

Monthly Period

Calculation Period Start Date:	01/11/2017
Calculation Period End Date:	30/11/2017
CBG Payment Date:	15/12/2017

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:	\$2,298,226,410.03
Number of Housing Loans:	9,314
Average Housing Loan Balance:	\$246,760.94
Maximum Housing Loan Balance:	\$1,867,211.12
Weighted Average Current Loan-to-Value Ratio:	70.00%
Highest Individual Current Loan-to-Value Ratio:	99.06%
Weighted Average Indexed Current Loan-to-Value Ratio:	64.36%
Percentage of Investment Property Loans:	25.25%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	4.54%
Weighted Average Seasoning (Months):	62
Weighted Average Remaining Term to Maturity (Months):	286
Maximum Remaining Term to Maturity (Months):	354

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:	\$2,137,013,366.08
(a) LTV Adjusted Principal Balance:	\$2,232,743,238.62
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$2,137,013,366.08
B. Loan Principal Receipts:	\$1,669,917.29
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$2,138,683,283.37
AUD equivalent of aggregate Principal Amount Outstanding of Covered Bonds:	\$2,050,000,000.00
Asset Covered Test Passed:	PASS
Asset Percentage AP:	93.00%

Overcollateralisation, both of eligible assets and including non eligible assets:	
Current Overcollateralisation Ratio: ¹	112.19%
By Law:	103.00%
Contractual Minimum:	105.26%
Current Contractual AP:	108.00%

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

Funding Summary

Demand Loan	\$88,683,283.37
Guarantee Loan	\$2,211,316,716.63
Total Intercompany Loan	\$2,300,000,000.00
Reserve Ledger	\$200,000.00

Collections

Revenue Receipts for the month:	\$97,285,983.83
Principal Receipts for the month:	\$591,474,984.15

Loan-to-Value Ratio Distribution - Unindexed	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	3	\$0.00	0.03%	0.00%
Up to and including 5%:	284	\$2,106,791.03	3.05%	0.09%
> 5%, up to and including 10%:	127	\$5,233,216.84	1.36%	0.23%
> 10%, up to and including 15%:	125	\$8,963,392.83	1.34%	0.39%
> 15%, up to and including 20%:	143	\$13,312,946.20	1.54%	0.58%
> 20%, up to and including 25%:	159	\$18,383,346.10	1.71%	0.80%
> 25%, up to and including 30%:	214	\$30,213,082.87	2.30%	1.31%
> 30%, up to and including 35%:	242	\$43,177,824.86	2.60%	1.88%
> 35%, up to and including 40%:	246	\$46,604,147.14	2.64%	2.03%
> 40%, up to and including 45%:	279	\$56,880,091.52	3.00%	2.47%
> 45%, up to and including 50%:	340	\$78,819,337.68	3.65%	3.43%
> 50%, up to and including 55%:	414	\$100,757,462.49	4.44%	4.38%
> 55%, up to and including 60%:	484	\$125,878,454.57	5.20%	5.48%
> 60%, up to and including 65%:	586	\$157,681,842.93	6.29%	6.86%
> 65%, up to and including 70%:	847	\$226,378,876.88	9.09%	9.85%
> 70%, up to and including 75%:	1,138	\$309,397,998.65	12.22%	13.46%
> 75%, up to and including 80%:	1,397	\$419,579,491.01	15.00%	18.26%
> 80%, up to and including 85%:	1,150	\$313,411,808.96	12.35%	13.64%
> 85%, up to and including 90%:	984	\$291,274,776.25	10.56%	12.67%
> 90%, up to and including 95%:	150	\$49,511,079.00	1.61%	2.15%
> 95%, up to and including 100%:	2	\$660,442.22	0.02%	0.03%
Total	9,314	\$2,298,226,410.03	100%	100%

