

Monthly Period

Calculation Period Start Date:	01/03/2016
Calculation Period End Date:	31/03/2016
CBG Payment Date:	15/04/2016

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:	\$3,166,501,872.07
Number of Housing Loans:	14,734
Average Housing Loan Balance:	\$214,848.32
Maximum Housing Loan Balance:	\$1,866,836.12
Weighted Average Current Loan-to-Value Ratio:	66.97%
Highest Individual Current Loan-to-Value Ratio:	200.00%
Weighted Average Indexed Current Loan-to-Value Ratio:	60.87%
Percentage of Investment Property Loans:	22.36%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	4.84%
Weighted Average Seasoning (Months):	67
Weighted Average Remaining Term to Maturity (Months):	279
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:	\$2,818,232,804.94
(a) LTV Adjusted Principal Balance:	\$3,111,032,154.81
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$2,818,232,804.94
B. Loan Principal Receipts:	\$59,105,945.51
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$2,877,338,750.45
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	121.72%
ACT Ratio : ²	108.58%
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	\$227,338,750.45
Guarantee Loan	\$2,997,661,249.55
Total Intercompany Loan	\$3,225,000,000.00
Reserve Ledger	\$200,000.00

Collections	
Revenue Receipts for the month:	\$11,018,126.70
Principal Receipts for the month:	\$55,662,460.82

Loan-to-Value Ratio Distribution - Unindexed	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	9	\$1,380,560.30	0.06%	0.04%
Up to and including 5%:	549	\$5,294,161.86	3.73%	0.17%
> 5%, up to and including 10%:	316	\$11,318,091.73	2.14%	0.36%
> 10%, up to and including 15%:	306	\$18,100,007.35	2.08%	0.57%
> 15%, up to and including 20%:	334	\$27,563,086.29	2.27%	0.87%
> 20%, up to and including 25%:	382	\$38,736,298.89	2.59%	1.22%
> 25%, up to and including 30%:	408	\$50,905,219.12	2.77%	1.61%
> 30%, up to and including 35%:	531	\$80,108,926.15	3.60%	2.53%
> 35%, up to and including 40%:	539	\$88,675,420.74	3.66%	2.80%
> 40%, up to and including 45%:	640	\$121,407,071.31	4.34%	3.83%
> 45%, up to and including 50%:	617	\$124,458,982.40	4.19%	3.93%
> 50%, up to and including 55%:	750	\$163,562,962.13	5.09%	5.17%
> 55%, up to and including 60%:	837	\$190,422,157.81	5.68%	6.01%
> 60%, up to and including 65%:	1,011	\$238,156,255.75	6.86%	7.52%
> 65%, up to and including 70%:	1,340	\$329,721,771.94	9.09%	10.41%
> 70%, up to and including 75%:	1,811	\$474,942,591.12	12.29%	15.00%
> 75%, up to and including 80%:	1,857	\$522,759,079.82	12.60%	16.51%
> 80%, up to and including 85%:	1,121	\$288,857,068.13	7.61%	9.12%
> 85%, up to and including 90%:	1,049	\$290,838,777.95	7.12%	9.18%
> 90%, up to and including 95%:	309	\$94,866,365.51	2.10%	3.00%
> 95%, up to and including 100%:	8	\$2,398,962.17	0.05%	0.08%
> 100%, up to and including 105%:	2	\$504,878.26	0.01%	0.02%
> 110%:	8	\$1,523,175.34	0.05%	0.05%
Total	14,734	\$3,166,501,872.07	100%	100%

