

Monthly Period	
Calculation Period Start Date:	01/09/2018
Calculation Period End Date:	30/09/2018
CBG Payment Date:	15/10/2018

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:	\$2,866,761,480.83
Number of Housing Loans:	10,846
Average Housing Loan Balance:	\$264,339.89
Maximum Housing Loan Balance:	\$1,867,586.12
Weighted Average Current Loan-to-Value Ratio:	67.88%
Highest Individual Current Loan-to-Value Ratio:	132.50%
Weighted Average Indexed Current Loan-to-Value Ratio:	63.35%
Percentage of Investment Property Loans:	20.70%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	4.45%
Weighted Average Seasoning (Months):	56
Weighted Average Remaining Term to Maturity (Months):	292
Maximum Remaining Term to Maturity (Months):	352

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:	\$2,661,054,962.97
(a) LTV Adjusted Principal Balance:	\$2,802,341,829.43
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$2,661,054,962.97
B. Loan Principal Receipts:	\$152,914,462.78
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$2,813,969,425.75
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. $(\text{Housing Loan Pool Size} + \text{Loan Principal Receipts}) / \text{AUD Equivalent of Aggregate Principal Outstanding of Covered Bonds}$

Funding Summary

Demand Loan	\$13,969,425.75
Guarantee Loan	\$3,006,030,574.25
Total Intercompany Loan	\$3,020,000,000.00
Reserve Ledger	\$200,000.00

Collections

Revenue Receipts for the month:	\$9,269,620.51
Principal Receipts for the month:	\$43,615,040.01

Loan-to-Value Ratio Distribution - Unindexed	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	1	\$95,929.62	0.01%	0.00%
Up to and including 5%:	224	\$1,880,872.00	2.07%	0.07%
> 5%, up to and including 10%:	152	\$7,333,348.54	1.40%	0.26%
> 10%, up to and including 15%:	143	\$11,929,307.33	1.32%	0.42%
> 15%, up to and including 20%:	184	\$19,031,064.20	1.70%	0.66%
> 20%, up to and including 25%:	223	\$29,982,016.51	2.06%	1.05%
> 25%, up to and including 30%:	268	\$43,217,499.13	2.47%	1.51%
> 30%, up to and including 35%:	327	\$61,643,363.92	3.01%	2.15%
> 35%, up to and including 40%:	341	\$68,985,532.50	3.14%	2.41%
> 40%, up to and including 45%:	401	\$90,537,290.79	3.70%	3.16%
> 45%, up to and including 50%:	395	\$96,666,927.09	3.64%	3.37%
> 50%, up to and including 55%:	524	\$141,262,664.37	4.83%	4.93%
> 55%, up to and including 60%:	617	\$168,768,226.63	5.69%	5.89%
> 60%, up to and including 65%:	756	\$215,806,847.17	6.97%	7.53%
> 65%, up to and including 70%:	1,137	\$325,179,547.79	10.48%	11.34%
> 70%, up to and including 75%:	1,500	\$456,298,499.03	13.83%	15.92%
> 75%, up to and including 80%:	1,731	\$546,410,238.18	15.96%	19.06%
> 80%, up to and including 85%:	1,092	\$319,965,248.46	10.07%	11.16%
> 85%, up to and including 90%:	722	\$226,694,572.99	6.66%	7.91%
> 90%, up to and including 95%:	100	\$33,041,774.14	0.92%	1.15%
> 95%, up to and including 100%:	2	\$454,164.41	0.02%	0.02%
> 105%, up to and including 110%:	4	\$777,491.81	0.04%	0.03%
> 110%:	2	\$799,054.22	0.02%	0.03%
Total	10,846	\$2,866,761,480.83	100%	100%

Current Loan to Valuation Ratio - Indexed*	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	1	\$95,929.62	0.01%	0.00%
Up to and including 5%:	266	\$2,829,711.99	2.45%	0.10%
> 5%, up to and including 10%:	181	\$10,971,948.11	1.67%	0.38%
> 10%, up to and including 15%:	170	\$16,331,941.45	1.57%	0.57%
> 15%, up to and including 20%:	252	\$31,537,683.90	2.32%	1.10%
> 20%, up to and including 25%:	275	\$42,846,817.96	2.54%	1.49%
> 25%, up to and including 30%:	378	\$73,708,314.55	3.49%	2.57%
> 30%, up to and including 35%:	374	\$79,818,927.00	3.45%	2.78%
> 35%, up to and including 40%:	488	\$113,483,736.52	4.50%	3.96%
> 40%, up to and including 45%:	616	\$156,954,422.88	5.68%	5.47%
> 45%, up to and including 50%:	740	\$199,328,862.58	6.82%	6.95%
> 50%, up to and including 55%:	817	\$229,071,621.25	7.53%	7.99%
> 55%, up to and including 60%:	878	\$259,465,914.56	8.10%	9.05%
> 60%, up to and including 65%:	949	\$280,733,439.04	8.75%	9.79%
> 65%, up to and including 70%:	1,022	\$323,954,639.10	9.42%	11.30%
> 70%, up to and including 75%:	971	\$302,384,213.64	8.95%	10.55%
> 75%, up to and including 80%:	850	\$265,710,751.46	7.84%	9.27%
> 80%, up to and including 85%:	538	\$168,435,779.54	4.96%	5.88%
> 85%, up to and including 90%:	430	\$128,579,164.76	3.96%	4.49%
> 90%, up to and including 95%:	215	\$60,148,736.85	1.98%	2.10%
> 95%, up to and including 100%:	117	\$32,354,736.45	1.08%	1.13%
> 100%, up to and including 105%:	89	\$25,785,883.60	0.82%	0.90%
> 105%, up to and including 110%:	43	\$11,675,683.01	0.40%	0.41%
> 110%:	186	\$50,552,621.01	1.71%	1.76%
Total	10,846	\$2,866,761,480.83	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	1	\$95,929.62	0.01%	0.00%
Indexed Loans	10,227	\$2,723,166,241.03	94.29%	94.99%
Unindexed Loans	618	\$143,499,310.18	5.70%	5.01%
Total	10,846	\$2,866,761,480.83	100%	100%

