

Monthly Period

Calculation Period Start Date:	01/10/2018
Calculation Period End Date:	31/10/2018
CBG Payment Date:	15/11/2018

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:	\$2,819,182,696.58
Number of Housing Loans:	10,716
Average Housing Loan Balance:	\$263,105.11
Maximum Housing Loan Balance:	\$1,867,586.12
Weighted Average Current Loan-to-Value Ratio:	67.72%
Highest Individual Current Loan-to-Value Ratio:	93.56%
Weighted Average Indexed Current Loan-to-Value Ratio:	63.49%
Percentage of Investment Property Loans:	20.68%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	4.44%
Weighted Average Seasoning (Months):	57
Weighted Average Remaining Term to Maturity (Months):	291
Maximum Remaining Term to Maturity (Months):	351

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:	\$2,620,900,873.75
(a) LTV Adjusted Principal Balance:	\$2,758,514,600.19
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$2,620,900,873.75
B. Loan Principal Receipts:	\$200,477,380.52
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$2,821,378,254.27
AUD equivalent of aggregate Principal Amount Outstanding of Covered Bonds:	\$2,800,000,000.00
Asset Covered Test Passed:	PASS
Asset Percentage AP:	93.00%

Overcollateralisation, both of eligible assets and including non eligible assets:	
Current Overcollateralisation Ratio : ¹	107.85%
By Law:	103.00%
Contractual Minimum:	105.26%
Current Contractual AP:	107.53%

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

Funding Summary

Demand Loan	\$21,378,254.27
Guarantee Loan	\$2,998,621,745.73
Total Intercompany Loan	\$3,020,000,000.00
Reserve Ledger	\$200,000.00

Collections

Revenue Receipts for the month:	\$9,724,747.60
Principal Receipts for the month:	\$47,608,561.24

Loan-to-Value Ratio Distribution - Unindexed	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 5%:	242	\$1,757,941.60	2.26%	0.06%
> 5%, up to and including 10%:	143	\$7,056,968.18	1.33%	0.25%
> 10%, up to and including 15%:	144	\$11,828,546.71	1.34%	0.42%
> 15%, up to and including 20%:	190	\$19,484,006.92	1.77%	0.69%
> 20%, up to and including 25%:	220	\$29,005,702.89	2.05%	1.03%
> 25%, up to and including 30%:	267	\$43,229,274.69	2.49%	1.53%
> 30%, up to and including 35%:	311	\$58,105,790.48	2.90%	2.06%
> 35%, up to and including 40%:	340	\$67,997,967.93	3.17%	2.41%
> 40%, up to and including 45%:	394	\$89,415,177.71	3.68%	3.17%
> 45%, up to and including 50%:	414	\$102,519,843.52	3.86%	3.64%
> 50%, up to and including 55%:	527	\$139,242,694.05	4.92%	4.94%
> 55%, up to and including 60%:	606	\$166,298,401.95	5.66%	5.90%
> 60%, up to and including 65%:	768	\$218,571,805.09	7.17%	7.75%
> 65%, up to and including 70%:	1,123	\$319,666,826.12	10.48%	11.34%
> 70%, up to and including 75%:	1,478	\$447,216,233.37	13.79%	15.86%
> 75%, up to and including 80%:	1,700	\$538,475,343.09	15.86%	19.10%
> 80%, up to and including 85%:	1,074	\$312,595,082.20	10.02%	11.09%
> 85%, up to and including 90%:	680	\$215,659,441.06	6.35%	7.65%
> 90%, up to and including 95%:	95	\$31,055,649.02	0.89%	1.10%
Total	10,716	\$2,819,182,696.58	100%	100%