Current Loan to Valuation Ratio - Indexed*	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	9	\$1,380,560.30	0.06%	0.04%
Up to and including 5%:	698	\$8,342,188.24	4.74%	0.26%
> 5%, up to and including 10%:	379	\$16,921,359.07	2.57%	0.53%
> 10%, up to and including 15%:	414	\$31,465,473.03	2.81%	0.99%
> 15%, up to and including 20%:	430	\$46,727,927.01	2.92%	1.48%
> 20%, up to and including 25%:	497	\$62,718,486.90	3.37%	1.98%
> 25%, up to and including 30%:	552	\$83,594,245.20	3.75%	2.64%
> 30%, up to and including 35%:	651	\$120,704,208.61	4.42%	3.81%
> 35%, up to and including 40%:	678	\$137,507,117.38	4.60%	4.34%
> 40%, up to and including 45%:	800	\$179,719,938.16	5.43%	5.68%
> 45%, up to and including 50%:	909	\$222,804,026.72	6.17%	7.04%
> 50%, up to and including 55%:	1,020	\$255,976,292.10	6.92%	8.08%
> 55%, up to and including 60%:	1,148	\$281,554,831.67	7.79%	8.89%
> 60%, up to and including 65%:	1,227	\$307,268,003.96	8.33%	9.70%
> 65%, up to and including 70%:	1,265	\$330,895,366.31	8.59%	10.45%
> 70%, up to and including 75%:	1,263	\$343,074,147.43	8.57%	10.83%
> 75%, up to and including 80%:	1,079	\$280,258,017.62	7.32%	8.85%
> 80%, up to and including 85%:	712	\$185,962,490.11	4.83%	5.87%
> 85%, up to and including 90%:	500	\$133,646,861.47	3.39%	4.22%
> 90%, up to and including 95%:	220	\$61,017,267.52	1.49%	1.93%
> 95%, up to and including 100%:	95	\$23,778,023.91	0.64%	0.75%
> 100%, up to and including 105%:	52	\$14,252,751.59	0.35%	0.45%
> 105%, up to and including 110%:	41	\$10,691,613.50	0.28%	0.34%
> 110%:	95	\$26,240,674.26	0.64%	0.83%
Total	14,734	\$3,166,501,872.07	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	9	\$1,380,560.30	0.06%	0.04%
Indexed Loans	13,083	\$2,795,921,736.63	88.79%	88.30%
Unindexed Loans	1,642	\$369,199,575.14	11.14%	11.66%
Total	14,734	\$3,166,501,872.07	100%	100%

Current Balance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including A\$50,000:	1,829	\$42,881,491.94	12.41%	1.35%
> A\$50,000, up to and including A\$100,000:	1,799	\$136,560,043.55	12.21%	4.31%
> A\$100,000, up to and including A\$150,000:	1,762	\$223,091,090.14	11.96%	7.05%
> A\$150,000, up to and including A\$200,000:	1,995	\$350,780,997.18	13.54%	11.08%
> A\$200,000, up to and including A\$250,000:	2,008	\$454,057,565.83	13.63%	14.34%
> A\$250,000, up to and including A\$300,000:	1,805	\$495,112,353.86	12.25%	15.64%
> A\$300,000, up to and including A\$350,000:	1,362	\$440,855,163.60	9.24%	13.92%
> A\$350,000, up to and including A\$400,000:	818	\$304,826,680.27	5.55%	9.63%
> A\$400,000, up to and including A\$450,000:	476	\$200,772,690.55	3.23%	6.34%
> A\$450,000, up to and including A\$500,000:	344	\$162,624,599.61	2.33%	5.14%
> A\$500,000, up to and including A\$550,000:	145	\$75,956,678.25	0.98%	2.40%
> A\$550,000, up to and including A\$600,000:	124	\$71,167,237.27	0.84%	2.25%
> A\$600,000, up to and including A\$650,000:	65	\$40,730,594.67	0.44%	1.29%
> A\$650,000, up to and including A\$700,000:	49	\$32,910,233.72	0.33%	1.04%
> A\$700,000, up to and including A\$750,000:	41	\$29,685,972.62	0.28%	0.94%
> A\$750,000, up to and including A\$800,000:	30	\$23,152,259.18	0.20%	0.73%
> A\$800,000, up to and including A\$850,000:	14	\$11,485,199.60	0.10%	0.36%
> A\$850,000, up to and including A\$900,000:	23	\$20,056,527.82	0.16%	0.63%
> A\$900,000, up to and including A\$950,000:	12	\$11,140,450.24	0.08%	0.35%
> A\$950,000, up to and including A\$1,000,000:	8	\$7,776,357.26	0.05%	0.25%
> A\$1,000,000, up to and including A\$1,100,000:	8	\$8,372,727.93	0.05%	0.26%
> A\$1,100,000, up to and including A\$1,200,000:	8	\$9,263,419.62	0.05%	0.29%
> A\$1,200,000, up to and including A\$1,300,000:	2	\$2,414,716.44	0.01%	0.08%
> A\$1,300,000, up to and including A\$1,400,000:	1	\$1,363,386.92	0.01%	0.04%
> A\$1,400,000, up to and including A\$1,500,000:	3	\$4,439,463.11	0.02%	0.14%
> A\$1,500,000:	3	\$5,023,970.89	0.02%	0.16%
Total	14,734	\$3,166,501,872.07	100%	100%

Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 12 months, up to and including 18 months:	586	\$175,750,919.43	3.98%	5.55%
> 18 months, up to and including 24 months:	263	\$69,442,534.64	1.78%	2.19%
> 24 months, up to and including 30 months:	515	\$126,330,234.79	3.50%	3.99%
> 30 months, up to and including 36 months:	1,012	\$235,601,702.36	6.87%	7.44%
> 36 months, up to and including 48 months:	2,114	\$500,012,666.83	14.35%	15.79%
> 48 months, up to and including 60 months:	2,564	\$597,609,283.52	17.40%	18.87%
> 60 months:	7,680	\$1,461,754,530.50	52.12%	46.16%
Total	14,734	\$3,166,501,872.07	100%	100%

State Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - Invalid or No Security	9	\$1,380,560.30	0.06%	0.04%
Australian Capital Territory	204	\$52,362,249.53	1.38%	1.65%
New South Wales	3,055	\$800,192,671.24	20.73%	25.27%
Northern Territory	63	\$16,185,930.91	0.43%	0.51%
Queensland	8,920	\$1,705,811,875.55	60.54%	53.87%
South Australia	288	\$61,015,892.46	1.95%	1.93%
Tasmania	77	\$12,459,856.75	0.52%	0.39%
Victoria	1,289	\$297,418,117.08	8.75%	9.39%
Western Australia	829	\$219,674,718.25	5.63%	6.94%
Total	14,734	\$3,166,501,872.07	100%	100%

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - No Security	9	\$1,380,560.30	0.06%	0.04%
Brisbane Metropolitan	4,014	\$809,386,065.83	27.24%	25.56%
Gold Coast	945	\$194,822,964.93	6.41%	6.15%
Sunshine Coast	627	\$114,305,722.52	4.26%	3.61%
Queensland - Other	3,334	\$587,161,433.37	22.63%	18.54%
Sydney Metropolitan	2,057	\$594,657,789.57	13.96%	18.78%
N.S.W. - Other	956	\$196,254,679.73	6.49%	6.20%
Australian Capital Territory	246	\$61,778,140.37	1.67%	1.95%
Melbourne Metropolitan	1,063	\$255,585,367.03	7.21%	8.07%
Victoria - Other	225	\$41,266,402.97	1.53%	1.30%
Perth Metropolitan	757	\$201,237,768.87	5.14%	6.36%
W.A. - Other	73	\$19,003,296.46	0.50%	0.60%
Adelaide Metropolitan	252	\$53,507,728.23	1.71%	1.69%
S.A. - Other	36	\$7,508,164.23	0.24%	0.24%
Darwin Metropolitan	50	\$13,156,049.25	0.34%	0.42%
N.T. - Other	13	\$3,029,881.66	0.09%	0.10%
Hobart Metropolitan	54	\$8,735,779.77	0.37%	0.28%
Tasmania - Other	23	\$3,724,076.98	0.16%	0.12%
Total	14,734	\$3,166,501,872.07	100%	100%

Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	1,696	\$499,075,999.06	11.51%	15.76%
Principal and Interest	13,038	\$2,667,425,873.01	88.49%	84.24%
Total	14,734	\$3,166,501,872.07	100%	100%

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Home Equity Purchase	236	\$28,533,722.66	1.60%	0.90%
Home Improvement	224	\$33,431,945.32	1.52%	1.06%
Other	2,362	\$412,514,765.72	16.03%	13.03%
Residential - Detached House	10,236	\$2,320,159,479.00	69.47%	73.27%
Residential - Duplex	44	\$9,049,006.70	0.30%	0.29%
Residential - Established Apartment/Unit/Flat	1,522	\$337,412,704.76	10.33%	10.66%
Residential - New Apartment/Unit/Flat	100	\$24,341,160.60	0.68%	0.77%
Rural Property	10	\$1,059,087.31	0.07%	0.03%
Total	14,734	\$3,166,501,872.07	100%	100%

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	7,482	\$1,653,847,731.70	50.78%	52.23%
QBE LMI Pool Insurance	279	\$53,461,406.55	1.89%	1.69%
QBELMI	6,973	\$1,459,192,733.82	47.33%	46.08%
Total	14,734	\$3,166,501,872.07	100%	100%

Year of Maturity Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 2016:	5	\$61,630.26	0.03%	0.00%
> 2016, up to and including 2021:	227	\$9,354,656.09	1.54%	0.30%
> 2021, up to and including 2026:	549	\$40,812,706.52	3.73%	1.29%
> 2026, up to and including 2031:	1,462	\$186,050,268.07	9.92%	5.88%
> 2031, up to and including 2036:	2,999	\$552,923,818.66	20.35%	17.46%
> 2036, up to and including 2041:	5,470	\$1,334,831,888.93	37.13%	42.15%
> 2041:	4,022	\$1,042,466,903.54	27.30%	32.92%
Total	14,734	\$3,166,501,872.07	100%	100%

Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	1,757	\$445,106,039.10	11.92%	14.06%
Variable Rate	12,977	\$2,721,395,832.97	88.08%	85.94%
Total	14,734	\$3,166,501,872.07	100%	100%

Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2017	1	\$19,029.72	0.06%	0.00%
2019	1	\$74,342.14	0.06%	0.02%
2020	3	\$120,781.17	0.17%	0.03%
2021	7	\$223,231.97	0.40%	0.05%
2022	3	\$154,290.33	0.17%	0.03%
2023	2	\$134,226.28	0.11%	0.03%
2024	4	\$262,541.84	0.23%	0.06%
2025	6	\$634,491.66	0.34%	0.14%
2026	12	\$1,659,213.37	0.68%	0.37%
2027	10	\$1,479,567.31	0.57%	0.33%
2028	20	\$3,027,749.02	1.14%	0.68%
2029	14	\$2,836,379.15	0.80%	0.64%
2030	25	\$4,817,455.09	1.42%	1.08%
2031	28	\$5,729,501.78	1.59%	1.29%
2032	33	\$7,890,406.16	1.88%	1.77%
2033	57	\$10,709,114.13	3.24%	2.41%
2034	52	\$10,821,561.58	2.96%	2.43%
2035	41	\$10,452,019.52	2.33%	2.35%
2036	71	\$16,785,805.24	4.04%	3.77%
2037	79	\$18,375,185.21	4.50%	4.13%
2038	83	\$21,250,618.74	4.72%	4.77%
2039	84	\$22,312,920.54	4.78%	5.01%
2040	107	\$30,343,197.72	6.09%	6.82%
2041	196	\$48,058,373.74	11.16%	10.80%
2042	279	\$71,048,547.97	15.88%	15.96%
2043	408	\$116,945,255.80	23.22%	26.27%
2044	103	\$30,611,759.44	5.86%	6.88%
2045	27	\$8,117,500.93	1.54%	1.82%
2046	1	\$210,971.55	0.06%	0.05%
Total	1,757	\$445,106,039.10	100%	100%

Mortgage Rate Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 4.50%:	1,903	\$521,627,945.88	12.92%	16.47%
> 4.50%, up to and including 5.00%:	7,813	\$1,866,456,755.38	53.03%	58.94%
> 5.00%, up to and including 5.50%:	4,382	\$711,276,682.68	29.74%	22.46%
> 5.50%, up to and including 6.00%:	618	\$63,833,343.39	4.19%	2.02%
> 6.50%, up to and including 7.00%:	5	\$1,107,081.32	0.03%	0.03%
> 7.00%, up to and including 7.50%:	1	\$125,669.23	0.01%	0.00%
> 7.50%, up to and including 8.00%:	12	\$2,074,394.19	0.08%	0.07%
Total	14,734	\$3,166,501,872.07	100%	100%

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	14,379	\$3,074,479,887.24	97.59%	97.09%
> 1 days, up to and including 31 days:	249	\$62,704,443.14	1.69%	1.98%
> 31 days, up to and including 61 days:	53	\$16,057,171.21	0.36%	0.51%
> 61 days, up to and including 90 days:	24	\$6,151,171.65	0.16%	0.19%
> 90 days:	29	\$7,109,198.83	0.20%	0.22%
Total	14,734	\$3,166,501,872.07	100%	100%

Uniform Consumer Credit Code Regulation	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Non-Regulated Loans	1,118	\$229,676,038.82	7.59%	7.25%
Regulated Loans	13,616	\$2,936,825,833.25	92.41%	92.75%
Total	14,734	\$3,166,501,872.07	100%	100%

Interest Only Remaining Period	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 6 months:	213	\$64,997,932.39	12.56%	13.02%
> 6 months, up to and including 12 months:	314	\$91,570,074.11	18.51%	18.35%
> 12 months, up to and including 24 months:	387	\$109,958,712.93	22.82%	22.03%
> 24 months, up to and including 36 months:	357	\$99,283,274.97	21.05%	19.89%
> 36 months, up to and including 48 months:	322	\$100,336,860.29	18.99%	20.10%
> 48 months, up to and including 60 months:	100	\$32,269,327.13	5.90%	6.47%
> 60 months:	3	\$659,817.24	0.18%	0.13%
Total	1,696	\$499,075,999.06	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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