

Monthly Period

Calculation Period Start Date:	01/07/2016
Calculation Period End Date:	31/07/2016
CBG Payment Date:	15/08/2016

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:	\$3,753,319,673.85
Number of Housing Loans:	16,838
Average Housing Loan Balance:	\$222,901.88
Maximum Housing Loan Balance:	\$1,866,836.12
Weighted Average Current Loan-to-Value Ratio:	69.02%
Highest Individual Current Loan-to-Value Ratio:	117.68%
Weighted Average Indexed Current Loan-to-Value Ratio:	63.27%
Percentage of Investment Property Loans:	22.46%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	4.65%
Weighted Average Seasoning (Months):	66
Weighted Average Remaining Term to Maturity (Months):	281
Maximum Remaining Term to Maturity (Months):	359

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:	\$3,347,059,383.32
(a) LTV Adjusted Principal Balance:	\$3,670,141,351.50
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$3,347,059,383.32
B. Loan Principal Receipts:	\$246,013,327.81
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$3,593,072,711.13
AUD equivalent of aggregate Principal Amount Outstanding of Covered Bonds:	\$3,150,000,000.00
Asset Covered Test Passed:	PASS
Asset Percentage AP:	89.29%

Overcollateralisation, both of eligible assets and including non eligible assets:	
Current Overcollateralisation Ratio : ¹	126.96%
ACT Ratio : ²	114.07%
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	\$443,072,711.13
Guarantee Loan	\$3,556,927,288.87
Total Intercompany Loan	\$4,000,000,000.00
Reserve Ledger	\$200,000.00

Collections	
Revenue Receipts for the month:	\$14,171,862.67
Principal Receipts for the month:	\$84,648,186.77

Loan-to-Value Ratio Distribution - Unindexed	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	15	\$2,529,534.64	0.09%	0.07%
Up to and including 5%:	581	\$4,629,675.03	3.45%	0.12%
> 5%, up to and including 10%:	321	\$11,522,010.97	1.91%	0.31%
> 10%, up to and including 15%:	315	\$18,513,028.18	1.87%	0.49%
> 15%, up to and including 20%:	351	\$29,313,087.44	2.08%	0.78%
> 20%, up to and including 25%:	384	\$39,392,333.97	2.28%	1.05%
> 25%, up to and including 30%:	454	\$59,545,465.70	2.70%	1.59%
> 30%, up to and including 35%:	537	\$81,244,768.95	3.19%	2.16%
> 35%, up to and including 40%:	579	\$93,974,968.47	3.44%	2.50%
> 40%, up to and including 45%:	623	\$119,555,795.92	3.70%	3.19%
> 45%, up to and including 50%:	660	\$131,361,905.95	3.92%	3.50%
> 50%, up to and including 55%:	778	\$171,994,365.53	4.62%	4.58%
> 55%, up to and including 60%:	869	\$205,190,220.11	5.16%	5.47%
> 60%, up to and including 65%:	1,060	\$250,675,834.81	6.30%	6.68%
> 65%, up to and including 70%:	1,433	\$355,069,528.27	8.51%	9.46%
> 70%, up to and including 75%:	1,983	\$524,213,327.33	11.78%	13.97%
> 75%, up to and including 80%:	2,112	\$591,325,659.16	12.54%	15.75%
> 80%, up to and including 85%:	1,531	\$404,205,842.88	9.09%	10.77%
> 85%, up to and including 90%:	1,723	\$495,493,272.10	10.23%	13.20%
> 90%, up to and including 95%:	525	\$162,624,771.21	3.12%	4.33%
> 95%, up to and including 100%:	1	\$206,858.04	0.01%	0.01%
> 105%, up to and including 110%:	1	\$308,608.20	0.01%	0.01%
> 110%:	2	\$428,810.99	0.01%	0.01%
Total	16,838	\$3,753,319,673.85	100%	100%

