

**Monthly Period**

Calculation Period Start Date:	01/09/2016
Calculation Period End Date:	30/09/2016
CBG Payment Date:	17/10/2016

**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:	\$3,900,723,276.13
Number of Housing Loans:	17,518
Average Housing Loan Balance:	\$222,663.78
Maximum Housing Loan Balance:	\$1,866,836.12
Weighted Average Current Loan-to-Value Ratio:	68.74%
Highest Individual Current Loan-to-Value Ratio:	200.00%
Weighted Average Indexed Current Loan-to-Value Ratio:	63.23%
Percentage of Investment Property Loans:	21.40%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	4.54%
Weighted Average Seasoning (Months):	69
Weighted Average Remaining Term to Maturity (Months):	278
Maximum Remaining Term to Maturity (Months):	359

<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:	\$3,481,424,705.79
(a) LTV Adjusted Principal Balance:	\$3,810,465,560.19
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$3,481,424,705.79
B. Loan Principal Receipts:	\$99,375,980.13
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$3,580,800,685.92
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%

<b>Overcollateralisation, both of eligible assets and including non eligible assets:</b>	
Current Overcollateralisation Ratio <sup>1</sup> :	114.29%
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	\$80,800,685.92
Guarantee Loan	\$3,919,199,314.08
Total Intercompany Loan	\$4,000,000,000.00
Reserve Ledger	\$200,000.00

**Collections**

Revenue Receipts for the month:	\$14,231,616.39
Principal Receipts for the month:	\$98,863,950.18

