

Monthly Period

Calculation Period Start Date:	01/01/2017
Calculation Period End Date:	31/01/2017
CBG Payment Date:	15/02/2017

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:	\$2,910,129,155.21
Number of Housing Loans:	13,092
Average Housing Loan Balance:	\$222,279.62
Maximum Housing Loan Balance:	\$1,866,836.12
Weighted Average Current Loan-to-Value Ratio:	68.72%
Highest Individual Current Loan-to-Value Ratio:	135.29%
Weighted Average Indexed Current Loan-to-Value Ratio:	62.09%
Percentage of Investment Property Loans:	21.42%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	4.63%
Weighted Average Seasoning (Months):	70
Weighted Average Remaining Term to Maturity (Months):	277
Maximum Remaining Term to Maturity (Months):	358

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:	\$2,595,957,078.08
(a) LTV Adjusted Principal Balance:	\$2,842,708,798.77
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$2,595,957,078.08
B. Loan Principal Receipts:	\$89,914,623.95
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$2,685,871,702.03
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	\$185,871,702.03
Guarantee Loan	\$2,814,128,297.97
Total Intercompany Loan	\$3,000,000,000.00
Reserve Ledger	\$200,000.00

Collections	
Revenue Receipts for the month:	\$10,959,374.76
Principal Receipts for the month:	\$56,663,628.49

Loan-to-Value Ratio Distribution - Unindexed	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	3	\$224,169.20	0.02%	0.01%
Up to and including 5%:	547	\$4,403,905.09	4.18%	0.15%
> 5%, up to and including 10%:	269	\$9,464,063.42	2.05%	0.33%
> 10%, up to and including 15%:	276	\$16,224,903.93	2.11%	0.56%
> 15%, up to and including 20%:	281	\$22,357,060.04	2.15%	0.77%
> 20%, up to and including 25%:	325	\$33,352,330.51	2.48%	1.15%
> 25%, up to and including 30%:	393	\$50,533,132.00	3.00%	1.74%
> 30%, up to and including 35%:	464	\$67,237,534.77	3.54%	2.31%
> 35%, up to and including 40%:	428	\$73,700,540.68	3.27%	2.53%
> 40%, up to and including 45%:	453	\$88,270,752.61	3.46%	3.03%
> 45%, up to and including 50%:	507	\$102,081,137.53	3.87%	3.51%
> 50%, up to and including 55%:	565	\$127,250,670.68	4.32%	4.37%
> 55%, up to and including 60%:	680	\$159,167,528.88	5.19%	5.47%
> 60%, up to and including 65%:	815	\$205,867,013.51	6.23%	7.07%
> 65%, up to and including 70%:	1,107	\$286,660,235.33	8.46%	9.85%
> 70%, up to and including 75%:	1,528	\$403,690,545.84	11.67%	13.87%
> 75%, up to and including 80%:	1,529	\$433,227,717.46	11.68%	14.89%
> 80%, up to and including 85%:	1,270	\$336,894,423.21	9.70%	11.58%
> 85%, up to and including 90%:	1,374	\$401,432,089.82	10.49%	13.79%
> 90%, up to and including 95%:	275	\$87,474,178.85	2.10%	3.01%
> 95%, up to and including 100%:	2	\$419,045.49	0.02%	0.01%
> 110%:	1	\$196,176.36	0.01%	0.01%
Total	13,092	\$2,910,129,155.21	100%	100%