Current Loan to Valuation Ratio - Indexed*	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	3	\$0.00	0.03%	0.00%
Up to and including 5%:	325	\$3,120,825.25	3.49%	0.14%
> 5%, up to and including 10%:	148	\$8,610,456.35	1.59%	0.37%
> 10%, up to and including 15%:	158	\$14,480,607.14	1.70%	0.63%
> 15%, up to and including 20%:	196	\$24,673,636.81	2.10%	1.07%
> 20%, up to and including 25%:	214	\$34,430,259.08	2.30%	1.50%
> 25%, up to and including 30%:	309	\$56,366,933.27	3.32%	2.45%
> 30%, up to and including 35%:	375	\$87,172,703.44	4.03%	3.79%
> 35%, up to and including 40%:	422	\$106,956,944.40	4.53%	4.65%
> 40%, up to and including 45%:	516	\$134,787,543.43	5.54%	5.86%
> 45%, up to and including 50%:	611	\$157,832,037.87	6.56%	6.87%
> 50%, up to and including 55%:	651	\$175,198,390.80	6.99%	7.62%
> 55%, up to and including 60%:	689	\$186,009,837.65	7.40%	8.09%
> 60%, up to and including 65%:	695	\$191,665,480.03	7.46%	8.34%
> 65%, up to and including 70%:	726	\$202,599,616.15	7.79%	8.82%
> 70%, up to and including 75%:	843	\$233,169,338.13	9.05%	10.15%
> 75%, up to and including 80%:	749	\$210,055,763.45	8.04%	9.14%
> 80%, up to and including 85%:	557	\$152,217,366.85	5.98%	6.62%
> 85%, up to and including 90%:	445	\$129,868,442.90	4.78%	5.65%
> 90%, up to and including 95%:	206	\$58,994,771.76	2.21%	2.57%
> 95%, up to and including 100%:	108	\$28,244,389.93	1.16%	1.23%
> 100%, up to and including 105%:	78	\$20,747,442.76	0.84%	0.90%
> 105%, up to and including 110%:	53	\$13,434,161.14	0.57%	0.58%
> 110%:	237	\$67,589,461.44	2.54%	2.94%
Total	9,314	\$2,298,226,410.03	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	0.03%	0.00%
Indexed Loans	8,028	\$1,985,791,170.58	86.19%	86.41%
Unindexed Loans	1,283	\$312,435,239.45	13.77%	13.59%
Total	9,314	\$2,298,226,410.03	100%	100%

Current Balance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including A\$50,000:	779	\$17,430,326.35	8.36%	0.76%
> A\$50,000, up to and including A\$100,000:	801	\$61,472,142.62	8.60%	2.67%
> A\$100,000, up to and including A\$150,000:	857	\$109,184,547.01	9.20%	4.75%
> A\$150,000, up to and including A\$200,000:	1,189	\$210,429,726.96	12.77%	9.16%
> A\$200,000, up to and including A\$250,000:	1,394	\$315,063,575.27	14.97%	13.71%
> A\$250,000, up to and including A\$300,000:	1,358	\$373,050,407.72	14.58%	16.23%
> A\$300,000, up to and including A\$350,000:	1,081	\$350,470,556.11	11.61%	15.25%
> A\$350,000, up to and including A\$400,000:	728	\$271,875,246.57	7.82%	11.83%
> A\$400,000, up to and including A\$450,000:	396	\$168,037,607.37	4.25%	7.31%
> A\$450,000, up to and including A\$500,000:	262	\$123,778,656.68	2.81%	5.39%
> A\$500,000, up to and including A\$550,000:	139	\$72,703,080.78	1.49%	3.16%
> A\$550,000, up to and including A\$600,000:	121	\$69,509,489.06	1.30%	3.02%
> A\$600,000, up to and including A\$650,000:	58	\$36,262,677.30	0.62%	1.58%
> A\$650,000, up to and including A\$700,000:	44	\$29,623,291.71	0.47%	1.29%
> A\$700,000, up to and including A\$750,000:	33	\$23,791,422.53	0.35%	1.04%
> A\$750,000, up to and including A\$800,000:	26	\$20,278,871.82	0.28%	0.88%
> A\$800,000, up to and including A\$850,000:	19	\$15,570,468.82	0.20%	0.68%
> A\$850,000, up to and including A\$900,000:	5	\$4,353,059.92	0.05%	0.19%
> A\$900,000, up to and including A\$950,000:	8	\$7,362,471.76	0.09%	0.32%
> A\$950,000, up to and including A\$1,000,000:	8	\$7,753,720.31	0.09%	0.34%
> A\$1,000,000, up to and including A\$1,100,000:	2	\$2,052,715.41	0.02%	0.09%
> A\$1,100,000, up to and including A\$1,200,000:	2	\$2,226,007.97	0.02%	0.10%
> A\$1,200,000, up to and including A\$1,300,000:	1	\$1,260,375.00	0.01%	0.05%
> A\$1,300,000, up to and including A\$1,400,000:	1	\$1,355,250.59	0.01%	0.06%
> A\$1,400,000, up to and including A\$1,500,000:	1	\$1,463,503.27	0.01%	0.06%
> A\$1,500,000:	1	\$1,867,211.12	0.01%	0.08%
Total	9,314	\$2,298,226,410.03	100%	100%

Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 6 months, up to and including 12 months:	34	\$12,317,195.02	0.37%	0.54%
> 12 months, up to and including 18 months:	75	\$27,647,158.20	0.81%	1.20%
> 18 months, up to and including 24 months:	121	\$46,009,402.58	1.30%	2.00%
> 24 months, up to and including 30 months:	174	\$63,758,587.89	1.87%	2.77%
> 30 months, up to and including 36 months:	494	\$149,586,607.77	5.30%	6.51%
> 36 months, up to and including 48 months:	990	\$261,219,993.42	10.63%	11.37%
> 48 months, up to and including 60 months:	1,953	\$463,541,671.31	20.97%	20.17%
> 60 months:	5,473	\$1,274,145,793.84	58.76%	55.44%
Total	9,314	\$2,298,226,410.03	100%	100%

State Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - Invalid or No Security	3	\$0.00	0.03%	0.00%
Australian Capital Territory	152	\$43,926,486.50	1.63%	1.91%
New South Wales	2,139	\$604,032,551.43	22.97%	26.28%
Northern Territory	57	\$16,129,395.88	0.61%	0.70%
Queensland	5,076	\$1,123,713,228.45	54.50%	48.89%
South Australia	250	\$58,256,415.84	2.68%	2.53%
Tasmania	53	\$9,010,376.17	0.57%	0.39%
Victoria	867	\$227,899,181.23	9.31%	9.92%
Western Australia	717	\$215,258,774.53	7.70%	9.37%
Total	9,314	\$2,298,226,410.03	100%	100%

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - No Security	3	\$0.00	0.03%	0.00%
Brisbane Metropolitan	2,157	\$514,035,256.07	23.16%	22.37%
Gold Coast	539	\$125,531,337.62	5.79%	5.46%
Sunshine Coast	336	\$74,351,514.99	3.61%	3.24%
Queensland - Other	2,044	\$409,795,119.77	21.95%	17.83%
Sydney Metropolitan	1,436	\$444,956,542.61	15.42%	19.36%
N.S.W. - Other	675	\$151,755,654.00	7.25%	6.60%
Australian Capital Territory	180	\$51,246,841.32	1.93%	2.23%
Melbourne Metropolitan	666	\$184,905,549.62	7.15%	8.05%
Victoria - Other	201	\$42,993,631.61	2.16%	1.87%
Perth Metropolitan	635	\$193,108,007.45	6.82%	8.40%
W.A. - Other	82	\$22,150,767.08	0.88%	0.96%
Adelaide Metropolitan	216	\$50,950,482.90	2.32%	2.22%
S.A. - Other	34	\$7,305,932.94	0.37%	0.32%
Darwin Metropolitan	45	\$13,748,676.80	0.48%	0.60%
N.T. - Other	12	\$2,380,719.08	0.13%	0.10%
Hobart Metropolitan	35	\$5,570,751.27	0.38%	0.24%
Tasmania - Other	18	\$3,439,624.90	0.19%	0.15%
Total	9,314	\$2,298,226,410.03	100%	100%

Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	1,174	\$379,575,605.77	12.60%	16.52%
Principal and Interest	8,140	\$1,918,650,804.26	87.40%	83.48%
Total	9,314	\$2,298,226,410.03	100%	100%

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Commercial - Specific Usage	2	\$518,035.26	0.02%	0.02%
Home Equity Purchase	19	\$1,128,277.28	0.20%	0.05%
Home Improvement	49	\$3,303,217.60	0.53%	0.14%
Other	668	\$138,753,913.92	7.17%	6.04%
Residential - Detached House	7,289	\$1,838,044,332.48	78.26%	79.98%
Residential - Duplex	8	\$1,687,670.45	0.09%	0.07%
Residential - Established Apartment/Unit/Flat	1,186	\$288,031,373.47	12.73%	12.53%
Residential - New Apartment/Unit/Flat	92	\$26,190,198.20	0.99%	1.14%
Rural Property	1	\$569,391.37	0.01%	0.02%
Total	9,314	\$2,298,226,410.03	100%	100%

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	5,183	\$1,209,995,059.61	55.65%	52.65%
QBE	4,131	\$1,088,231,350.42	44.35%	47.35%
Total	9,314	\$2,298,226,410.03	100%	100%

