

Monthly Period	
Calculation Period Start Date:	01/11/2016
Calculation Period End Date:	30/11/2016
CBG Payment Date:	15/12/2016

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:	\$3,963,613,937.28
Number of Housing Loans:	17,877
Average Housing Loan Balance:	\$221,707.13
Maximum Housing Loan Balance:	\$1,866,836.12
Weighted Average Current Loan-to-Value Ratio:	68.34%
Highest Individual Current Loan-to-Value Ratio:	99.25%
Weighted Average Indexed Current Loan-to-Value Ratio:	62.67%
Percentage of Investment Property Loans:	21.24%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	4.51%
Weighted Average Seasoning (Months):	71
Weighted Average Remaining Term to Maturity (Months):	276
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:	\$3,537,397,769.68
(a) LTV Adjusted Principal Balance:	\$3,872,324,528.29
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$3,537,397,769.68
B. Loan Principal Receipts:	\$186,541,047.36
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$3,723,938,817.04
AUD equivalent of aggregate Principal Amount Outstanding of Covered Bonds:	\$3,500,000,000.00
Asset Covered Test Passed:	PASS
Asset Percentage AP:	89.29%

Overcollateralisation, both of eligible assets and including non eligible assets:	
Current Overcollateralisation Ratio : ¹	118.58%
By Law:	103.00%
Contractual Minimum:	105.26%
Current Contractual AP:	112%

1. *(Housing Loan Pool Size + Loan Principal Receipts) / AUD Equivalent of Aggregate Principal Outstanding of Covered Bonds*

Funding Summary

Demand Loan	\$223,938,817.04
Guarantee Loan	\$3,926,061,182.96
Total Intercompany Loan	\$4,150,000,000.00
Reserve Ledger	\$200,000.00

Collections

Revenue Receipts for the month:	\$15,113,456.22
Principal Receipts for the month:	\$98,164,036.48

Loan-to-Value Ratio Distribution - Unindexed	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	4	\$1,556,764.92	0.02%	0.04%
Up to and including 5%:	593	\$4,969,668.99	3.32%	0.13%
> 5%, up to and including 10%:	381	\$13,103,063.50	2.13%	0.33%
> 10%, up to and including 15%:	393	\$23,941,124.26	2.20%	0.60%
> 15%, up to and including 20%:	399	\$31,706,214.24	2.23%	0.80%
> 20%, up to and including 25%:	445	\$45,813,225.76	2.49%	1.16%
> 25%, up to and including 30%:	492	\$63,378,055.06	2.75%	1.60%
> 30%, up to and including 35%:	646	\$95,476,631.56	3.61%	2.41%
> 35%, up to and including 40%:	618	\$102,125,158.32	3.46%	2.58%
> 40%, up to and including 45%:	657	\$124,713,785.91	3.68%	3.15%
> 45%, up to and including 50%:	726	\$144,048,158.43	4.06%	3.63%
> 50%, up to and including 55%:	850	\$191,300,554.10	4.75%	4.83%
> 55%, up to and including 60%:	974	\$227,491,198.55	5.45%	5.74%
> 60%, up to and including 65%:	1,151	\$282,379,339.85	6.44%	7.12%
> 65%, up to and including 70%:	1,565	\$397,003,351.63	8.75%	10.02%
> 70%, up to and including 75%:	2,042	\$534,314,915.45	11.42%	13.48%
> 75%, up to and including 80%:	2,046	\$570,406,288.73	11.44%	14.39%
> 80%, up to and including 85%:	1,794	\$488,408,290.92	10.04%	12.32%
> 85%, up to and including 90%:	1,709	\$498,751,243.14	9.56%	12.58%
> 90%, up to and including 95%:	388	\$121,315,781.98	2.17%	3.06%
> 95%, up to and including 100%:	4	\$1,411,121.98	0.02%	0.04%
Total	17,877	\$3,963,613,937.28	100%	100%