Current Loan to Valuation Ratio - Indexed*	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	3	\$224,169.20	0.02%	0.01%
Up to and including 5%:	677	\$7,421,239.90	5.17%	0.26%
> 5%, up to and including 10%:	362	\$17,159,421.69	2.77%	0.59%
> 10%, up to and including 15%:	369	\$30,600,954.28	2.82%	1.05%
> 15%, up to and including 20%:	404	\$44,864,108.93	3.09%	1.54%
> 20%, up to and including 25%:	456	\$60,338,159.11	3.48%	2.07%
> 25%, up to and including 30%:	496	\$81,321,866.70	3.79%	2.79%
> 30%, up to and including 35%:	566	\$115,016,126.23	4.32%	3.95%
> 35%, up to and including 40%:	570	\$131,978,003.89	4.35%	4.54%
> 40%, up to and including 45%:	669	\$166,305,911.90	5.11%	5.71%
> 45%, up to and including 50%:	844	\$215,446,464.87	6.45%	7.40%
> 50%, up to and including 55%:	828	\$212,539,787.45	6.32%	7.30%
> 55%, up to and including 60%:	898	\$230,862,176.54	6.86%	7.93%
> 60%, up to and including 65%:	979	\$256,127,035.73	7.48%	8.80%
> 65%, up to and including 70%:	1,003	\$266,226,205.96	7.66%	9.15%
> 70%, up to and including 75%:	1,028	\$271,270,490.39	7.85%	9.32%
> 75%, up to and including 80%:	970	\$263,822,480.78	7.41%	9.07%
> 80%, up to and including 85%:	730	\$194,755,786.25	5.58%	6.69%
> 85%, up to and including 90%:	556	\$154,545,369.70	4.25%	5.31%
> 90%, up to and including 95%:	257	\$68,766,765.44	1.96%	2.36%
> 95%, up to and including 100%:	106	\$28,688,454.47	0.81%	0.99%
> 100%, up to and including 105%:	74	\$20,588,045.04	0.57%	0.71%
> 105%, up to and including 110%:	53	\$14,055,247.42	0.40%	0.48%
> 110%:	194	\$57,204,883.34	1.48%	1.97%
Total	13,092	\$2,910,129,155.21	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	\$224,169.20	0.02%	0.01%
Indexed Loans	11,512	\$2,543,160,022.03	87.93%	87.39%
Unindexed Loans	1,577	\$366,744,963.98	12.05%	12.60%
Total	13,092	\$2,910,129,155.21	100%	100%

Current Balance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including A\$50,000:	1,508	\$33,683,012.34	11.52%	1.16%
> A\$50,000, up to and including A\$100,000:	1,412	\$107,370,749.68	10.79%	3.69%
> A\$100,000, up to and including A\$150,000:	1,477	\$186,212,347.55	11.28%	6.40%
> A\$150,000, up to and including A\$200,000:	1,721	\$303,113,177.48	13.15%	10.42%
> A\$200,000, up to and including A\$250,000:	1,844	\$416,067,932.40	14.08%	14.30%
> A\$250,000, up to and including A\$300,000:	1,725	\$474,390,377.97	13.18%	16.30%
> A\$300,000, up to and including A\$350,000:	1,322	\$428,878,234.70	10.10%	14.74%
> A\$350,000, up to and including A\$400,000:	840	\$313,055,618.26	6.42%	10.76%
> A\$400,000, up to and including A\$450,000:	451	\$190,524,193.21	3.44%	6.55%
> A\$450,000, up to and including A\$500,000:	309	\$145,869,650.22	2.36%	5.01%
> A\$500,000, up to and including A\$550,000:	149	\$77,974,532.63	1.14%	2.68%
> A\$550,000, up to and including A\$600,000:	108	\$61,729,996.14	0.82%	2.12%
> A\$600,000, up to and including A\$650,000:	64	\$39,935,515.70	0.49%	1.37%
> A\$650,000, up to and including A\$700,000:	46	\$30,893,787.37	0.35%	1.06%
> A\$700,000, up to and including A\$750,000:	34	\$24,638,276.99	0.26%	0.85%
> A\$750,000, up to and including A\$800,000:	18	\$13,981,849.00	0.14%	0.48%
> A\$800,000, up to and including A\$850,000:	18	\$14,922,277.99	0.14%	0.51%
> A\$850,000, up to and including A\$900,000:	14	\$12,242,930.95	0.11%	0.42%
> A\$900,000, up to and including A\$950,000:	13	\$12,026,887.98	0.10%	0.41%
> A\$950,000, up to and including A\$1,000,000:	4	\$3,890,541.88	0.03%	0.13%
> A\$1,000,000, up to and including A\$1,100,000:	6	\$6,248,775.65	0.05%	0.21%
> A\$1,100,000, up to and including A\$1,200,000:	4	\$4,646,441.11	0.03%	0.16%
> A\$1,400,000, up to and including A\$1,500,000:	2	\$2,902,501.92	0.02%	0.10%
> A\$1,500,000:	3	\$4,929,546.09	0.02%	0.17%
Total	13,092	\$2,910,129,155.21	100%	100%

Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 18 months, up to and including 24 months:	140	\$40,446,713.80	1.07%	1.39%
> 24 months, up to and including 30 months:	440	\$118,903,837.84	3.36%	4.09%
> 30 months, up to and including 36 months:	573	\$153,954,478.47	4.38%	5.29%
> 36 months, up to and including 48 months:	2,108	\$515,428,151.87	16.10%	17.71%
> 48 months, up to and including 60 months:	2,159	\$530,342,636.41	16.49%	18.22%
> 60 months:	7,672	\$1,551,053,336.82	58.60%	53.30%
Total	13,092	\$2,910,129,155.21	100%	100%

State Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - Invalid or No Security	3	\$224,169.20	0.02%	0.01%
Australian Capital Territory	192	\$51,360,614.53	1.47%	1.76%
New South Wales	2,644	\$708,006,424.37	20.20%	24.33%
Northern Territory	67	\$17,929,417.20	0.51%	0.62%
Queensland	7,725	\$1,532,133,857.06	59.01%	52.65%
South Australia	311	\$66,242,541.01	2.38%	2.28%
Tasmania	71	\$11,443,818.02	0.54%	0.39%
Victoria	1,246	\$289,355,263.88	9.52%	9.94%
Western Australia	833	\$233,433,049.94	6.36%	8.02%
Total	13,092	\$2,910,129,155.21	100%	100%

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - No Security	3	\$224,169.20	0.02%	0.01%
Brisbane Metropolitan	3,355	\$702,614,659.91	25.63%	24.14%
Gold Coast	809	\$169,991,127.00	6.18%	5.84%
Sunshine Coast	495	\$93,428,676.65	3.78%	3.21%
Queensland - Other	3,066	\$566,099,393.50	23.42%	19.45%
Sydney Metropolitan	1,738	\$514,503,110.26	13.28%	17.68%
N.S.W. - Other	865	\$183,992,105.92	6.61%	6.32%
Australian Capital Territory	233	\$60,871,822.72	1.78%	2.09%
Melbourne Metropolitan	989	\$240,906,121.54	7.55%	8.28%
Victoria - Other	257	\$48,449,142.34	1.96%	1.66%
Perth Metropolitan	744	\$209,291,926.83	5.68%	7.19%
W.A. - Other	89	\$24,141,123.11	0.68%	0.83%
Adelaide Metropolitan	273	\$58,439,766.80	2.09%	2.01%
S.A. - Other	38	\$7,802,774.21	0.29%	0.27%
Darwin Metropolitan	51	\$14,776,229.91	0.39%	0.51%
N.T. - Other	16	\$3,153,187.29	0.12%	0.11%
Hobart Metropolitan	49	\$7,601,989.01	0.37%	0.26%
Tasmania - Other	22	\$3,841,829.01	0.17%	0.13%
Total	13,092	\$2,910,129,155.21	100%	100%

Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	1,348	\$408,487,573.82	10.30%	14.04%
Principal and Interest	11,744	\$2,501,641,581.39	89.70%	85.96%
Total	13,092	\$2,910,129,155.21	100%	100%

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Home Equity Purchase	157	\$19,286,887.80	1.20%	0.66%
Home Improvement	158	\$22,354,329.14	1.21%	0.77%
Other	1,759	\$310,334,112.99	13.44%	10.66%
Residential - Detached House	9,432	\$2,201,782,379.21	72.04%	75.66%
Residential - Duplex	35	\$7,256,409.15	0.27%	0.25%
Residential - Established Apartment/Unit/Flat	1,442	\$323,146,087.16	11.01%	11.10%
Residential - New Apartment/Unit/Flat	99	\$25,062,061.39	0.76%	0.86%
Rural Property	10	\$906,888.37	0.08%	0.03%
Total	13,092	\$2,910,129,155.21	100%	100%

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	5,955	\$1,327,157,937.93	45.49%	45.60%
QBE LMI Pool Insurance	203	\$37,840,213.16	1.55%	1.30%
QBELMI	6,934	\$1,545,131,004.12	52.96%	53.09%
Total	13,092	\$2,910,129,155.21	100%	100%