<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	4	\$443,881.63	0.02%	0.01%
Up to and including 5%:	578	\$4,819,516.13	3.30%	0.12%
> 5%, up to and including 10%:	352	\$12,602,936.07	2.01%	0.32%
> 10%, up to and including 15%:	362	\$21,434,491.81	2.07%	0.55%
> 15%, up to and including 20%:	391	\$31,247,709.29	2.23%	0.80%
> 20%, up to and including 25%:	407	\$42,972,613.71	2.32%	1.10%
> 25%, up to and including 30%:	490	\$62,568,016.36	2.80%	1.60%
> 30%, up to and including 35%:	610	\$91,912,976.44	3.48%	2.36%
> 35%, up to and including 40%:	601	\$97,615,252.90	3.43%	2.50%
> 40%, up to and including 45%:	645	\$123,235,669.06	3.68%	3.16%
> 45%, up to and including 50%:	698	\$138,274,604.95	3.98%	3.54%
> 50%, up to and including 55%:	819	\$179,906,548.58	4.68%	4.61%
> 55%, up to and including 60%:	955	\$224,762,606.85	5.45%	5.76%
> 60%, up to and including 65%:	1,088	\$261,742,968.08	6.21%	6.71%
> 65%, up to and including 70%:	1,483	\$373,828,922.46	8.47%	9.58%
> 70%, up to and including 75%:	2,065	\$546,071,829.62	11.79%	14.00%
> 75%, up to and including 80%:	2,074	\$576,889,991.93	11.84%	14.79%
> 80%, up to and including 85%:	1,708	\$464,675,796.26	9.75%	11.91%
> 85%, up to and including 90%:	1,723	\$497,938,704.24	9.84%	12.77%
> 90%, up to and including 95%:	452	\$144,094,398.52	2.58%	3.69%
> 95%, up to and including 100%:	11	\$2,229,645.02	0.06%	0.06%
> 110%:	2	\$1,454,196.22	0.01%	0.04%
<b>Total</b>	<b>17,518</b>	<b>\$3,900,723,276.13</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	4	\$443,881.63	0.02%	0.01%
Up to and including 5%:	735	\$8,767,294.16	4.20%	0.22%
> 5%, up to and including 10%:	455	\$20,956,324.57	2.60%	0.54%
> 10%, up to and including 15%:	472	\$38,894,178.52	2.69%	1.00%
> 15%, up to and including 20%:	512	\$53,573,590.73	2.92%	1.37%
> 20%, up to and including 25%:	539	\$69,998,615.55	3.08%	1.79%
> 25%, up to and including 30%:	660	\$105,904,554.50	3.77%	2.71%
> 30%, up to and including 35%:	701	\$131,799,631.71	4.00%	3.38%
> 35%, up to and including 40%:	753	\$160,863,624.46	4.30%	4.12%
> 40%, up to and including 45%:	879	\$202,457,532.66	5.02%	5.19%
> 45%, up to and including 50%:	1,005	\$248,228,497.27	5.74%	6.36%
> 50%, up to and including 55%:	1,158	\$291,370,217.60	6.61%	7.47%
> 55%, up to and including 60%:	1,317	\$329,815,319.55	7.52%	8.46%
> 60%, up to and including 65%:	1,357	\$351,467,111.73	7.75%	9.01%
> 65%, up to and including 70%:	1,497	\$405,582,002.14	8.55%	10.40%
> 70%, up to and including 75%:	1,428	\$385,981,962.77	8.15%	9.90%
> 75%, up to and including 80%:	1,343	\$355,342,913.27	7.67%	9.11%
> 80%, up to and including 85%:	1,041	\$283,763,326.88	5.94%	7.27%
> 85%, up to and including 90%:	700	\$192,814,604.58	4.00%	4.94%
> 90%, up to and including 95%:	350	\$97,361,878.07	2.00%	2.50%
> 95%, up to and including 100%:	160	\$41,473,056.74	0.91%	1.06%
> 100%, up to and including 105%:	102	\$24,740,339.69	0.58%	0.63%
> 105%, up to and including 110%:	61	\$17,327,599.27	0.35%	0.44%
> 110%:	289	\$81,795,218.08	1.65%	2.10%
<b>Total</b>	<b>17,518</b>	<b>\$3,900,723,276.13</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	4	\$443,881.63	0.02%	0.01%
Indexed Loans	15,498	\$3,432,078,485.39	88.47%	87.99%
Unindexed Loans	2,016	\$468,200,909.11	11.51%	12.00%
<b>Total</b>	<b>17,518</b>	<b>\$3,900,723,276.13</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:	1,959	\$46,371,843.35	11.18%	1.19%
> A\$50,000, up to and including A\$100,000:	2,001	\$151,081,969.34	11.42%	3.87%
> A\$100,000, up to and including A\$150,000:	1,972	\$248,524,522.63	11.26%	6.37%
> A\$150,000, up to and including A\$200,000:	2,304	\$405,724,499.04	13.15%	10.40%
> A\$200,000, up to and including A\$250,000:	2,396	\$541,211,662.49	13.68%	13.87%
> A\$250,000, up to and including A\$300,000:	2,317	\$637,344,853.21	13.23%	16.34%
> A\$300,000, up to and including A\$350,000:	1,763	\$571,410,053.50	10.06%	14.65%
> A\$350,000, up to and including A\$400,000:	1,121	\$418,044,481.29	6.40%	10.72%
> A\$400,000, up to and including A\$450,000:	612	\$258,953,991.93	3.49%	6.64%
> A\$450,000, up to and including A\$500,000:	404	\$190,854,834.43	2.31%	4.89%
> A\$500,000, up to and including A\$550,000:	203	\$106,292,504.88	1.16%	2.72%
> A\$550,000, up to and including A\$600,000:	151	\$86,500,912.98	0.86%	2.22%
> A\$600,000, up to and including A\$650,000:	86	\$53,711,462.17	0.49%	1.38%
> A\$650,000, up to and including A\$700,000:	64	\$43,049,645.92	0.37%	1.10%
> A\$700,000, up to and including A\$750,000:	45	\$32,565,576.67	0.26%	0.83%
> A\$750,000, up to and including A\$800,000:	28	\$21,514,625.11	0.16%	0.55%
> A\$800,000, up to and including A\$850,000:	26	\$21,386,527.35	0.15%	0.55%
> A\$850,000, up to and including A\$900,000:	20	\$17,375,479.01	0.11%	0.45%
> A\$900,000, up to and including A\$950,000:	16	\$14,750,208.80	0.09%	0.38%
> A\$950,000, up to and including A\$1,000,000:	11	\$10,699,829.83	0.06%	0.27%
> A\$1,000,000, up to and including A\$1,100,000:	8	\$8,459,563.45	0.05%	0.22%
> A\$1,100,000, up to and including A\$1,200,000:	6	\$7,065,531.83	0.03%	0.18%
> A\$1,400,000, up to and including A\$1,500,000:	2	\$2,860,161.83	0.01%	0.07%
> A\$1,500,000:	3	\$4,968,535.09	0.02%	0.13%
<b>Total</b>	<b>17,518</b>	<b>\$3,900,723,276.13</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:	561	\$161,152,829.65	3.20%	4.13%
> 24 months, up to and including 30 months:	435	\$112,929,213.24	2.48%	2.90%
> 30 months, up to and including 36 months:	1,040	\$270,594,162.96	5.94%	6.94%
> 36 months, up to and including 48 months:	2,645	\$645,988,314.03	15.10%	16.56%
> 48 months, up to and including 60 months:	3,236	\$806,656,948.58	18.47%	20.68%
> 60 months:	9,601	\$1,903,401,807.67	54.81%	48.80%
<b>Total</b>	<b>17,518</b>	<b>\$3,900,723,276.13</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	4	\$443,881.63	0.02%	0.01%
Australian Capital Territory	249	\$68,055,111.03	1.42%	1.74%
New South Wales	3,536	\$947,704,824.80	20.18%	24.30%
Northern Territory	79	\$21,209,322.43	0.45%	0.54%
Queensland	10,450	\$2,081,714,025.78	59.65%	53.37%
South Australia	382	\$85,151,800.90	2.18%	2.18%
Tasmania	107	\$18,148,016.67	0.61%	0.47%
Victoria	1,597	\$374,704,967.46	9.12%	9.61%
Western Australia	1,114	\$303,591,325.43	6.36%	7.78%
<b>Total</b>	<b>17,518</b>	<b>\$3,900,723,276.13</b>	<b>100%</b>	<b>100%</b>