Current Loan to Valuation Ratio - Indexed*	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	4	\$1,556,764.92	0.02%	0.04%
Up to and including 5%:	773	\$9,284,503.39	4.32%	0.23%
> 5%, up to and including 10%:	476	\$22,162,776.31	2.66%	0.56%
> 10%, up to and including 15%:	507	\$41,019,051.05	2.84%	1.03%
> 15%, up to and including 20%:	544	\$58,496,004.59	3.04%	1.48%
> 20%, up to and including 25%:	608	\$78,574,614.21	3.40%	1.98%
> 25%, up to and including 30%:	657	\$104,564,407.08	3.68%	2.64%
> 30%, up to and including 35%:	766	\$145,202,001.21	4.28%	3.66%
> 35%, up to and including 40%:	776	\$171,075,574.85	4.34%	4.32%
> 40%, up to and including 45%:	903	\$214,574,956.21	5.05%	5.41%
> 45%, up to and including 50%:	1,083	\$268,527,394.68	6.06%	6.77%
> 50%, up to and including 55%:	1,166	\$295,052,630.62	6.52%	7.44%
> 55%, up to and including 60%:	1,274	\$324,088,045.84	7.13%	8.18%
> 60%, up to and including 65%:	1,373	\$351,667,803.34	7.68%	8.87%
> 65%, up to and including 70%:	1,445	\$382,098,647.01	8.08%	9.64%
> 70%, up to and including 75%:	1,482	\$394,642,754.14	8.29%	9.96%
> 75%, up to and including 80%:	1,330	\$357,442,982.86	7.44%	9.02%
> 80%, up to and including 85%:	1,012	\$275,858,916.07	5.66%	6.96%
> 85%, up to and including 90%:	737	\$202,522,065.44	4.12%	5.11%
> 90%, up to and including 95%:	347	\$95,895,614.40	1.94%	2.42%
> 95%, up to and including 100%:	178	\$45,316,183.01	1.00%	1.14%
> 100%, up to and including 105%:	86	\$24,793,347.02	0.48%	0.63%
> 105%, up to and including 110%:	67	\$19,166,490.46	0.37%	0.48%
> 110%:	283	\$80,030,408.57	1.58%	2.02%
Total	17,877	\$3,963,613,937.28	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	4	\$1,556,764.92	0.02%	0.04%
Indexed Loans	15,813	\$3,486,734,092.49	88.45%	87.97%
Unindexed Loans	2,060	\$475,323,079.87	11.52%	11.99%
Total	17,877	\$3,963,613,937.28	100%	100%

Current Balance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including A\$50,000:	2,006	\$47,085,826.58	11.22%	1.19%
> A\$50,000, up to and including A\$100,000:	2,021	\$152,782,834.29	11.31%	3.85%
> A\$100,000, up to and including A\$150,000:	2,044	\$257,549,771.14	11.43%	6.50%
> A\$150,000, up to and including A\$200,000:	2,335	\$410,554,549.62	13.06%	10.36%
> A\$200,000, up to and including A\$250,000:	2,484	\$560,337,850.99	13.89%	14.14%
> A\$250,000, up to and including A\$300,000:	2,362	\$649,371,456.91	13.21%	16.38%
> A\$300,000, up to and including A\$350,000:	1,802	\$584,130,256.27	10.08%	14.74%
> A\$350,000, up to and including A\$400,000:	1,141	\$425,494,168.62	6.38%	10.74%
> A\$400,000, up to and including A\$450,000:	620	\$262,222,090.51	3.47%	6.62%
> A\$450,000, up to and including A\$500,000:	406	\$191,835,141.52	2.27%	4.84%
> A\$500,000, up to and including A\$550,000:	204	\$106,942,425.36	1.14%	2.70%
> A\$550,000, up to and including A\$600,000:	145	\$82,931,675.95	0.81%	2.09%
> A\$600,000, up to and including A\$650,000:	87	\$54,224,448.28	0.49%	1.37%
> A\$650,000, up to and including A\$700,000:	65	\$43,834,940.21	0.36%	1.11%
> A\$700,000, up to and including A\$750,000:	41	\$29,718,655.56	0.23%	0.75%
> A\$750,000, up to and including A\$800,000:	28	\$21,588,683.12	0.16%	0.54%
> A\$800,000, up to and including A\$850,000:	24	\$19,805,755.18	0.13%	0.50%
> A\$850,000, up to and including A\$900,000:	20	\$17,521,949.26	0.11%	0.44%
> A\$900,000, up to and including A\$950,000:	13	\$12,069,764.46	0.07%	0.30%
> A\$950,000, up to and including A\$1,000,000:	9	\$8,800,269.27	0.05%	0.22%
> A\$1,000,000, up to and including A\$1,100,000:	8	\$8,394,435.66	0.04%	0.21%
> A\$1,100,000, up to and including A\$1,200,000:	6	\$6,989,895.52	0.03%	0.18%
> A\$1,400,000, up to and including A\$1,500,000:	2	\$2,915,277.75	0.01%	0.07%
> A\$1,500,000:	4	\$6,511,815.25	0.02%	0.16%
Total	17,877	\$3,963,613,937.28	100%	100%

Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 18 months, up to and including 24 months:	426	\$124,249,149.17	2.38%	3.13%
> 24 months, up to and including 30 months:	313	\$78,392,178.22	1.75%	1.98%
> 30 months, up to and including 36 months:	823	\$215,757,452.95	4.60%	5.44%
> 36 months, up to and including 48 months:	2,512	\$607,012,284.88	14.05%	15.31%
> 48 months, up to and including 60 months:	3,365	\$848,910,300.70	18.82%	21.42%
> 60 months:	10,438	\$2,089,292,571.36	58.39%	52.71%
Total	17,877	\$3,963,613,937.28	100%	100%

State Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - Invalid or No Security	4	\$1,556,764.92	0.02%	0.04%
Australian Capital Territory	262	\$71,529,615.58	1.47%	1.80%
New South Wales	3,593	\$961,537,300.02	20.10%	24.26%
Northern Territory	81	\$21,791,629.57	0.45%	0.55%
Queensland	10,675	\$2,114,003,557.10	59.71%	53.34%
South Australia	385	\$84,832,359.65	2.15%	2.14%
Tasmania	113	\$18,624,355.07	0.63%	0.47%
Victoria	1,628	\$378,954,329.55	9.11%	9.56%
Western Australia	1,136	\$310,784,025.82	6.35%	7.84%
Total	17,877	\$3,963,613,937.28	100%	100%

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - No Security	4	\$1,556,764.92	0.02%	0.04%
Brisbane Metropolitan	4,761	\$997,452,757.96	26.63%	25.17%
Gold Coast	1,108	\$236,120,109.71	6.20%	5.96%
Sunshine Coast	721	\$133,786,355.37	4.03%	3.38%
Queensland - Other	4,085	\$746,644,334.06	22.85%	18.84%
Sydney Metropolitan	2,345	\$695,910,848.89	13.12%	17.56%
N.S.W. - Other	1,194	\$252,470,213.21	6.68%	6.37%
Australian Capital Territory	316	\$84,685,853.50	1.77%	2.14%
Melbourne Metropolitan	1,298	\$315,336,534.67	7.26%	7.96%
Victoria - Other	330	\$63,617,794.88	1.85%	1.61%
Perth Metropolitan	1,018	\$280,586,908.44	5.69%	7.08%
W.A. - Other	118	\$30,197,117.38	0.66%	0.76%
Adelaide Metropolitan	335	\$74,639,374.91	1.87%	1.88%
S.A. - Other	50	\$10,192,984.74	0.28%	0.26%
Darwin Metropolitan	65	\$18,627,165.25	0.36%	0.47%
N.T. - Other	16	\$3,164,464.32	0.09%	0.08%
Hobart Metropolitan	74	\$11,939,157.95	0.41%	0.30%
Tasmania - Other	39	\$6,685,197.12	0.22%	0.17%
Total	17,877	\$3,963,613,937.28	100%	100%

Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	1,844	\$547,526,077.10	10.31%	13.81%
Principal and Interest	16,033	\$3,416,087,860.18	89.69%	86.19%
Total	17,877	\$3,963,613,937.28	100%	100%

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Home Equity Purchase	260	\$30,819,198.29	1.45%	0.78%
Home Improvement	236	\$33,776,121.15	1.32%	0.85%
Other	2,498	\$441,937,272.57	13.97%	11.15%
Residential - Detached House	12,827	\$2,997,144,576.70	71.75%	75.62%
Residential - Duplex	55	\$10,599,420.46	0.31%	0.27%
Residential - Established Apartment/Unit/Flat	1,855	\$415,116,585.16	10.38%	10.47%
Residential - New Apartment/Unit/Flat	132	\$32,753,320.47	0.74%	0.83%
Rural Property	14	\$1,467,442.48	0.08%	0.04%
Total	17,877	\$3,963,613,937.28	100%	100%

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	7,966	\$1,760,572,007.82	44.56%	44.42%
QBE LMI Pool Insurance	389	\$81,209,797.34	2.18%	2.05%
QBELMI	9,522	\$2,121,832,132.12	53.26%	53.53%
Total	17,877	\$3,963,613,937.28	100%	100%

