

Monthly Period

Calculation Period Start Date:	01/02/2017
Calculation Period End Date:	28/02/2017
CBG Payment Date:	15/03/2017

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:	\$2,861,427,441.94
Number of Housing Loans:	12,914
Average Housing Loan Balance:	\$221,572.48
Maximum Housing Loan Balance:	\$1,866,836.12
Weighted Average Current Loan-to-Value Ratio:	68.60%
Highest Individual Current Loan-to-Value Ratio:	185.01%
Weighted Average Indexed Current Loan-to-Value Ratio:	62.03%
Percentage of Investment Property Loans:	21.37%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	4.62%
Weighted Average Seasoning (Months):	71
Weighted Average Remaining Term to Maturity (Months):	276
Maximum Remaining Term to Maturity (Months):	357

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:	\$2,550,205,172.77
(a) LTV Adjusted Principal Balance:	\$2,788,457,850.86
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$2,550,205,172.77
B. Loan Principal Receipts:	\$138,612,450.85
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$2,688,817,623.62
AUD equivalent of aggregate Principal Amount Outstanding of Covered Bonds:	\$2,500,000,000.00
Asset Covered Test Passed:	PASS
Asset Percentage AP:	89.29%

Overcollateralisation, both of eligible assets and including non eligible assets:	
Current Overcollateralisation Ratio : ¹	120.00%
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	\$188,817,623.62
Guarantee Loan	\$2,811,182,376.38
Total Intercompany Loan	\$3,000,000,000.00
Reserve Ledger	\$200,000.00

Collections

Revenue Receipts for the month:	\$10,893,416.65
Principal Receipts for the month:	\$48,697,826.90

Loan-to-Value Ratio Distribution - Unindexed	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	3	\$0.00	0.02%	0.00%
Up to and including 5%:	542	\$4,613,185.35	4.20%	0.16%
> 5%, up to and including 10%:	272	\$9,396,132.27	2.11%	0.33%
> 10%, up to and including 15%:	277	\$15,982,992.96	2.14%	0.56%
> 15%, up to and including 20%:	282	\$23,302,388.65	2.18%	0.81%
> 20%, up to and including 25%:	323	\$32,556,762.40	2.50%	1.14%
> 25%, up to and including 30%:	390	\$50,008,039.94	3.02%	1.75%
> 30%, up to and including 35%:	450	\$66,642,284.48	3.48%	2.33%
> 35%, up to and including 40%:	420	\$71,692,789.84	3.25%	2.51%
> 40%, up to and including 45%:	456	\$88,716,347.29	3.53%	3.10%
> 45%, up to and including 50%:	511	\$102,453,507.28	3.96%	3.58%
> 50%, up to and including 55%:	557	\$124,993,629.99	4.31%	4.37%
> 55%, up to and including 60%:	671	\$156,138,781.44	5.20%	5.46%
> 60%, up to and including 65%:	816	\$205,487,508.32	6.32%	7.18%
> 65%, up to and including 70%:	1,086	\$282,741,785.51	8.41%	9.88%
> 70%, up to and including 75%:	1,507	\$398,922,230.78	11.67%	13.94%
> 75%, up to and including 80%:	1,495	\$423,764,118.06	11.58%	14.81%
> 80%, up to and including 85%:	1,269	\$336,183,152.57	9.83%	11.75%
> 85%, up to and including 90%:	1,318	\$382,700,235.98	10.21%	13.37%
> 90%, up to and including 95%:	260	\$82,460,037.35	2.01%	2.88%
> 95%, up to and including 100%:	2	\$417,863.81	0.02%	0.01%
> 100%, up to and including 105%:	1	\$411,618.64	0.01%	0.01%
> 105%, up to and including 110%:	1	\$803,592.08	0.01%	0.03%
> 110%:	5	\$1,038,456.95	0.04%	0.04%
Total	12,914	\$2,861,427,441.94	100%	100%

