

Monthly Period

Calculation Period Start Date:	01/08/2018
Calculation Period End Date:	31/08/2018
CBG Payment Date:	17/09/2018

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:	\$2,080,361,972.39
Number of Housing Loans:	8,330
Average Housing Loan Balance:	\$249,770.53
Maximum Housing Loan Balance:	\$1,867,586.12
Weighted Average Current Loan-to-Value Ratio:	68.55%
Highest Individual Current Loan-to-Value Ratio:	121.20%
Weighted Average Indexed Current Loan-to-Value Ratio:	63.53%
Percentage of Investment Property Loans:	25.19%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	4.37%
Weighted Average Seasoning (Months):	61
Weighted Average Remaining Term to Maturity (Months):	287
Maximum Remaining Term to Maturity (Months):	345

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:	\$1,931,851,699.55
(a) LTV Adjusted Principal Balance:	\$2,029,745,579.73
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$1,931,851,699.55
B. Loan Principal Receipts:	\$129,799,848.00
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$2,061,651,547.55
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	107.81%
By Law:	103.00%
Contractual Minimum:	105.26%
Current Contractual AP:	107.53%

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

Funding Summary

Demand Loan	\$11,651,547.55
Guarantee Loan	\$2,198,348,452.45
Total Intercompany Loan	\$2,210,000,000.00
Reserve Ledger	\$200,000.00

Collections

Revenue Receipts for the month:	\$5,480,681.20
Principal Receipts for the month:	\$31,267,400.49

Loan-to-Value Ratio Distribution - Unindexed	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 5%:	205	\$1,685,486.97	2.46%	0.08%
> 5%, up to and including 10%:	111	\$4,811,469.90	1.33%	0.23%
> 10%, up to and including 15%:	98	\$7,366,209.87	1.18%	0.35%
> 15%, up to and including 20%:	142	\$13,169,431.98	1.70%	0.63%
> 20%, up to and including 25%:	159	\$20,390,912.96	1.91%	0.98%
> 25%, up to and including 30%:	189	\$27,958,924.16	2.27%	1.34%
> 30%, up to and including 35%:	240	\$42,582,686.67	2.88%	2.05%
> 35%, up to and including 40%:	249	\$47,825,274.54	2.99%	2.30%
> 40%, up to and including 45%:	306	\$64,749,081.41	3.67%	3.11%
> 45%, up to and including 50%:	302	\$71,106,660.14	3.63%	3.42%
> 50%, up to and including 55%:	363	\$90,336,363.69	4.36%	4.34%
> 55%, up to and including 60%:	452	\$115,647,444.67	5.43%	5.56%
> 60%, up to and including 65%:	571	\$151,741,895.96	6.85%	7.29%
> 65%, up to and including 70%:	888	\$238,004,300.79	10.66%	11.44%
> 70%, up to and including 75%:	1,111	\$317,913,354.41	13.34%	15.28%
> 75%, up to and including 80%:	1,347	\$406,479,642.71	16.17%	19.54%
> 80%, up to and including 85%:	908	\$251,398,524.45	10.90%	12.08%
> 85%, up to and including 90%:	603	\$180,173,066.82	7.24%	8.66%
> 90%, up to and including 95%:	81	\$25,904,807.66	0.97%	1.25%
> 95%, up to and including 100%:	2	\$455,019.91	0.02%	0.02%
> 105%, up to and including 110%:	2	\$467,490.60	0.02%	0.02%
> 110%:	1	\$193,922.12	0.01%	0.01%
Total	8,330	\$2,080,361,972.39	100%	100%

