,097.33	4.77%	4.62%
> 40%, up to and including 45%:	793	\$180,293,405.48	5.69%	6.14%
> 45%, up to and including 50%:	902	\$215,701,942.84	6.47%	7.35%
> 50%, up to and including 55%:	994	\$248,927,016.35	7.13%	8.48%
> 55%, up to and including 60%:	1,061	\$259,160,684.97	7.61%	8.83%
> 60%, up to and including 65%:	1,157	\$285,280,115.48	8.30%	9.72%
> 65%, up to and including 70%:	1,219	\$312,973,570.97	8.74%	10.66%
> 70%, up to and including 75%:	1,160	\$308,763,679.56	8.32%	10.52%
> 75%, up to and including 80%:	942	\$242,291,252.87	6.76%	8.25%
> 80%, up to and including 85%:	639	\$159,440,830.07	4.58%	5.43%
> 85%, up to and including 90%:	418	\$114,475,782.94	3.00%	3.90%
> 90%, up to and including 95%:	178	\$47,649,753.36	1.28%	1.62%
> 95%, up to and including 100%:	89	\$21,659,527.61	0.64%	0.74%
> 100%, up to and including 105%:	44	\$10,947,919.95	0.32%	0.37%
> 105%, up to and including 110%:	27	\$7,587,706.53	0.19%	0.26%
> 110%:	81	\$21,397,028.12	0.58%	0.73%
<b>Total</b>	<b>13,941</b>	<b>\$2,935,304,443.19</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	6	\$696,833.88	0.04%	0.02%
Indexed Loans	12,401	\$2,594,213,611.40	88.95%	88.38%
Unindexed Loans	1,534	\$340,393,997.91	11.00%	11.60%
<b>Total</b>	<b>13,941</b>	<b>\$2,935,304,443.19</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:	1,766	\$40,939,481.91	12.67%	1.39%
> A\$50,000, up to and including A\$100,000:	1,784	\$135,387,177.61	12.80%	4.61%
> A\$100,000, up to and including A\$150,000:	1,710	\$216,640,425.41	12.27%	7.38%
> A\$150,000, up to and including A\$200,000:	1,916	\$337,269,448.02	13.74%	11.49%
> A\$200,000, up to and including A\$250,000:	1,899	\$429,427,469.04	13.62%	14.63%
> A\$250,000, up to and including A\$300,000:	1,673	\$458,442,777.04	12.00%	15.62%
> A\$300,000, up to and including A\$350,000:	1,270	\$410,583,753.76	9.11%	13.99%
> A\$350,000, up to and including A\$400,000:	730	\$272,014,305.13	5.24%	9.27%
> A\$400,000, up to and including A\$450,000:	430	\$181,491,023.07	3.08%	6.18%
> A\$450,000, up to and including A\$500,000:	291	\$137,830,744.00	2.09%	4.70%
> A\$500,000, up to and including A\$550,000:	120	\$62,886,609.25	0.86%	2.14%
> A\$550,000, up to and including A\$600,000:	118	\$67,631,275.20	0.85%	2.30%
> A\$600,000, up to and including A\$650,000:	50	\$31,281,242.86	0.36%	1.07%
> A\$650,000, up to and including A\$700,000:	45	\$30,201,746.78	0.32%	1.03%
> A\$700,000, up to and including A\$750,000:	32	\$23,127,614.29	0.23%	0.79%
> A\$750,000, up to and including A\$800,000:	30	\$23,143,844.75	0.22%	0.79%
> A\$800,000, up to and including A\$850,000:	12	\$9,872,319.86	0.09%	0.34%
> A\$850,000, up to and including A\$900,000:	21	\$18,368,677.53	0.15%	0.63%
> A\$900,000, up to and including A\$950,000:	13	\$12,095,301.13	0.09%	0.41%
> A\$950,000, up to and including A\$1,000,000:	7	\$6,800,376.52	0.05%	0.23%
> A\$1,000,000, up to and including A\$1,100,000:	6	\$6,204,786.33	0.04%	0.21%
> A\$1,100,000, up to and including A\$1,200,000:	9	\$10,385,657.30	0.06%	0.35%
> A\$1,200,000, up to and including A\$1,300,000:	2	\$2,419,626.36	0.01%	0.08%
> A\$1,300,000, up to and including A\$1,400,000:	1	\$1,366,293.54	0.01%	0.05%
> A\$1,400,000, up to and including A\$1,500,000:	2	\$2,944,152.53	0.01%	0.10%
> A\$1,500,000:	4	\$6,548,313.97	0.03%	0.22%
<b>Total</b>	<b>13,941</b>	<b>\$2,935,304,443.19</b>	<b>100%</b>	<b>100%</b>

Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 6 months, up to and including 12 months:	1	\$302,758.25	0.01%	0.01%
> 12 months, up to and including 18 months:	368	\$106,198,253.52	2.64%	3.62%
> 18 months, up to and including 24 months:	174	\$44,514,787.72	1.25%	1.52%
> 24 months, up to and including 30 months:	584	\$134,336,246.59	4.19%	4.58%
> 30 months, up to and including 36 months:	886	\$204,002,875.37	6.36%	6.95%
> 36 months, up to and including 48 months:	1,999	\$468,574,260.02	14.34%	15.96%
> 48 months, up to and including 60 months:	2,447	\$557,834,186.79	17.55%	19.00%
> 60 months:	7,482	\$1,419,541,074.93	53.67%	48.36%
<b>Total</b>	<b>13,941</b>	<b>\$2,935,304,443.19</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	6	\$696,833.88	0.04%	0.02%
Australian Capital Territory	196	\$49,740,965.58	1.41%	1.69%
New South Wales	2,858	\$734,449,078.31	20.50%	25.02%
Northern Territory	58	\$14,211,457.17	0.42%	0.48%
Queensland	8,569	\$1,613,621,024.03	61.47%	54.97%
South Australia	265	\$53,410,118.01	1.90%	1.82%
Tasmania	72	\$11,811,934.96	0.52%	0.40%
Victoria	1,169	\$261,153,018.95	8.39%	8.90%
Western Australia	748	\$196,210,012.30	5.37%	6.68%
<b>Total</b>	<b>13,941</b>	<b>\$2,935,304,443.19</b>	<b>100%</b>	<b>100%</b>

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - No Security	6	\$696,833.88	0.04%	0.02%
Brisbane Metropolitan	3,854	\$764,097,546.29	27.65%	26.03%
Gold Coast	902	\$183,023,052.82	6.47%	6.24%
Sunshine Coast	596	\$107,369,801.53	4.28%	3.66%
Queensland - Other	3,217	\$558,987,990.83	23.08%	19.04%
Sydney Metropolitan	1,919	\$543,891,899.18	13.77%	18.53%
N.S.W. - Other	898	\$181,125,828.42	6.44%	6.17%
Australian Capital Territory	237	\$59,314,948.85	1.70%	2.02%
Melbourne Metropolitan	972	\$226,195,907.48	6.97%	7.71%
Victoria - Other	197	\$34,957,111.47	1.41%	1.19%
Perth Metropolitan	686	\$180,742,945.12	4.92%	6.16%
W.A. - Other	62	\$15,467,067.18	0.44%	0.53%
Adelaide Metropolitan	231	\$46,682,317.54	1.66%	1.59%
S.A. - Other	34	\$6,727,800.47	0.24%	0.23%
Darwin Metropolitan	47	\$11,838,926.70	0.34%	0.40%
N.T. - Other	11	\$2,372,530.47	0.08%	0.08%
Hobart Metropolitan	52	\$8,621,902.90	0.37%	0.29%
Tasmania - Other	20	\$3,190,032.06	0.14%	0.11%
<b>Total</b>	<b>13,941</b>	<b>\$2,935,304,443.19</b>	<b>100%</b>	<b>100%</b>



Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	1,551	\$449,853,730.25	11.13%	15.33%
Principal and Interest	12,390	\$2,485,450,712.94	88.87%	84.67%
<b>Total</b>	<b>13,941</b>	<b>\$2,935,304,443.19</b>	<b>100%</b>	<b>100%</b>

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Home Equity Purchase	236	\$28,609,386.70	1.69%	0.97%
Home Improvement	227	\$34,110,508.86	1.63%	1.16%
Other	2,324	\$406,398,273.22	16.67%	13.85%
Residential - Detached House	9,607	\$2,131,523,834.92	68.91%	72.62%
Residential - Duplex	45	\$9,250,229.45	0.32%	0.32%
Residential - Established Apartment/Unit/Flat	1,405	\$304,075,515.57	10.08%	10.36%
Residential - New Apartment/Unit/Flat	87	\$20,257,181.91	0.62%	0.69%
Rural Property	10	\$1,079,512.56	0.07%	0.04%
<b>Total</b>	<b>13,941</b>	<b>\$2,935,304,443.19</b>	<b>100%</b>	<b>100%</b>

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	7,117	\$1,545,959,621.99	51.05%	52.67%
QBE LMI Pool Insurance	283	\$55,180,732.49	2.03%	1.88%
QBELMI	6,541	\$1,334,164,088.71	46.92%	45.45%
<b>Total</b>	<b>13,941</b>	<b>\$2,935,304,443.19</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:	5	\$62,860.19	0.04%	0.00%
> 2016, up to and including 2021:	227	\$9,621,237.92	1.63%	0.33%
> 2021, up to and including 2026:	545	\$40,845,032.54	3.91%	1.39%
> 2026, up to and including 2031:	1,469	\$187,760,162.40	10.54%	6.40%
> 2031, up to and including 2036:	2,981	\$551,496,139.73	21.38%	18.79%
> 2036, up to and including 2041:	5,318	\$1,291,499,952.80	38.15%	44.00%
> 2041:	3,396	\$854,019,057.61	24.36%	29.09%
<b>Total</b>	<b>13,941</b>	<b>\$2,935,304,443.19</b>	<b>100%</b>	<b>100%</b>

Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	1,630	\$405,789,607.70	11.69%	13.82%
Variable Rate	12,311	\$2,529,514,835.49	88.31%	86.18%
<b>Total</b>	<b>13,941</b>	<b>\$2,935,304,443.19</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	\$20,100.24	0.06%	0.00%
2019	1	\$76,512.82	0.06%	0.02%
2020	3	\$123,193.97	0.18%	0.03%
2021	7	\$228,354.14	0.43%	0.06%
2022	4	\$175,109.30	0.25%	0.04%
2023	2	\$135,961.90	0.12%	0.03%
2024	4	\$264,970.61	0.25%	0.07%
2025	7	\$749,640.81	0.43%	0.18%
2026	12	\$1,671,532.83	0.74%	0.41%
2027	11	\$1,650,652.14	0.67%	0.41%
2028	20	\$2,891,006.78	1.23%	0.71%
2029	15	\$3,040,521.52	0.92%	0.75%
2030	24	\$4,734,284.47	1.47%	1.17%
2031	30	\$5,731,545.51	1.84%	1.41%
2032	34	\$8,038,387.34	2.09%	1.98%
2033	59	\$10,531,454.63	3.62%	2.60%
2034	54	\$11,360,148.24	3.31%	2.80%
2035	41	\$10,500,593.99	2.52%	2.59%
2036	71	\$16,837,283.93	4.36%	4.15%
2037	73	\$16,868,395.48	4.48%	4.16%
2038	75	\$19,305,862.91	4.60%	4.76%
2039	79	\$20,884,682.13	4.85%	5.15%
2040	105	\$29,580,154.19	6.44%	7.29%
2041	196	\$48,325,765.76	12.02%	11.91%
2042	241	\$61,038,874.57	14.79%	15.04%
2043	377	\$106,654,117.94	23.13%	26.28%
2044	67	\$18,880,885.26	4.11%	4.65%
2045	17	\$5,489,614.29	1.04%	1.35%
<b>Total</b>	<b>1,630</b>	<b>\$405,789,607.70</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%:	1,555	\$415,393,945.33	11.15%	14.15%
> 4.50%, up to and including 5.00%:	7,366	\$1,740,854,519.50	52.84%	59.31%
> 5.00%, up to and including 5.50%:	4,388	\$712,395,839.16	31.48%	24.27%
> 5.50%, up to and including 6.00%:	612	\$63,189,209.90	4.39%	2.15%
> 6.50%, up to and including 7.00%:	5	\$1,109,716.27	0.04%	0.04%
> 7.00%, up to and including 7.50%:	1	\$126,064.24	0.01%	0.00%
> 7.50%, up to and including 8.00%:	14	\$2,235,148.79	0.10%	0.08%
<b>Total</b>	<b>13,941</b>	<b>\$2,935,304,443.19</b>	<b>100%</b>	<b>100%</b>

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	13,623	\$2,852,186,224.75	97.72%	97.17%
> 1 days, up to and including 31 days:	218	\$59,368,382.66	1.56%	2.02%
> 31 days, up to and including 61 days:	53	\$12,417,843.93	0.38%	0.42%
> 61 days, up to and including 90 days:	19	\$4,348,231.64	0.14%	0.15%
> 90 days:	28	\$6,983,760.21	0.20%	0.24%
<b>Total</b>	<b>13,941</b>	<b>\$2,935,304,443.19</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	1,098	\$225,065,330.29	7.88%	7.67%
Regulated Loans	12,843	\$2,710,239,112.90	92.12%	92.33%
<b>Total</b>	<b>13,941</b>	<b>\$2,935,304,443.19</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:	201	\$59,521,958.09	12.96%	13.23%
> 6 months, up to and including 12 months:	311	\$91,793,478.35	20.05%	20.41%
> 12 months, up to and including 24 months:	363	\$101,199,457.29	23.40%	22.50%
> 24 months, up to and including 36 months:	326	\$87,850,345.75	21.02%	19.53%
> 36 months, up to and including 48 months:	238	\$74,922,952.39	15.34%	16.65%
> 48 months, up to and including 60 months:	109	\$33,552,063.56	7.03%	7.46%
> 60 months:	3	\$1,013,474.82	0.19%	0.23%
<b>Total</b>	<b>1,551</b>	<b>\$449,853,730.25</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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