Current Loan to Valuation Ratio - Indexed*	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	3	\$0.00	0.02%	0.00%
Up to and including 5%:	671	\$7,640,377.86	5.20%	0.27%
> 5%, up to and including 10%:	360	\$16,921,470.46	2.79%	0.59%
> 10%, up to and including 15%:	370	\$31,275,856.93	2.87%	1.09%
> 15%, up to and including 20%:	414	\$46,079,638.72	3.21%	1.61%
> 20%, up to and including 25%:	449	\$61,408,214.85	3.48%	2.15%
> 25%, up to and including 30%:	500	\$82,437,069.77	3.87%	2.88%
> 30%, up to and including 35%:	556	\$116,317,014.75	4.31%	4.06%
> 35%, up to and including 40%:	600	\$138,141,754.60	4.65%	4.83%
> 40%, up to and including 45%:	658	\$162,765,517.24	5.10%	5.69%
> 45%, up to and including 50%:	846	\$214,530,186.10	6.55%	7.50%
> 50%, up to and including 55%:	830	\$217,288,280.32	6.43%	7.59%
> 55%, up to and including 60%:	909	\$228,601,006.13	7.04%	7.99%
> 60%, up to and including 65%:	951	\$245,696,920.49	7.36%	8.59%
> 65%, up to and including 70%:	981	\$259,648,613.56	7.60%	9.07%
> 70%, up to and including 75%:	1,003	\$268,502,693.82	7.77%	9.38%
> 75%, up to and including 80%:	880	\$237,297,213.86	6.81%	8.29%
> 80%, up to and including 85%:	699	\$184,074,663.04	5.41%	6.43%
> 85%, up to and including 90%:	531	\$149,651,037.20	4.11%	5.23%
> 90%, up to and including 95%:	237	\$63,664,545.22	1.84%	2.22%
> 95%, up to and including 100%:	134	\$35,061,162.83	1.04%	1.23%
> 100%, up to and including 105%:	50	\$13,907,777.07	0.39%	0.49%
> 105%, up to and including 110%:	38	\$11,422,577.92	0.29%	0.40%
> 110%:	244	\$69,093,849.20	1.89%	2.41%
Total	12,914	\$2,861,427,441.94	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	3	\$0.00	0.02%	0.00%
Indexed Loans	11,398	\$2,513,139,748.51	88.26%	87.83%
Unindexed Loans	1,513	\$348,287,693.43	11.72%	12.17%
Total	12,914	\$2,861,427,441.94	100%	100%

Current Balance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including A\$50,000:	1,498	\$33,588,211.21	11.60%	1.17%
> A\$50,000, up to and including A\$100,000:	1,402	\$106,326,825.74	10.86%	3.72%
> A\$100,000, up to and including A\$150,000:	1,454	\$183,320,225.24	11.26%	6.41%
> A\$150,000, up to and including A\$200,000:	1,703	\$299,461,033.80	13.19%	10.47%
> A\$200,000, up to and including A\$250,000:	1,824	\$411,469,559.83	14.12%	14.38%
> A\$250,000, up to and including A\$300,000:	1,701	\$467,609,120.15	13.17%	16.34%
> A\$300,000, up to and including A\$350,000:	1,291	\$418,760,982.94	10.00%	14.63%
> A\$350,000, up to and including A\$400,000:	825	\$307,424,089.25	6.39%	10.74%
> A\$400,000, up to and including A\$450,000:	448	\$189,293,509.91	3.47%	6.62%
> A\$450,000, up to and including A\$500,000:	298	\$140,645,139.42	2.31%	4.92%
> A\$500,000, up to and including A\$550,000:	143	\$74,898,191.83	1.11%	2.62%
> A\$550,000, up to and including A\$600,000:	105	\$60,040,929.91	0.81%	2.10%
> A\$600,000, up to and including A\$650,000:	60	\$37,386,933.19	0.46%	1.31%
> A\$650,000, up to and including A\$700,000:	46	\$30,834,453.06	0.36%	1.08%
> A\$700,000, up to and including A\$750,000:	34	\$24,618,208.44	0.26%	0.86%
> A\$750,000, up to and including A\$800,000:	17	\$13,212,706.24	0.13%	0.46%
> A\$800,000, up to and including A\$850,000:	19	\$15,701,366.32	0.15%	0.55%
> A\$850,000, up to and including A\$900,000:	15	\$13,120,730.57	0.12%	0.46%
> A\$900,000, up to and including A\$950,000:	10	\$9,221,346.76	0.08%	0.32%
> A\$950,000, up to and including A\$1,000,000:	6	\$5,815,867.74	0.05%	0.20%
> A\$1,000,000, up to and including A\$1,100,000:	6	\$6,221,690.46	0.05%	0.22%
> A\$1,100,000, up to and including A\$1,200,000:	4	\$4,630,269.32	0.03%	0.16%
> A\$1,400,000, up to and including A\$1,500,000:	2	\$2,884,219.69	0.02%	0.10%
> A\$1,500,000:	3	\$4,941,830.92	0.02%	0.17%
Total	12,914	\$2,861,427,441.94	100%	100%

Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 18 months, up to and including 24 months:	3	\$689,768.41	0.02%	0.02%
> 24 months, up to and including 30 months:	547	\$151,214,402.81	4.24%	5.28%
> 30 months, up to and including 36 months:	461	\$125,120,204.46	3.57%	4.37%
> 36 months, up to and including 48 months:	2,060	\$503,773,008.98	15.95%	17.61%
> 48 months, up to and including 60 months:	2,110	\$516,016,034.13	16.34%	18.03%
> 60 months:	7,733	\$1,564,614,023.15	59.88%	54.68%
Total	12,914	\$2,861,427,441.94	100%	100%

State Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - Invalid or No Security	3	\$0.00	0.02%	0.00%
Australian Capital Territory	190	\$50,565,138.52	1.47%	1.77%
New South Wales	2,592	\$692,594,055.15	20.07%	24.20%
Northern Territory	67	\$17,893,855.50	0.52%	0.63%
Queensland	7,641	\$1,509,058,123.68	59.17%	52.74%
South Australia	309	\$65,886,486.59	2.39%	2.30%
Tasmania	67	\$11,001,117.88	0.52%	0.38%
Victoria	1,225	\$284,112,782.57	9.49%	9.93%
Western Australia	820	\$230,315,882.05	6.35%	8.05%
Total	12,914	\$2,861,427,441.94	100%	100%

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - No Security	3	\$0.00	0.02%	0.00%
Brisbane Metropolitan	3,303	\$688,537,732.85	25.58%	24.06%
Gold Coast	797	\$166,999,540.60	6.17%	5.84%
Sunshine Coast	489	\$92,221,871.24	3.79%	3.22%
Queensland - Other	3,052	\$561,298,978.99	23.63%	19.62%
Sydney Metropolitan	1,703	\$502,586,193.69	13.19%	17.56%
N.S.W. - Other	848	\$180,534,260.76	6.57%	6.31%
Australian Capital Territory	231	\$60,038,739.22	1.79%	2.10%
Melbourne Metropolitan	971	\$236,325,081.63	7.52%	8.26%
Victoria - Other	254	\$47,787,700.94	1.97%	1.67%
Perth Metropolitan	731	\$206,206,142.02	5.66%	7.21%
W.A. - Other	89	\$24,109,740.03	0.69%	0.84%
Adelaide Metropolitan	271	\$58,092,497.79	2.10%	2.03%
S.A. - Other	38	\$7,793,988.80	0.29%	0.27%
Darwin Metropolitan	51	\$14,746,360.97	0.39%	0.52%
N.T. - Other	16	\$3,147,494.53	0.12%	0.11%
Hobart Metropolitan	45	\$7,166,650.36	0.35%	0.25%
Tasmania - Other	22	\$3,834,467.52	0.17%	0.13%
Total	12,914	\$2,861,427,441.94	100%	100%

Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	1,306	\$396,278,638.60	10.11%	13.85%
Principal and Interest	11,608	\$2,465,148,803.34	89.89%	86.15%
Total	12,914	\$2,861,427,441.94	100%	100%

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Home Equity Purchase	154	\$18,872,404.26	1.19%	0.66%
Home Improvement	157	\$21,794,963.70	1.22%	0.76%
Other	1,731	\$303,661,358.20	13.40%	10.61%
Residential - Detached House	9,306	\$2,166,385,709.89	72.06%	75.71%
Residential - Duplex	34	\$6,781,657.28	0.26%	0.24%
Residential - Established Apartment/Unit/Flat	1,424	\$318,385,719.87	11.03%	11.13%
Residential - New Apartment/Unit/Flat	98	\$24,653,584.51	0.76%	0.86%
Rural Property	10	\$892,044.23	0.08%	0.03%
Total	12,914	\$2,861,427,441.94	100%	100%

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	5,881	\$1,306,810,637.68	45.54%	45.67%
QBE LMI Pool Insurance	200	\$37,216,904.09	1.55%	1.30%
QBELMI	6,833	\$1,517,399,900.17	52.91%	53.03%
Total	12,914	\$2,861,427,441.94	100%	100%

Year of Maturity Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 2016, up to and including 2021:	163	\$5,588,120.48	1.26%	0.20%
> 2021, up to and including 2026:	435	\$28,874,001.82	3.37%	1.01%
> 2026, up to and including 2031:	1,069	\$127,616,516.27	8.28%	4.46%
> 2031, up to and including 2036:	2,268	\$403,220,216.03	17.56%	14.09%
> 2036, up to and including 2041:	4,447	\$1,099,626,642.01	34.44%	38.43%
> 2041:	4,532	\$1,196,501,945.33	35.09%	41.81%
Total	12,914	\$2,861,427,441.94	100%	100%

Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	1,299	\$330,940,320.79	10.06%	11.57%
Variable Rate	11,615	\$2,530,487,121.15	89.94%	88.43%
Total	12,914	\$2,861,427,441.94	100%	100%

Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2020	2	\$52,052.17	0.15%	0.02%
2021	2	\$39,079.91	0.15%	0.01%
2022	2	\$109,227.36	0.15%	0.03%
2023	2	\$116,727.94	0.15%	0.04%
2024	5	\$562,157.48	0.38%	0.17%
2025	5	\$568,277.04	0.38%	0.17%
2026	10	\$1,159,185.05	0.77%	0.35%
2027	8	\$1,151,994.47	0.62%	0.35%
2028	8	\$1,127,005.63	0.62%	0.34%
2029	12	\$2,720,933.25	0.92%	0.82%
2030	13	\$1,854,348.16	1.00%	0.56%
2031	17	\$2,982,677.59	1.31%	0.90%
2032	27	\$6,451,471.77	2.08%	1.95%
2033	33	\$5,740,360.56	2.54%	1.73%
2034	29	\$5,740,607.10	2.23%	1.73%
2035	25	\$6,470,733.83	1.92%	1.96%
2036	43	\$9,313,013.26	3.31%	2.81%
2037	51	\$11,381,398.62	3.93%	3.44%
2038	40	\$10,157,610.11	3.08%	3.07%
2039	67	\$17,658,693.09	5.16%	5.34%
2040	75	\$21,436,246.43	5.77%	6.48%
2041	145	\$37,579,541.57	11.16%	11.36%
2042	275	\$70,171,957.08	21.17%	21.20%
2043	235	\$66,839,808.31	18.09%	20.20%
2044	143	\$42,696,812.43	11.01%	12.90%
2045	25	\$6,858,400.58	1.92%	2.07%
Total	1,299	\$330,940,320.79	100%	100%

Mortgage Rate Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 4.50%:	4,341	\$1,119,722,812.43	33.61%	39.13%
> 4.50%, up to and including 5.00%:	6,839	\$1,460,212,352.17	52.96%	51.03%
> 5.00%, up to and including 5.50%:	1,228	\$225,023,762.14	9.51%	7.86%
> 5.50%, up to and including 6.00%:	506	\$56,468,515.20	3.92%	1.97%
Total	12,914	\$2,861,427,441.94	100%	100%

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	12,597	\$2,775,396,629.67	97.55%	96.99%
> 1 days, up to and including 31 days:	230	\$62,250,491.12	1.78%	2.18%
> 31 days, up to and including 61 days:	49	\$15,005,685.35	0.38%	0.52%
> 61 days, up to and including 90 days:	19	\$4,279,414.66	0.15%	0.15%
> 90 days:	19	\$4,495,221.14	0.15%	0.16%
Total	12,914	\$2,861,427,441.94	100%	100%

Uniform Consumer Credit Code Regulation	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Non-Regulated Loans	768	\$154,671,078.85	5.95%	5.41%
Regulated Loans	12,146	\$2,706,756,363.09	94.05%	94.59%
Total	12,914	\$2,861,427,441.94	100%	100%

Interest Only Remaining Period	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 6 months:	180	\$52,965,873.07	13.78%	13.37%
> 6 months, up to and including 12 months:	195	\$61,164,135.59	14.93%	15.43%
> 12 months, up to and including 24 months:	422	\$121,924,373.70	32.31%	30.77%
> 24 months, up to and including 36 months:	326	\$103,983,655.23	24.96%	26.24%
> 36 months, up to and including 48 months:	92	\$29,196,425.56	7.04%	7.37%
> 48 months, up to and including 60 months:	91	\$27,044,175.45	6.97%	6.82%
Total	1,306	\$396,278,638.60	100%	100%

Bond Issuance	2012-3	2014-1	2014-2	2016-1	2016-2	2016-2 TAP
ISIN:	AU3CB0201630	AU3CB0225068	AU3FN0025136	AU3FN0031647	AU3CB0239267	AU3CB0239267
Issue Date:	09 Nov 2012	05 Nov 2014	05 Nov 2014	22 Jun 2016	24 Aug 2016	08 Dec 2016
Original Ratings:	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa
Currency:	AUD	AUD	AUD	AUD	AUD	AUD
Issue Amount:	\$600,000,000	\$250,000,000	\$700,000,000	\$500,000,000	\$350,000,000	\$100,000,000
Coupon Freq:	Semi-Annual	Semi-Annual	Quarterly	Quarterly	Semi-Annual	Semi-Annual
Coupon Rate:	4.00%	3.75%	BBSW_3M + 0.70%	BBSW_3M + 1.10%	3.25%	3.25%
NoteType:	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet
Legal Maturity:	09 Nov 2017	05 Nov 2019	05 Nov 2019	22 Jun 2021	24 Aug 2026	24 Aug 2026

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/financial-services/treasury/wholesale-funding/covered-bonds		