Current Loan to Valuation Ratio - Indexed*	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 5%:	242	\$2,602,025.48	2.91%	0.13%
> 5%, up to and including 10%:	126	\$7,310,914.12	1.51%	0.35%
> 10%, up to and including 15%:	135	\$12,368,001.59	1.62%	0.59%
> 15%, up to and including 20%:	194	\$23,321,073.71	2.33%	1.12%
> 20%, up to and including 25%:	197	\$29,726,536.66	2.36%	1.43%
> 25%, up to and including 30%:	284	\$54,176,111.40	3.41%	2.60%
> 30%, up to and including 35%:	294	\$58,405,820.69	3.53%	2.81%
> 35%, up to and including 40%:	374	\$86,790,270.33	4.49%	4.17%
> 40%, up to and including 45%:	511	\$124,066,300.60	6.13%	5.96%
> 45%, up to and including 50%:	580	\$154,208,814.04	6.96%	7.41%
> 50%, up to and including 55%:	617	\$160,829,243.20	7.41%	7.73%
> 55%, up to and including 60%:	644	\$177,864,344.70	7.73%	8.55%
> 60%, up to and including 65%:	678	\$189,098,336.45	8.14%	9.09%
> 65%, up to and including 70%:	757	\$225,517,347.37	9.09%	10.84%
> 70%, up to and including 75%:	712	\$211,109,803.75	8.55%	10.15%
> 75%, up to and including 80%:	656	\$189,736,388.94	7.88%	9.12%
> 80%, up to and including 85%:	448	\$128,780,464.76	5.38%	6.19%
> 85%, up to and including 90%:	350	\$99,018,797.63	4.20%	4.76%
> 90%, up to and including 95%:	158	\$45,157,729.31	1.90%	2.17%
> 95%, up to and including 100%:	103	\$28,289,301.51	1.24%	1.36%
> 100%, up to and including 105%:	67	\$18,538,366.68	0.80%	0.89%
> 105%, up to and including 110%:	45	\$11,413,465.64	0.54%	0.55%
> 110%:	158	\$42,032,513.83	1.90%	2.02%
Total	8,330	\$2,080,361,972.39	100%	100%

* Based on monthly data provided by APM.

Property Indexation Details	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Indexed Loans	7,830	\$1,968,743,415.92	94.00%	94.63%
Unindexed Loans	500	\$111,618,556.47	6.00%	5.37%
Total	8,330	\$2,080,361,972.39	100%	100%

Current Balance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including A\$50,000:	619	\$14,068,018.24	7.43%	0.68%
> A\$50,000, up to and including A\$100,000:	735	\$56,215,222.29	8.82%	2.70%
> A\$100,000, up to and including A\$150,000:	753	\$94,855,826.68	9.04%	4.56%
> A\$150,000, up to and including A\$200,000:	1,081	\$190,553,639.74	12.98%	9.16%
> A\$200,000, up to and including A\$250,000:	1,229	\$277,300,076.84	14.75%	13.33%
> A\$250,000, up to and including A\$300,000:	1,234	\$337,884,911.62	14.81%	16.24%
> A\$300,000, up to and including A\$350,000:	951	\$308,406,580.84	11.42%	14.82%
> A\$350,000, up to and including A\$400,000:	668	\$249,049,123.13	8.02%	11.97%
> A\$400,000, up to and including A\$450,000:	374	\$158,944,090.59	4.49%	7.64%
> A\$450,000, up to and including A\$500,000:	244	\$115,459,612.95	2.93%	5.55%
> A\$500,000, up to and including A\$550,000:	136	\$71,699,978.04	1.63%	3.45%
> A\$550,000, up to and including A\$600,000:	109	\$62,248,745.92	1.31%	2.99%
> A\$600,000, up to and including A\$650,000:	62	\$38,730,454.68	0.74%	1.86%
> A\$650,000, up to and including A\$700,000:	37	\$24,789,554.77	0.44%	1.19%
> A\$700,000, up to and including A\$750,000:	32	\$23,026,784.76	0.38%	1.11%
> A\$750,000, up to and including A\$800,000:	25	\$19,456,916.35	0.30%	0.94%
> A\$800,000, up to and including A\$850,000:	19	\$15,692,618.20	0.23%	0.75%
> A\$850,000, up to and including A\$900,000:	9	\$7,850,221.78	0.11%	0.38%
> A\$900,000, up to and including A\$950,000:	4	\$3,713,321.63	0.05%	0.18%
> A\$950,000, up to and including A\$1,000,000:	4	\$3,889,733.80	0.05%	0.19%
> A\$1,000,000, up to and including A\$1,100,000:	2	\$2,109,987.72	0.02%	0.10%
> A\$1,200,000, up to and including A\$1,300,000:	2	\$2,548,965.70	0.02%	0.12%
> A\$1,500,000:	1	\$1,867,586.12	0.01%	0.09%
Total	8,330	\$2,080,361,972.39	100%	100%

Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 18 months, up to and including 24 months:	436	\$145,689,237.65	5.23%	7.00%
> 24 months, up to and including 30 months:	482	\$155,839,475.81	5.79%	7.49%
> 30 months, up to and including 36 months:	394	\$128,959,030.59	4.73%	6.20%
> 36 months, up to and including 48 months:	1,003	\$298,150,837.31	12.04%	14.33%
> 48 months, up to and including 60 months:	1,129	\$278,156,864.22	13.55%	13.37%
> 60 months:	4,886	\$1,073,566,526.81	58.66%	51.60%
Total	8,330	\$2,080,361,972.39	100%	100%

State Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Australian Capital Territory	133	\$37,526,114.23	1.60%	1.80%
New South Wales	1,904	\$555,908,560.58	22.86%	26.72%
Northern Territory	51	\$13,850,119.13	0.61%	0.67%
Queensland	4,407	\$974,041,920.95	52.91%	46.82%
South Australia	247	\$58,458,525.03	2.97%	2.81%
Tasmania	51	\$8,521,842.69	0.61%	0.41%
Victoria	829	\$223,047,718.46	9.95%	10.72%
Western Australia	708	\$209,007,171.32	8.50%	10.05%
Total	8,330	\$2,080,361,972.39	100%	100%

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Brisbane Metropolitan	1,904	\$458,088,727.55	22.86%	22.02%
Gold Coast	454	\$107,177,552.57	5.45%	5.15%
Sunshine Coast	287	\$66,640,150.70	3.45%	3.20%
Queensland - Other	1,762	\$342,135,490.13	21.15%	16.45%
Sydney Metropolitan	1,264	\$411,407,398.56	15.17%	19.78%
N.S.W. - Other	613	\$137,200,763.18	7.36%	6.60%
Australian Capital Territory	160	\$44,826,513.07	1.92%	2.15%
Melbourne Metropolitan	644	\$183,925,944.90	7.73%	8.84%
Victoria - Other	185	\$39,121,773.56	2.22%	1.88%
Perth Metropolitan	629	\$187,935,987.91	7.55%	9.03%
W.A. - Other	79	\$21,071,183.41	0.95%	1.01%
Adelaide Metropolitan	213	\$51,233,267.40	2.56%	2.46%
S.A. - Other	34	\$7,225,257.63	0.41%	0.35%
Darwin Metropolitan	41	\$12,189,125.16	0.49%	0.59%
N.T. - Other	10	\$1,660,993.97	0.12%	0.08%
Hobart Metropolitan	36	\$6,072,402.32	0.43%	0.29%
Tasmania - Other	15	\$2,449,440.37	0.18%	0.12%
Total	8,330	\$2,080,361,972.39	100%	100%

Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	989	\$332,112,943.15	11.87%	15.96%
Principal and Interest	7,341	\$1,748,249,029.24	88.13%	84.04%
Total	8,330	\$2,080,361,972.39	100%	100%

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Commercial - Specific Usage	2	\$521,217.61	0.02%	0.03%
Home Equity Purchase	17	\$1,623,830.32	0.20%	0.08%
Home Improvement	44	\$2,877,557.01	0.53%	0.14%
Other	556	\$111,694,923.34	6.67%	5.37%
Residential - Detached House	6,390	\$1,616,773,842.30	76.71%	77.72%
Residential - Duplex	6	\$1,142,475.32	0.07%	0.05%
Residential - Established Apartment/Unit/Flat	1,180	\$302,083,231.11	14.17%	14.52%
Residential - New Apartment/Unit/Flat	135	\$43,644,895.38	1.62%	2.10%
Total	8,330	\$2,080,361,972.39	100%	100%

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	4,873	\$1,191,595,734.53	58.50%	57.28%
QBE	3,404	\$876,277,035.98	40.86%	42.12%
QBE LMI Pool Insurance	53	\$12,489,201.88	0.64%	0.60%
Total	8,330	\$2,080,361,972.39	100%	100%

Year of Maturity Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 2016, up to and including 2021:	36	\$571,061.59	0.43%	0.03%
> 2021, up to and including 2026:	127	\$8,786,457.09	1.52%	0.42%
> 2026, up to and including 2031:	264	\$34,094,106.86	3.17%	1.64%
> 2031, up to and including 2036:	654	\$122,665,755.79	7.85%	5.90%
> 2036, up to and including 2041:	2,409	\$566,593,141.27	28.92%	27.24%
> 2041:	4,840	\$1,347,651,449.79	58.10%	64.78%
Total	8,330	\$2,080,361,972.39	100%	100%

Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	1,143	\$328,028,137.25	13.72%	15.77%
Variable Rate	7,187	\$1,752,333,835.14	86.28%	84.23%
Total	8,330	\$2,080,361,972.39	100%	100%

Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2021	1	\$9,725.60	0.09%	0.00%
2022	2	\$82,030.30	0.17%	0.03%
2024	2	\$190,687.22	0.17%	0.06%
2025	3	\$321,738.83	0.26%	0.10%
2026	2	\$206,560.84	0.17%	0.06%
2028	2	\$217,593.83	0.17%	0.07%
2029	5	\$963,632.26	0.44%	0.29%
2030	3	\$832,392.20	0.26%	0.25%
2031	8	\$1,791,431.08	0.70%	0.55%
2032	6	\$2,759,726.58	0.52%	0.84%
2033	12	\$2,150,209.82	1.05%	0.66%
2034	8	\$1,605,055.19	0.70%	0.49%
2035	12	\$3,071,249.06	1.05%	0.94%
2036	20	\$4,107,560.89	1.75%	1.25%
2037	12	\$2,774,934.45	1.05%	0.85%
2038	19	\$4,581,841.03	1.66%	1.40%
2039	36	\$9,299,216.71	3.15%	2.83%
2040	70	\$19,360,430.16	6.12%	5.90%
2041	114	\$29,549,000.19	9.97%	9.01%
2042	180	\$45,445,113.48	15.75%	13.85%
2043	201	\$54,620,560.70	17.59%	16.65%
2044	97	\$26,287,801.16	8.49%	8.01%
2045	105	\$37,895,428.43	9.19%	11.55%
2046	212	\$75,720,282.69	18.55%	23.08%
2047	11	\$4,183,934.55	0.96%	1.28%
Total	1,143	\$328,028,137.25	100%	100%

Mortgage Rate Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 4.50%:	4,793	\$1,291,738,951.01	57.54%	62.09%
> 4.50%, up to and including 5.00%:	2,573	\$600,919,068.35	30.89%	28.89%
> 5.00%, up to and including 5.50%:	819	\$156,023,644.86	9.83%	7.50%
> 5.50%, up to and including 6.00%:	138	\$30,958,794.80	1.66%	1.49%
> 6.00%, up to and including 6.50%:	7	\$721,513.37	0.08%	0.03%
Total	8,330	\$2,080,361,972.39	100%	100%

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	8,159	\$2,030,931,611.26	97.95%	97.62%
> 1 days, up to and including 31 days:	117	\$35,410,685.42	1.40%	1.70%
> 31 days, up to and including 61 days:	30	\$7,473,580.22	0.36%	0.36%
> 61 days, up to and including 90 days:	13	\$3,548,401.04	0.16%	0.17%
> 90 days:	11	\$2,997,694.45	0.13%	0.14%
Total	8,330	\$2,080,361,972.39	100%	100%

Uniform Consumer Credit Code Regulation	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Non-Regulated Loans	131	\$38,596,119.06	1.57%	1.86%
Regulated Loans	8,199	\$2,041,765,853.33	98.43%	98.14%
Total	8,330	\$2,080,361,972.39	100%	100%

Interest Only Remaining Period	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 6 months:	174	\$53,149,224.63	17.59%	16.00%
> 6 months, up to and including 12 months:	142	\$44,299,228.32	14.36%	13.34%
> 12 months, up to and including 24 months:	314	\$106,240,275.35	31.75%	31.99%
> 24 months, up to and including 36 months:	203	\$71,847,602.37	20.53%	21.63%
> 36 months, up to and including 48 months:	148	\$53,732,494.30	14.96%	16.18%
> 48 months, up to and including 60 months:	8	\$2,844,118.18	0.81%	0.86%
Total	989	\$332,112,943.15	100%	100%

Bond Issuance	2014-1	2014-2	2016-1	2016-2	2016-2 TAP	2016-2TAP2
ISIN:	AU3CB0225068	AU3FN0025136	AU3FN0031647	AU3CB0239267	AU3CB0239267	AU3CB0239267
Issue Date:	05 Nov 2014	05 Nov 2014	22 Jun 2016	24 Aug 2016	08 Dec 2016	24 Aug 2017
Original Ratings:	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa
Currency:	AUD	AUD	AUD	AUD	AUD	AUD
Issue Amount:	\$250,000,000	\$700,000,000	\$500,000,000	\$350,000,000	\$100,000,000	\$150,000,000
Coupon Freq:	Semi-Annual	Quarterly	Quarterly	Semi-Annual	Semi-Annual	Semi-Annual
Coupon Rate:	3.75%	BBSW_3M + 0.70%	BBSW_3M + 1.10%	3.25%	3.25%	3.25%
NoteType:	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet
Legal Maturity:	05 Nov 2019	05 Nov 2019	22 Jun 2021	24 Aug 2026	24 Aug 2026	24 Aug 2026

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