Current Loan to Valuation Ratio - Indexed*	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	15	\$2,529,534.64	0.09%	0.07%
Up to and including 5%:	716	\$7,942,812.05	4.25%	0.21%
> 5%, up to and including 10%:	410	\$18,475,216.01	2.43%	0.49%
> 10%, up to and including 15%:	391	\$31,949,692.56	2.32%	0.85%
> 15%, up to and including 20%:	466	\$47,896,266.64	2.77%	1.28%
> 20%, up to and including 25%:	515	\$68,493,751.95	3.06%	1.82%
> 25%, up to and including 30%:	599	\$92,925,425.92	3.56%	2.48%
> 30%, up to and including 35%:	685	\$125,827,960.70	4.07%	3.35%
> 35%, up to and including 40%:	686	\$143,754,759.86	4.07%	3.83%
> 40%, up to and including 45%:	840	\$197,481,175.78	4.99%	5.26%
> 45%, up to and including 50%:	974	\$242,415,090.85	5.78%	6.46%
> 50%, up to and including 55%:	1,102	\$275,584,609.19	6.54%	7.34%
> 55%, up to and including 60%:	1,252	\$314,782,385.16	7.44%	8.39%
> 60%, up to and including 65%:	1,336	\$335,930,053.87	7.93%	8.95%
> 65%, up to and including 70%:	1,402	\$373,634,514.42	8.33%	9.95%
> 70%, up to and including 75%:	1,466	\$396,895,529.88	8.71%	10.57%
> 75%, up to and including 80%:	1,376	\$365,943,677.18	8.17%	9.75%
> 80%, up to and including 85%:	1,003	\$270,646,728.22	5.96%	7.21%
> 85%, up to and including 90%:	743	\$202,191,657.48	4.41%	5.39%
> 90%, up to and including 95%:	333	\$94,172,573.73	1.98%	2.51%
> 95%, up to and including 100%:	193	\$51,768,002.93	1.15%	1.38%
> 100%, up to and including 105%:	87	\$22,373,863.82	0.52%	0.60%
> 105%, up to and including 110%:	67	\$17,361,934.61	0.40%	0.46%
> 110%:	181	\$52,342,456.40	1.07%	1.39%
Total	16,838	\$3,753,319,673.85	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	15	\$2,529,534.64	0.09%	0.07%
Indexed Loans	14,887	\$3,302,657,955.62	88.41%	87.99%
Unindexed Loans	1,936	\$448,132,183.59	11.50%	11.94%
Total	16,838	\$3,753,319,673.85	100%	100%

Current Balance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including A\$50,000:	1,940	\$45,840,193.37	11.52%	1.22%
> A\$50,000, up to and including A\$100,000:	1,904	\$144,483,112.14	11.31%	3.85%
> A\$100,000, up to and including A\$150,000:	1,913	\$242,268,800.07	11.36%	6.45%
> A\$150,000, up to and including A\$200,000:	2,171	\$382,597,278.41	12.89%	10.19%
> A\$200,000, up to and including A\$250,000:	2,300	\$519,599,064.73	13.66%	13.84%
> A\$250,000, up to and including A\$300,000:	2,183	\$600,526,741.25	12.96%	16.00%
> A\$300,000, up to and including A\$350,000:	1,689	\$547,432,727.09	10.03%	14.59%
> A\$350,000, up to and including A\$400,000:	1,082	\$403,310,763.89	6.43%	10.75%
> A\$400,000, up to and including A\$450,000:	591	\$250,075,512.94	3.51%	6.66%
> A\$450,000, up to and including A\$500,000:	415	\$195,905,716.34	2.46%	5.22%
> A\$500,000, up to and including A\$550,000:	190	\$99,348,682.42	1.13%	2.65%
> A\$550,000, up to and including A\$600,000:	152	\$86,937,676.58	0.90%	2.32%
> A\$600,000, up to and including A\$650,000:	85	\$53,149,704.08	0.50%	1.42%
> A\$650,000, up to and including A\$700,000:	59	\$39,610,220.29	0.35%	1.06%
> A\$700,000, up to and including A\$750,000:	42	\$30,409,048.11	0.25%	0.81%
> A\$750,000, up to and including A\$800,000:	29	\$22,292,837.54	0.17%	0.59%
> A\$800,000, up to and including A\$850,000:	24	\$19,678,753.71	0.14%	0.52%
> A\$850,000, up to and including A\$900,000:	22	\$19,143,789.37	0.13%	0.51%
> A\$900,000, up to and including A\$950,000:	16	\$14,764,599.03	0.10%	0.39%
> A\$950,000, up to and including A\$1,000,000:	10	\$9,748,213.61	0.06%	0.26%
> A\$1,000,000, up to and including A\$1,100,000:	8	\$8,509,308.41	0.05%	0.23%
> A\$1,100,000, up to and including A\$1,200,000:	6	\$7,096,389.31	0.04%	0.19%
> A\$1,200,000, up to and including A\$1,300,000:	1	\$1,200,009.86	0.01%	0.03%
> A\$1,400,000, up to and including A\$1,500,000:	2	\$2,894,744.74	0.01%	0.08%
> A\$1,500,000:	4	\$6,495,786.56	0.02%	0.17%
Total	16,838	\$3,753,319,673.85	100%	100%

Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 12 months, up to and including 18 months:	160	\$46,275,587.29	0.95%	1.23%
> 18 months, up to and including 24 months:	510	\$140,714,987.74	3.03%	3.75%
> 24 months, up to and including 30 months:	670	\$180,198,671.56	3.98%	4.80%
> 30 months, up to and including 36 months:	1,326	\$331,637,113.46	7.88%	8.84%
> 36 months, up to and including 48 months:	2,688	\$661,688,187.01	15.96%	17.63%
> 48 months, up to and including 60 months:	2,900	\$707,253,962.45	17.22%	18.84%
> 60 months:	8,584	\$1,685,551,164.34	50.98%	44.91%
Total	16,838	\$3,753,319,673.85	100%	100%

State Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - Invalid or No Security	15	\$2,529,534.64	0.09%	0.07%
Australian Capital Territory	234	\$62,958,797.70	1.39%	1.68%
New South Wales	3,471	\$925,726,808.83	20.61%	24.66%
Northern Territory	78	\$20,737,728.49	0.46%	0.55%
Queensland	9,990	\$1,990,983,274.93	59.33%	53.05%
South Australia	371	\$83,155,987.24	2.20%	2.22%
Tasmania	92	\$15,374,719.05	0.55%	0.41%
Victoria	1,534	\$364,002,108.26	9.11%	9.70%
Western Australia	1,053	\$287,850,714.71	6.25%	7.67%
Total	16,838	\$3,753,319,673.85	100%	100%

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - No Security	15	\$2,529,534.64	0.09%	0.07%
Brisbane Metropolitan	4,447	\$935,635,877.34	26.41%	24.93%
Gold Coast	1,074	\$230,440,563.23	6.38%	6.14%
Sunshine Coast	684	\$129,729,221.08	4.06%	3.46%
Queensland - Other	3,785	\$695,177,613.28	22.48%	18.52%
Sydney Metropolitan	2,315	\$677,674,460.33	13.75%	18.06%
N.S.W. - Other	1,107	\$236,395,875.20	6.57%	6.30%
Australian Capital Territory	283	\$74,615,271.00	1.68%	1.99%
Melbourne Metropolitan	1,241	\$307,614,132.43	7.37%	8.20%
Victoria - Other	293	\$56,387,975.83	1.74%	1.50%
Perth Metropolitan	946	\$258,863,139.61	5.62%	6.90%
W.A. - Other	107	\$28,987,575.10	0.64%	0.77%
Adelaide Metropolitan	329	\$74,087,567.99	1.95%	1.97%
S.A. - Other	42	\$9,068,419.25	0.25%	0.24%
Darwin Metropolitan	60	\$16,994,622.00	0.36%	0.45%
N.T. - Other	18	\$3,743,106.49	0.11%	0.10%
Hobart Metropolitan	64	\$10,536,709.10	0.38%	0.28%
Tasmania - Other	28	\$4,838,009.95	0.17%	0.13%
Total	16,838	\$3,753,319,673.85	100%	100%

Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	2,009	\$595,613,679.29	11.93%	15.87%
Principal and Interest	14,829	\$3,157,705,994.56	88.07%	84.13%
Total	16,838	\$3,753,319,673.85	100%	100%

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Home Equity Purchase	231	\$27,327,987.11	1.37%	0.73%
Home Improvement	216	\$31,020,696.67	1.28%	0.83%
Other	2,449	\$435,127,195.35	14.54%	11.59%
Residential - Detached House	11,985	\$2,815,051,532.51	71.18%	75.00%
Residential - Duplex	48	\$10,127,846.38	0.29%	0.27%
Residential - Established Apartment/Unit/Flat	1,773	\$402,021,697.54	10.53%	10.71%
Residential - New Apartment/Unit/Flat	125	\$31,564,264.68	0.74%	0.84%
Rural Property	11	\$1,078,453.61	0.07%	0.03%
Total	16,838	\$3,753,319,673.85	100%	100%

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	8,000	\$1,781,158,421.83	47.51%	47.46%
QBE LMI Pool Insurance	274	\$52,387,444.40	1.63%	1.40%
QBELMI	8,564	\$1,919,773,807.62	50.86%	51.15%
Total	16,838	\$3,753,319,673.85	100%	100%

Year of Maturity Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 2016:	2	\$9,403.55	0.01%	0.00%
> 2016, up to and including 2021:	212	\$8,570,315.23	1.26%	0.23%
> 2021, up to and including 2026:	551	\$39,263,187.08	3.27%	1.05%
> 2026, up to and including 2031:	1,441	\$181,722,079.22	8.56%	4.84%
> 2031, up to and including 2036:	3,041	\$562,902,369.68	18.06%	15.00%
> 2036, up to and including 2041:	6,010	\$1,478,343,474.75	35.69%	39.39%
> 2041:	5,581	\$1,482,508,844.34	33.15%	39.50%
Total	16,838	\$3,753,319,673.85	100%	100%

Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	2,008	\$528,325,025.45	11.93%	14.08%
Variable Rate	14,830	\$3,224,994,648.40	88.07%	85.92%
Total	16,838	\$3,753,319,673.85	100%	100%

Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2017	1	\$14,710.85	0.05%	0.00%
2019	1	\$65,545.81	0.05%	0.01%
2020	3	\$111,684.78	0.15%	0.02%
2021	5	\$298,375.56	0.25%	0.06%
2022	4	\$162,227.21	0.20%	0.03%
2023	2	\$128,019.55	0.10%	0.02%
2024	8	\$665,263.32	0.40%	0.13%
2025	6	\$663,612.91	0.30%	0.13%
2026	10	\$1,354,222.62	0.50%	0.26%
2027	10	\$1,478,937.30	0.50%	0.28%
2028	15	\$2,136,726.39	0.75%	0.40%
2029	17	\$4,147,660.51	0.85%	0.79%
2030	19	\$3,300,160.31	0.95%	0.62%
2031	23	\$4,798,486.14	1.15%	0.91%
2032	31	\$7,692,744.87	1.54%	1.46%
2033	56	\$10,150,816.74	2.79%	1.92%
2034	55	\$10,883,271.85	2.74%	2.06%
2035	40	\$10,787,692.31	1.99%	2.04%
2036	72	\$16,869,286.94	3.59%	3.19%
2037	87	\$20,354,333.51	4.33%	3.85%
2038	79	\$19,381,915.03	3.93%	3.67%
2039	90	\$24,430,345.89	4.48%	4.62%
2040	103	\$29,130,132.97	5.13%	5.51%
2041	219	\$57,822,771.71	10.91%	10.94%
2042	345	\$90,177,295.82	17.18%	17.07%
2043	478	\$142,422,545.79	23.80%	26.96%
2044	201	\$60,983,943.06	10.01%	11.54%
2045	27	\$7,702,228.84	1.34%	1.46%
2046	1	\$210,066.86	0.05%	0.04%
Total	2,008	\$528,325,025.45	100%	100%

Mortgage Rate Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 4.50%:	5,152	\$1,335,905,783.83	30.60%	35.59%
> 4.50%, up to and including 5.00%:	9,639	\$2,058,385,329.07	57.25%	54.84%
> 5.00%, up to and including 5.50%:	1,643	\$308,688,962.73	9.76%	8.22%
> 5.50%, up to and including 6.00%:	398	\$49,156,944.69	2.36%	1.31%
> 6.50%, up to and including 7.00%:	4	\$852,623.62	0.02%	0.02%
> 7.00%, up to and including 7.50%:	1	\$124,742.94	0.01%	0.00%
> 7.50%, up to and including 8.00%:	1	\$205,286.97	0.01%	0.01%
Total	16,838	\$3,753,319,673.85	100%	100%

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	16,536	\$3,669,777,181.55	98.21%	97.77%
> 1 days, up to and including 31 days:	236	\$64,156,391.14	1.40%	1.71%
> 31 days, up to and including 61 days:	37	\$10,921,909.10	0.22%	0.29%
> 61 days, up to and including 90 days:	22	\$6,639,889.92	0.13%	0.18%
> 90 days:	7	\$1,824,302.14	0.04%	0.05%
Total	16,838	\$3,753,319,673.85	100%	100%

Uniform Consumer Credit Code Regulation	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Non-Regulated Loans	1,150	\$238,634,419.30	6.83%	6.36%
Regulated Loans	15,688	\$3,514,685,254.55	93.17%	93.64%
Total	16,838	\$3,753,319,673.85	100%	100%

Interest Only Remaining Period	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 6 months:	377	\$111,468,442.47	18.77%	18.71%
> 6 months, up to and including 12 months:	238	\$69,032,132.40	11.85%	11.59%
> 12 months, up to and including 24 months:	474	\$141,783,939.39	23.59%	23.80%
> 24 months, up to and including 36 months:	503	\$145,742,510.36	25.04%	24.47%
> 36 months, up to and including 48 months:	309	\$92,938,482.83	15.38%	15.60%
> 48 months, up to and including 60 months:	107	\$34,498,912.88	5.33%	5.79%
> 60 months:	1	\$149,258.96	0.05%	0.03%
Total	2,009	\$595,613,679.29	100%	100%

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

Contact:	Andrew Power	Maddalena Gowing
Phone:	+61 7 3362 4016	+61 7 3362 4038
Fax:	+61 7 3031 2163	+61 7 3031 2163
Mobile:	+61 401 693 595	+61 402 396 937
Email:	andrew.power@suncorp.com.au	maddalena.gowing@suncorp.com.au
Website: http://www.suncorpbank.com.au/covered_bonds		