Current Loan to Valuation Ratio - Indexed*	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 5%:	279	\$2,629,933.83	2.60%	0.09%
> 5%, up to and including 10%:	175	\$10,353,127.70	1.63%	0.37%
> 10%, up to and including 15%:	173	\$15,926,151.91	1.61%	0.56%
> 15%, up to and including 20%:	244	\$30,982,736.69	2.28%	1.10%
> 20%, up to and including 25%:	268	\$39,076,627.94	2.50%	1.39%
> 25%, up to and including 30%:	381	\$74,897,317.59	3.56%	2.66%
> 30%, up to and including 35%:	380	\$79,953,181.05	3.55%	2.84%
> 35%, up to and including 40%:	453	\$104,650,375.28	4.23%	3.71%
> 40%, up to and including 45%:	630	\$157,610,889.77	5.88%	5.59%
> 45%, up to and including 50%:	728	\$198,778,710.81	6.79%	7.05%
> 50%, up to and including 55%:	792	\$222,558,140.79	7.39%	7.89%
> 55%, up to and including 60%:	877	\$251,797,640.46	8.18%	8.93%
> 60%, up to and including 65%:	961	\$288,299,324.81	8.97%	10.23%
> 65%, up to and including 70%:	971	\$305,380,582.41	9.06%	10.83%
> 70%, up to and including 75%:	943	\$293,520,434.43	8.80%	10.41%
> 75%, up to and including 80%:	844	\$260,889,408.39	7.88%	9.25%
> 80%, up to and including 85%:	547	\$169,863,507.41	5.10%	6.03%
> 85%, up to and including 90%:	425	\$131,979,763.61	3.97%	4.68%
> 90%, up to and including 95%:	212	\$60,844,187.75	1.98%	2.16%
> 95%, up to and including 100%:	134	\$36,287,431.62	1.25%	1.29%
> 100%, up to and including 105%:	70	\$21,564,997.38	0.65%	0.76%
> 105%, up to and including 110%:	53	\$14,239,524.20	0.49%	0.51%
> 110%:	176	\$47,098,700.75	1.64%	1.67%
Total	10,716	\$2,819,182,696.58	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	10,104	\$2,676,331,101.00	94.29%	94.93%
Unindexed Loans	612	\$142,851,595.58	5.71%	5.07%
Total	10,716	\$2,819,182,696.58	100%	100%

Current Balance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including A\$50,000:	686	\$15,301,540.32	6.40%	0.54%
> A\$50,000, up to and including A\$100,000:	801	\$61,208,104.28	7.47%	2.17%
> A\$100,000, up to and including A\$150,000:	883	\$111,740,537.67	8.24%	3.96%
> A\$150,000, up to and including A\$200,000:	1,360	\$239,537,922.77	12.69%	8.50%
> A\$200,000, up to and including A\$250,000:	1,582	\$357,455,650.38	14.76%	12.68%
> A\$250,000, up to and including A\$300,000:	1,587	\$434,662,880.77	14.81%	15.42%
> A\$300,000, up to and including A\$350,000:	1,271	\$412,062,946.80	11.86%	14.62%
> A\$350,000, up to and including A\$400,000:	930	\$346,981,995.52	8.68%	12.31%
> A\$400,000, up to and including A\$450,000:	565	\$240,119,336.79	5.27%	8.52%
> A\$450,000, up to and including A\$500,000:	364	\$172,309,849.98	3.40%	6.11%
> A\$500,000, up to and including A\$550,000:	219	\$115,175,482.31	2.04%	4.09%
> A\$550,000, up to and including A\$600,000:	168	\$96,078,371.66	1.57%	3.41%
> A\$600,000, up to and including A\$650,000:	97	\$60,421,187.33	0.91%	2.14%
> A\$650,000, up to and including A\$700,000:	64	\$42,944,848.74	0.60%	1.52%
> A\$700,000, up to and including A\$750,000:	48	\$34,642,731.28	0.45%	1.23%
> A\$750,000, up to and including A\$800,000:	30	\$23,355,083.71	0.28%	0.83%
> A\$800,000, up to and including A\$850,000:	30	\$24,696,022.58	0.28%	0.88%
> A\$850,000, up to and including A\$900,000:	11	\$9,591,943.97	0.10%	0.34%
> A\$900,000, up to and including A\$950,000:	6	\$5,541,521.21	0.06%	0.20%
> A\$950,000, up to and including A\$1,000,000:	7	\$6,762,032.34	0.07%	0.24%
> A\$1,000,000, up to and including A\$1,100,000:	4	\$4,190,805.87	0.04%	0.15%
> A\$1,200,000, up to and including A\$1,300,000:	2	\$2,534,314.18	0.02%	0.09%
> A\$1,500,000:	1	\$1,867,586.12	0.01%	0.07%
Total	10,716	\$2,819,182,696.58	100%	100%

Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 18 months, up to and including 24 months:	697	\$230,023,578.12	6.50%	8.16%
> 24 months, up to and including 30 months:	929	\$302,941,598.97	8.67%	10.75%
> 30 months, up to and including 36 months:	722	\$231,053,656.17	6.74%	8.20%
> 36 months, up to and including 48 months:	1,851	\$562,111,792.37	17.27%	19.94%
> 48 months, up to and including 60 months:	1,076	\$282,767,973.94	10.04%	10.03%
> 60 months:	5,441	\$1,210,284,097.01	50.77%	42.93%
Total	10,716	\$2,819,182,696.58	100%	100%

State Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Australian Capital Territory	173	\$51,868,251.98	1.61%	1.84%
New South Wales	2,434	\$752,322,759.02	22.71%	26.69%
Northern Territory	60	\$16,816,423.80	0.56%	0.60%
Queensland	5,521	\$1,282,634,896.85	51.52%	45.50%
South Australia	333	\$81,380,955.01	3.11%	2.89%
Tasmania	65	\$12,026,480.22	0.61%	0.43%
Victoria	1,199	\$341,357,636.50	11.19%	12.11%
Western Australia	931	\$280,775,293.20	8.69%	9.96%
Total	10,716	\$2,819,182,696.58	100%	100%

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Brisbane Metropolitan	2,421	\$617,026,214.81	22.59%	21.89%
Gold Coast	579	\$145,530,269.72	5.40%	5.16%
Sunshine Coast	368	\$89,616,639.71	3.43%	3.18%
Queensland - Other	2,154	\$430,730,424.69	20.10%	15.28%
Sydney Metropolitan	1,607	\$549,363,452.71	15.00%	19.49%
N.S.W. - Other	791	\$192,482,407.22	7.38%	6.83%
Australian Capital Territory	209	\$62,345,151.07	1.95%	2.21%
Melbourne Metropolitan	941	\$284,023,122.45	8.78%	10.07%
Victoria - Other	258	\$57,334,514.05	2.41%	2.03%
Perth Metropolitan	823	\$252,534,515.33	7.68%	8.96%
W.A. - Other	108	\$28,240,777.87	1.01%	1.00%
Adelaide Metropolitan	292	\$72,915,574.40	2.72%	2.59%
S.A. - Other	40	\$8,196,728.53	0.37%	0.29%
Darwin Metropolitan	49	\$14,944,478.11	0.46%	0.53%
N.T. - Other	11	\$1,871,945.69	0.10%	0.07%
Hobart Metropolitan	44	\$8,212,152.71	0.41%	0.29%
Tasmania - Other	21	\$3,814,327.51	0.20%	0.14%
Total	10,716	\$2,819,182,696.58	100%	100%

Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	1,140	\$386,746,882.75	10.64%	13.72%
Principal and Interest	9,576	\$2,432,435,813.83	89.36%	86.28%
Total	10,716	\$2,819,182,696.58	100%	100%

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Commercial - Specific Usage	2	\$517,709.46	0.02%	0.02%
Home Equity Purchase	19	\$2,019,457.24	0.18%	0.07%
Home Improvement	81	\$7,935,563.09	0.76%	0.28%
Other	630	\$128,756,884.56	5.88%	4.57%
Residential - Detached House	8,446	\$2,270,210,790.72	78.82%	80.53%
Residential - Duplex	6	\$1,138,365.22	0.06%	0.04%
Residential - Established Apartment/Unit/Flat	1,383	\$361,124,760.79	12.91%	12.81%
Residential - New Apartment/Unit/Flat	149	\$47,479,165.50	1.39%	1.68%
Total	10,716	\$2,819,182,696.58	100%	100%

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	6,607	\$1,716,294,709.07	61.66%	60.88%
QBE	4,039	\$1,087,280,224.84	37.69%	38.57%
QBE LMI Pool Insurance	70	\$15,607,762.67	0.65%	0.55%
Total	10,716	\$2,819,182,696.58	100%	100%

Year of Maturity Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 2016, up to and including 2021:	36	\$609,338.70	0.34%	0.02%
> 2021, up to and including 2026:	160	\$10,831,319.72	1.49%	0.38%
> 2026, up to and including 2031:	337	\$44,982,568.40	3.14%	1.60%
> 2031, up to and including 2036:	803	\$155,358,578.08	7.49%	5.51%
> 2036, up to and including 2041:	2,642	\$629,768,415.53	24.65%	22.34%
> 2041:	6,738	\$1,977,632,476.15	62.88%	70.15%
Total	10,716	\$2,819,182,696.58	100%	100%

Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	1,366	\$402,135,807.65	12.75%	14.26%
Variable Rate	9,350	\$2,417,046,888.93	87.25%	85.74%
Total	10,716	\$2,819,182,696.58	100%	100%

Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2021	1	\$8,211.74	0.07%	0.00%
2024	2	\$183,075.98	0.15%	0.05%
2025	3	\$314,976.55	0.22%	0.08%
2026	2	\$202,432.21	0.15%	0.05%
2028	2	\$213,784.68	0.15%	0.05%
2029	6	\$1,041,240.96	0.44%	0.26%
2030	6	\$985,327.47	0.44%	0.25%
2031	10	\$2,146,384.53	0.73%	0.53%
2032	6	\$2,753,767.76	0.44%	0.68%
2033	14	\$2,179,637.29	1.02%	0.54%
2034	9	\$1,885,806.88	0.66%	0.47%
2035	18	\$4,738,418.08	1.32%	1.18%
2036	21	\$4,563,526.11	1.54%	1.13%
2037	12	\$2,609,088.43	0.88%	0.65%
2038	23	\$5,711,342.57	1.68%	1.42%
2039	38	\$9,585,929.36	2.78%	2.38%
2040	72	\$19,722,805.28	5.27%	4.90%
2041	121	\$30,411,135.27	8.86%	7.56%
2042	182	\$45,854,636.86	13.32%	11.40%
2043	210	\$58,063,628.78	15.37%	14.44%
2044	112	\$31,524,591.88	8.20%	7.84%
2045	130	\$45,045,989.93	9.52%	11.20%
2046	347	\$125,276,995.13	25.40%	31.15%
2047	19	\$7,113,073.92	1.39%	1.77%
Total	1,366	\$402,135,807.65	100%	100%

Mortgage Rate Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 4.50%:	6,226	\$1,781,813,292.43	58.10%	63.20%
> 4.50%, up to and including 5.00%:	2,628	\$632,233,039.51	24.52%	22.43%
> 5.00%, up to and including 5.50%:	1,597	\$344,898,562.05	14.90%	12.23%
> 5.50%, up to and including 6.00%:	247	\$56,475,598.98	2.30%	2.00%
> 6.00%, up to and including 6.50%:	17	\$3,640,603.61	0.16%	0.13%
> 6.50%, up to and including 7.00%:	1	\$121,600.00	0.01%	0.00%
Total	10,716	\$2,819,182,696.58	100%	100%

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	10,416	\$2,716,953,175.67	97.20%	96.37%
> 1 days, up to and including 31 days:	228	\$80,268,939.28	2.13%	2.85%
> 31 days, up to and including 61 days:	46	\$16,043,791.52	0.43%	0.57%
> 61 days, up to and including 90 days:	22	\$4,936,496.25	0.21%	0.18%
> 90 days:	4	\$980,293.86	0.04%	0.03%
Total	10,716	\$2,819,182,696.58	100%	100%

Uniform Consumer Credit Code Regulation	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Non-Regulated Loans	128	\$37,166,252.76	1.19%	1.32%
Regulated Loans	10,588	\$2,782,016,443.82	98.81%	98.68%
Total	10,716	\$2,819,182,696.58	100%	100%

Interest Only Remaining Period	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 6 months:	177	\$53,560,516.83	15.53%	13.85%
> 6 months, up to and including 12 months:	143	\$47,484,883.06	12.54%	12.28%
> 12 months, up to and including 24 months:	403	\$140,267,028.40	35.35%	36.27%
> 24 months, up to and including 36 months:	267	\$94,149,377.73	23.42%	24.34%
> 36 months, up to and including 48 months:	140	\$48,098,629.91	12.28%	12.44%
> 48 months, up to and including 60 months:	9	\$3,021,360.43	0.79%	0.78%
> 60 months:	1	\$165,086.39	0.09%	0.04%
Total	1,140	\$386,746,882.75	100%	100%

Bond Issuance	2014-1	2014-2	2016-1	2016-2	2018-1	2018-2
ISIN:	AU3CB0225068	AU3FN0025136	AU3FN0031647	AU3CB0239267	AU3FN0044830	AU3CB0256519
Issue Date:	05 Nov 2014	05 Nov 2014	22 Jun 2016	Various	13 Sep 2018	13 Sep 2018
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	\$600,000,000	\$200,000,000	\$550,000,000
Coupon Freq:	Semi-Annual	Quarterly	Quarterly	Semi-Annual	Quarterly	Semi-Annual
Coupon Rate:	3.75%	BBSW_3M + 0.70%	BBSW_3M + 1.10%	3.25%	BBSW_3M + 0.77%	3.00%
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	13 Sep 2023	13 Sep 2023

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