Year of Maturity Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 2016, up to and including 2021:	164	\$5,423,750.76	1.25%	0.19%
> 2021, up to and including 2026:	440	\$29,870,756.03	3.36%	1.03%
> 2026, up to and including 2031:	1,083	\$130,087,660.83	8.27%	4.47%
> 2031, up to and including 2036:	2,294	\$409,691,722.33	17.52%	14.08%
> 2036, up to and including 2041:	4,524	\$1,121,887,982.25	34.56%	38.55%
> 2041:	4,587	\$1,213,167,283.01	35.04%	41.69%
Total	13,092	\$2,910,129,155.21	100%	100%

Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	1,336	\$342,630,055.88	10.20%	11.77%
Variable Rate	11,756	\$2,567,499,099.33	89.80%	88.23%
Total	13,092	\$2,910,129,155.21	100%	100%

Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2017	1	\$8,055.76	0.07%	0.00%
2020	3	\$97,700.48	0.22%	0.03%
2021	2	\$40,180.55	0.15%	0.01%
2022	3	\$129,727.95	0.22%	0.04%
2023	2	\$118,250.05	0.15%	0.03%
2024	6	\$630,441.14	0.45%	0.18%
2025	5	\$573,266.40	0.37%	0.17%
2026	8	\$970,986.24	0.60%	0.28%
2027	8	\$1,160,857.31	0.60%	0.34%
2028	8	\$1,131,383.13	0.60%	0.33%
2029	12	\$2,733,017.47	0.90%	0.80%
2030	12	\$1,776,968.20	0.90%	0.52%
2031	16	\$2,699,626.45	1.20%	0.79%
2032	28	\$6,748,038.75	2.10%	1.97%
2033	32	\$5,452,222.83	2.40%	1.59%
2034	29	\$5,758,036.89	2.17%	1.68%
2035	24	\$6,273,004.00	1.80%	1.83%
2036	44	\$9,552,404.83	3.29%	2.79%
2037	54	\$12,008,191.62	4.04%	3.50%
2038	39	\$9,866,017.39	2.92%	2.88%
2039	73	\$19,478,268.42	5.46%	5.68%
2040	78	\$22,216,672.18	5.84%	6.48%
2041	147	\$38,273,378.14	11.00%	11.17%
2042	274	\$70,201,857.09	20.51%	20.49%
2043	237	\$67,983,943.52	17.74%	19.84%
2044	166	\$49,879,181.68	12.43%	14.56%
2045	25	\$6,868,377.41	1.87%	2.00%
Total	1,336	\$342,630,055.88	100%	100%

Mortgage Rate Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 4.50%:	4,256	\$1,102,158,896.04	32.51%	37.87%
> 4.50%, up to and including 5.00%:	7,040	\$1,513,358,702.87	53.77%	52.00%
> 5.00%, up to and including 5.50%:	1,283	\$237,540,744.56	9.80%	8.16%
> 5.50%, up to and including 6.00%:	512	\$57,062,755.98	3.91%	1.96%
> 6.50%, up to and including 7.00%:	1	\$8,055.76	0.01%	0.00%
Total	13,092	\$2,910,129,155.21	100%	100%

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	12,769	\$2,820,743,692.17	97.53%	96.93%
> 1 days, up to and including 31 days:	231	\$65,250,504.99	1.76%	2.24%
> 31 days, up to and including 61 days:	55	\$14,858,025.79	0.42%	0.51%
> 61 days, up to and including 90 days:	29	\$7,109,654.06	0.22%	0.24%
> 90 days:	8	\$2,167,278.20	0.06%	0.07%
Total	13,092	\$2,910,129,155.21	100%	100%

Uniform Consumer Credit Code Regulation	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Non-Regulated Loans	777	\$156,734,794.26	5.93%	5.39%
Regulated Loans	12,315	\$2,753,394,360.95	94.07%	94.61%
Total	13,092	\$2,910,129,155.21	100%	100%

Interest Only Remaining Period	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 6 months:	201	\$59,666,293.79	14.91%	14.61%
> 6 months, up to and including 12 months:	182	\$57,597,975.04	13.50%	14.10%
> 12 months, up to and including 24 months:	424	\$121,768,901.89	31.45%	29.81%
> 24 months, up to and including 36 months:	312	\$98,254,781.77	23.15%	24.05%
> 36 months, up to and including 48 months:	139	\$43,697,682.45	10.31%	10.70%
> 48 months, up to and including 60 months:	85	\$25,363,050.38	6.31%	6.21%
> 60 months:	5	\$2,138,888.50	0.37%	0.52%
Total	1,348	\$408,487,573.82	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

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