Year of Maturity Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 2016, up to and including 2021:	64	\$1,605,585.89	0.69%	0.07%
> 2021, up to and including 2026:	155	\$12,422,256.66	1.66%	0.54%
> 2026, up to and including 2031:	300	\$41,137,771.71	3.22%	1.79%
> 2031, up to and including 2036:	781	\$152,246,134.07	8.39%	6.62%
> 2036, up to and including 2041:	3,291	\$806,418,195.04	35.33%	35.09%
> 2041:	4,723	\$1,284,396,466.66	50.71%	55.89%
Total	9,314	\$2,298,226,410.03	100%	100%

Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	1,216	\$327,288,057.16	13.06%	14.24%
Variable Rate	8,098	\$1,970,938,352.87	86.94%	85.76%
Total	9,314	\$2,298,226,410.03	100%	100%

Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2020	2	\$42,497.97	0.16%	0.01%
2021	1	\$15,303.70	0.08%	0.00%
2022	2	\$95,823.96	0.16%	0.03%
2023	1	\$39,143.46	0.08%	0.01%
2024	1	\$68,816.09	0.08%	0.02%
2025	3	\$387,734.44	0.25%	0.12%
2026	6	\$655,025.06	0.49%	0.20%
2027	7	\$1,165,064.84	0.58%	0.36%
2028	3	\$366,473.24	0.25%	0.11%
2029	5	\$1,022,066.38	0.41%	0.31%
2030	5	\$788,372.93	0.41%	0.24%
2031	6	\$1,003,963.17	0.49%	0.31%
2032	10	\$3,721,030.38	0.82%	1.14%
2033	21	\$4,155,115.66	1.73%	1.27%
2034	10	\$1,899,091.80	0.82%	0.58%
2035	16	\$4,157,371.87	1.32%	1.27%
2036	19	\$4,221,490.66	1.56%	1.29%
2037	17	\$3,966,114.42	1.40%	1.21%
2038	25	\$5,642,718.19	2.06%	1.72%
2039	47	\$12,576,933.93	3.87%	3.84%
2040	78	\$20,926,898.62	6.41%	6.39%
2041	151	\$38,790,167.48	12.42%	11.85%
2042	274	\$70,157,243.70	22.53%	21.44%
2043	266	\$74,914,394.99	21.88%	22.89%
2044	116	\$33,353,814.40	9.54%	10.19%
2045	77	\$25,447,498.00	6.33%	7.78%
2046	44	\$16,458,498.52	3.62%	5.03%
2047	3	\$1,249,389.30	0.25%	0.38%
Total	1,216	\$327,288,057.16	100%	100%

Mortgage Rate Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 4.50%:	4,173	\$1,103,837,230.24	44.80%	48.03%
> 4.50%, up to and including 5.00%:	3,934	\$912,002,264.68	42.24%	39.68%
> 5.00%, up to and including 5.50%:	993	\$233,069,514.66	10.66%	10.14%
> 5.50%, up to and including 6.00%:	211	\$48,662,294.98	2.27%	2.12%
> 6.00%, up to and including 6.50%:	3	\$655,105.47	0.03%	0.03%
Total	9,314	\$2,298,226,410.03	100%	100%

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	9,109	\$2,233,767,159.07	97.80%	97.20%
> 1 days, up to and including 31 days:	137	\$43,516,362.57	1.47%	1.89%
> 31 days, up to and including 61 days:	47	\$14,435,540.17	0.50%	0.63%
> 61 days, up to and including 90 days:	20	\$6,165,345.19	0.21%	0.27%
> 90 days:	1	\$342,003.03	0.01%	0.01%
Total	9,314	\$2,298,226,410.03	100%	100%

Uniform Consumer Credit Code Regulation	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Non-Regulated Loans	406	\$109,415,652.63	4.36%	4.76%
Regulated Loans	8,908	\$2,188,810,757.40	95.64%	95.24%
Total	9,314	\$2,298,226,410.03	100%	100%

Interest Only Remaining Period	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 6 months:	183	\$60,584,265.36	15.59%	15.96%
> 6 months, up to and including 12 months:	201	\$59,307,358.24	17.12%	15.62%
> 12 months, up to and including 24 months:	285	\$87,752,455.10	24.28%	23.12%
> 24 months, up to and including 36 months:	288	\$97,241,510.66	24.53%	25.62%
> 36 months, up to and including 48 months:	145	\$51,006,456.05	12.35%	13.44%
> 48 months, up to and including 60 months:	71	\$23,579,560.36	6.05%	6.21%
> 60 months:	1	\$104,000.00	0.09%	0.03%
Total	1,174	\$379,575,605.77	100%	100%

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

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