Year of Maturity Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 2016:	1	\$9,425.79	0.01%	0.00%
> 2016, up to and including 2021:	214	\$8,064,517.33	1.20%	0.20%
> 2021, up to and including 2026:	621	\$44,693,205.38	3.47%	1.13%
> 2026, up to and including 2031:	1,601	\$198,588,202.59	8.96%	5.01%
> 2031, up to and including 2036:	3,362	\$609,069,580.69	18.81%	15.37%
> 2036, up to and including 2041:	6,325	\$1,570,196,377.46	35.38%	39.62%
> 2041:	5,753	\$1,532,992,628.04	32.18%	38.68%
Total	17,877	\$3,963,613,937.28	100%	100%

Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	1,803	\$460,435,517.91	10.09%	11.62%
Variable Rate	16,074	\$3,503,178,419.37	89.91%	88.38%
Total	17,877	\$3,963,613,937.28	100%	100%

Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2017	1	\$10,299.19	0.06%	0.00%
2019	1	\$99,853.23	0.06%	0.02%
2020	3	\$101,911.46	0.17%	0.02%
2021	2	\$42,075.82	0.11%	0.01%
2022	4	\$151,891.85	0.22%	0.03%
2023	2	\$121,289.75	0.11%	0.03%
2024	9	\$654,229.38	0.50%	0.14%
2025	6	\$642,111.17	0.33%	0.14%
2026	11	\$1,315,317.94	0.61%	0.29%
2027	12	\$1,742,402.74	0.67%	0.38%
2028	10	\$1,472,818.09	0.55%	0.32%
2029	16	\$3,780,979.55	0.89%	0.82%
2030	25	\$3,956,740.03	1.39%	0.86%
2031	33	\$5,535,275.02	1.83%	1.20%
2032	37	\$8,938,624.25	2.05%	1.94%
2033	45	\$7,863,343.34	2.50%	1.71%
2034	54	\$10,224,193.74	3.00%	2.22%
2035	39	\$10,491,644.24	2.16%	2.28%
2036	76	\$17,482,103.05	4.22%	3.80%
2037	83	\$19,273,262.98	4.60%	4.19%
2038	56	\$14,080,815.91	3.11%	3.06%
2039	96	\$25,665,990.32	5.32%	5.57%
2040	109	\$31,102,920.68	6.05%	6.76%
2041	210	\$54,091,712.95	11.65%	11.75%
2042	365	\$96,197,794.71	20.24%	20.89%
2043	280	\$80,971,045.01	15.53%	17.59%
2044	192	\$57,330,339.96	10.65%	12.45%
2045	25	\$6,885,353.98	1.39%	1.50%
2046	1	\$209,177.57	0.06%	0.05%
Total	1,803	\$460,435,517.91	100%	100%

Mortgage Rate Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 4.50%:	7,485	\$1,892,767,403.17	41.87%	47.75%
> 4.50%, up to and including 5.00%:	8,639	\$1,788,398,100.91	48.32%	45.12%
> 5.00%, up to and including 5.50%:	1,363	\$234,325,351.66	7.62%	5.91%
> 5.50%, up to and including 6.00%:	385	\$47,131,565.28	2.15%	1.19%
> 6.50%, up to and including 7.00%:	5	\$991,516.26	0.03%	0.03%
Total	17,877	\$3,963,613,937.28	100%	100%

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	17,578	\$3,879,427,075.62	98.33%	97.88%
> 1 days, up to and including 31 days:	243	\$68,360,374.22	1.36%	1.72%
> 31 days, up to and including 61 days:	42	\$11,558,871.47	0.23%	0.29%
> 61 days, up to and including 90 days:	13	\$4,095,945.65	0.07%	0.10%
> 90 days:	1	\$171,670.32	0.01%	0.00%
Total	17,877	\$3,963,613,937.28	100%	100%

Uniform Consumer Credit Code Regulation	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Non-Regulated Loans	1,220	\$245,305,881.66	6.82%	6.19%
Regulated Loans	16,657	\$3,718,308,055.62	93.18%	93.81%
Total	17,877	\$3,963,613,937.28	100%	100%

Interest Only Remaining Period	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 6 months:	309	\$90,891,242.71	16.76%	16.60%
> 6 months, up to and including 12 months:	273	\$81,301,538.34	14.80%	14.85%
> 12 months, up to and including 24 months:	509	\$146,733,540.30	27.60%	26.80%
> 24 months, up to and including 36 months:	372	\$112,581,207.90	20.17%	20.56%
> 36 months, up to and including 48 months:	270	\$83,801,982.60	14.64%	15.31%
> 48 months, up to and including 60 months:	106	\$31,384,543.19	5.75%	5.73%
> 60 months:	5	\$832,022.06	0.27%	0.15%
Total	1,844	\$547,526,077.10	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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