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - No Security	4	\$443,881.63	0.02%	0.01%
Brisbane Metropolitan	4,684	\$982,357,678.53	26.74%	25.18%
Gold Coast	1,093	\$236,006,352.68	6.24%	6.05%
Sunshine Coast	709	\$132,860,170.45	4.05%	3.41%
Queensland - Other	3,964	\$730,489,824.12	22.63%	18.73%
Sydney Metropolitan	2,326	\$687,774,842.56	13.28%	17.63%
N.S.W. - Other	1,157	\$246,568,088.35	6.60%	6.32%
Australian Capital Territory	302	\$81,417,004.92	1.72%	2.09%
Melbourne Metropolitan	1,284	\$314,080,898.30	7.33%	8.05%
Victoria - Other	313	\$60,624,069.16	1.79%	1.55%
Perth Metropolitan	996	\$273,537,479.47	5.69%	7.01%
W.A. - Other	118	\$30,053,845.96	0.67%	0.77%
Adelaide Metropolitan	335	\$75,144,197.12	1.91%	1.93%
S.A. - Other	47	\$10,007,603.78	0.27%	0.26%
Darwin Metropolitan	62	\$17,722,466.77	0.35%	0.45%
N.T. - Other	17	\$3,486,855.66	0.10%	0.09%
Hobart Metropolitan	69	\$11,521,071.11	0.39%	0.30%
Tasmania - Other	38	\$6,626,945.56	0.22%	0.17%
<b>Total</b>	<b>17,518</b>	<b>\$3,900,723,276.13</b>	<b>100%</b>	<b>100%</b>

Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	1,943	\$578,180,210.27	11.09%	14.82%
Principal and Interest	15,575	\$3,322,543,065.86	88.91%	85.18%
<b>Total</b>	<b>17,518</b>	<b>\$3,900,723,276.13</b>	<b>100%</b>	<b>100%</b>

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Home Equity Purchase	246	\$28,726,670.06	1.40%	0.74%
Home Improvement	229	\$32,952,694.38	1.31%	0.84%
Other	2,504	\$445,581,355.76	14.29%	11.42%
Residential - Detached House	12,527	\$2,938,915,208.65	71.51%	75.34%
Residential - Duplex	52	\$10,884,404.97	0.30%	0.28%
Residential - Established Apartment/Unit/Flat	1,816	\$409,529,666.81	10.37%	10.50%
Residential - New Apartment/Unit/Flat	131	\$32,763,542.82	0.75%	0.84%
Rural Property	13	\$1,369,732.68	0.07%	0.04%
<b>Total</b>	<b>17,518</b>	<b>\$3,900,723,276.13</b>	<b>100%</b>	<b>100%</b>

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	7,973	\$1,767,415,829.98	45.51%	45.31%
QBE LMI Pool Insurance	346	\$70,854,356.86	1.98%	1.82%
QBELMI	9,199	\$2,062,453,089.29	52.51%	52.87%
<b>Total</b>	<b>17,518</b>	<b>\$3,900,723,276.13</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:	2	\$9,350.32	0.01%	0.00%
> 2016, up to and including 2021:	219	\$8,660,801.26	1.25%	0.22%
> 2021, up to and including 2026:	599	\$43,401,480.95	3.42%	1.11%
> 2026, up to and including 2031:	1,542	\$191,876,942.34	8.80%	4.92%
> 2031, up to and including 2036:	3,252	\$595,973,339.64	18.56%	15.28%
> 2036, up to and including 2041:	6,278	\$1,561,000,477.15	35.84%	40.02%
> 2041:	5,626	\$1,499,800,884.47	32.12%	38.45%
<b>Total</b>	<b>17,518</b>	<b>\$3,900,723,276.13</b>	<b>100%</b>	<b>100%</b>



Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	1,896	\$491,628,298.17	10.82%	12.60%
Variable Rate	15,622	\$3,409,094,977.96	89.18%	87.40%
<b>Total</b>	<b>17,518</b>	<b>\$3,900,723,276.13</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	\$12,518.34	0.05%	0.00%
2019	1	\$104,905.97	0.05%	0.02%
2020	3	\$106,664.00	0.16%	0.02%
2021	5	\$286,719.17	0.26%	0.06%
2022	4	\$157,083.36	0.21%	0.03%
2023	2	\$124,811.51	0.11%	0.03%
2024	7	\$554,283.04	0.37%	0.11%
2025	6	\$652,103.66	0.32%	0.13%
2026	12	\$1,611,234.20	0.63%	0.33%
2027	11	\$1,639,656.65	0.58%	0.33%
2028	11	\$1,518,381.68	0.58%	0.31%
2029	17	\$4,108,021.58	0.90%	0.84%
2030	25	\$4,086,870.47	1.32%	0.83%
2031	26	\$4,573,106.17	1.37%	0.93%
2032	37	\$8,869,165.26	1.95%	1.80%
2033	47	\$8,316,828.24	2.48%	1.69%
2034	54	\$10,358,655.99	2.85%	2.11%
2035	41	\$11,144,650.98	2.16%	2.27%
2036	78	\$17,787,522.46	4.11%	3.62%
2037	87	\$20,254,836.03	4.59%	4.12%
2038	67	\$16,683,751.56	3.53%	3.39%
2039	94	\$25,609,612.14	4.96%	5.21%
2040	108	\$30,985,192.65	5.70%	6.30%
2041	222	\$58,411,640.69	11.71%	11.88%
2042	361	\$94,047,859.45	19.04%	19.13%
2043	345	\$102,579,444.98	18.20%	20.87%
2044	196	\$59,152,331.74	10.34%	12.03%
2045	27	\$7,680,805.63	1.42%	1.56%
2046	1	\$209,640.57	0.05%	0.04%
<b>Total</b>	<b>1,896</b>	<b>\$491,628,298.17</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%:	6,897	\$1,751,089,189.43	39.37%	44.89%
> 4.50%, up to and including 5.00%:	8,804	\$1,851,586,514.45	50.26%	47.47%
> 5.00%, up to and including 5.50%:	1,412	\$248,194,153.38	8.06%	6.36%
> 5.50%, up to and including 6.00%:	397	\$48,330,007.21	2.27%	1.24%
> 6.50%, up to and including 7.00%:	7	\$1,399,078.89	0.04%	0.04%
> 7.00%, up to and including 7.50%:	1	\$124,332.77	0.01%	0.00%
<b>Total</b>	<b>17,518</b>	<b>\$3,900,723,276.13</b>	<b>100%</b>	<b>100%</b>

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	17,229	\$3,818,279,210.50	98.35%	97.89%
> 1 days, up to and including 31 days:	241	\$67,953,282.65	1.38%	1.74%
> 31 days, up to and including 61 days:	29	\$8,620,340.18	0.17%	0.22%
> 61 days, up to and including 90 days:	17	\$5,600,240.59	0.10%	0.14%
> 90 days:	2	\$270,202.21	0.01%	0.01%
<b>Total</b>	<b>17,518</b>	<b>\$3,900,723,276.13</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	1,204	\$243,985,605.34	6.87%	6.25%
Regulated Loans	16,314	\$3,656,737,670.79	93.13%	93.75%
<b>Total</b>	<b>17,518</b>	<b>\$3,900,723,276.13</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:	391	\$118,018,968.87	20.12%	20.41%
> 6 months, up to and including 12 months:	236	\$65,914,845.03	12.15%	11.40%
> 12 months, up to and including 24 months:	484	\$143,149,945.81	24.91%	24.76%
> 24 months, up to and including 36 months:	427	\$125,882,845.14	21.98%	21.77%
> 36 months, up to and including 48 months:	299	\$93,500,133.12	15.39%	16.17%
> 48 months, up to and including 60 months:	101	\$30,520,609.00	5.20%	5.28%
> 60 months:	5	\$1,192,863.30	0.26%	0.21%
<b>Total</b>	<b>1,943</b>	<b>\$578,180,210.27</b>	<b>100%</b>	<b>100%</b>

Bond Issuance	2012-1	2012-3	2014-1	2014-2	2016-1	2016-2
<b>ISIN:</b>	AU3CB0194926	AU3CB0201630	AU3CB0225068	AU3FN0025136	AU3FN0031647	AU3CB0239267
<b>Issue Date:</b>	06 Jun 2012	09 Nov 2012	05 Nov 2014	05 Nov 2014	22 Jun 2016	24 Aug 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>	\$1,100,000,000	\$600,000,000	\$250,000,000	\$700,000,000	\$500,000,000	\$350,000,000
<b>Coupon Freq:</b>	Semi-Annual	Semi-Annual	Semi-Annual	Quarterly	Quarterly	Semi-Annual
<b>Coupon Rate:</b>	4.75%	4.00%	3.75%	BBSW_3M + 0.70%	BBSW_3M + 1.10%	3.25%
<b>NoteType:</b>	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet
<b>Legal Maturity:</b>	06 Dec 2016	09 Nov 2017	05 Nov 2019	05 Nov 2019	22 Jun 2021	24 Aug 2026

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