Current Balance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including A\$50,000:	673	\$15,385,827.96	6.21%	0.54%
> A\$50,000, up to and including A\$100,000:	798	\$60,772,317.58	7.36%	2.12%
> A\$100,000, up to and including A\$150,000:	904	\$114,246,053.86	8.33%	3.99%
> A\$150,000, up to and including A\$200,000:	1,366	\$240,694,580.19	12.59%	8.40%
> A\$200,000, up to and including A\$250,000:	1,599	\$361,428,749.94	14.74%	12.61%
> A\$250,000, up to and including A\$300,000:	1,600	\$438,203,542.91	14.75%	15.29%
> A\$300,000, up to and including A\$350,000:	1,307	\$423,724,294.82	12.05%	14.78%
> A\$350,000, up to and including A\$400,000:	949	\$354,434,868.50	8.75%	12.36%
> A\$400,000, up to and including A\$450,000:	574	\$243,910,501.04	5.29%	8.51%
> A\$450,000, up to and including A\$500,000:	376	\$177,838,107.62	3.47%	6.20%
> A\$500,000, up to and including A\$550,000:	223	\$117,168,570.75	2.06%	4.09%
> A\$550,000, up to and including A\$600,000:	169	\$96,691,555.91	1.56%	3.37%
> A\$600,000, up to and including A\$650,000:	100	\$62,356,156.28	0.92%	2.18%
> A\$650,000, up to and including A\$700,000:	64	\$42,879,578.14	0.59%	1.50%
> A\$700,000, up to and including A\$750,000:	51	\$36,790,795.44	0.47%	1.28%
> A\$750,000, up to and including A\$800,000:	30	\$23,356,565.95	0.28%	0.81%
> A\$800,000, up to and including A\$850,000:	31	\$25,493,179.46	0.29%	0.89%
> A\$850,000, up to and including A\$900,000:	12	\$10,452,534.90	0.11%	0.36%
> A\$900,000, up to and including A\$950,000:	6	\$5,553,286.10	0.06%	0.19%
> A\$950,000, up to and including A\$1,000,000:	7	\$6,770,195.98	0.06%	0.24%
> A\$1,000,000, up to and including A\$1,100,000:	4	\$4,200,942.57	0.04%	0.15%
> A\$1,200,000, up to and including A\$1,300,000:	2	\$2,541,688.81	0.02%	0.09%
> A\$1,500,000:	1	\$1,867,586.12	0.01%	0.07%
Total	10,846	\$2,866,761,480.83	100%	100%

Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 18 months, up to and including 24 months:	872	\$285,745,174.31	8.04%	9.97%
> 24 months, up to and including 30 months:	930	\$307,194,539.53	8.57%	10.72%
> 30 months, up to and including 36 months:	707	\$225,192,110.79	6.52%	7.86%
> 36 months, up to and including 48 months:	1,792	\$545,237,247.10	16.52%	19.02%
> 48 months, up to and including 60 months:	1,188	\$310,906,151.38	10.95%	10.85%
> 60 months:	5,357	\$1,192,486,257.72	49.39%	41.60%
Total	10,846	\$2,866,761,480.83	100%	100%

State Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - Invalid or No Security	1	\$95,929.62	0.01%	0.00%
Australian Capital Territory	174	\$51,951,640.30	1.60%	1.81%
New South Wales	2,461	\$764,038,884.21	22.69%	26.65%
Northern Territory	61	\$17,100,426.00	0.56%	0.60%
Queensland	5,578	\$1,301,579,926.25	51.43%	45.40%
South Australia	335	\$82,952,151.94	3.09%	2.89%
Tasmania	67	\$12,157,043.28	0.62%	0.42%
Victoria	1,221	\$349,925,943.66	11.26%	12.21%
Western Australia	948	\$286,959,535.57	8.74%	10.01%
Total	10,846	\$2,866,761,480.83	100%	100%

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - No Security	1	\$95,929.62	0.01%	0.00%
Brisbane Metropolitan	2,442	\$623,978,043.97	22.52%	21.77%
Gold Coast	583	\$148,096,449.71	5.38%	5.17%
Sunshine Coast	373	\$91,216,255.41	3.44%	3.18%
Queensland - Other	2,181	\$438,558,976.82	20.11%	15.30%
Sydney Metropolitan	1,625	\$558,576,858.68	14.98%	19.48%
N.S.W. - Other	800	\$194,959,234.36	7.38%	6.80%
Australian Capital Territory	210	\$62,454,431.47	1.94%	2.18%
Melbourne Metropolitan	956	\$290,722,554.87	8.81%	10.14%
Victoria - Other	265	\$59,203,388.79	2.44%	2.07%
Perth Metropolitan	840	\$258,656,580.28	7.74%	9.02%
W.A. - Other	108	\$28,302,955.29	1.00%	0.99%
Adelaide Metropolitan	294	\$74,460,760.93	2.71%	2.60%
S.A. - Other	40	\$8,221,591.35	0.37%	0.29%
Darwin Metropolitan	49	\$14,988,883.94	0.45%	0.52%
N.T. - Other	12	\$2,111,542.06	0.11%	0.07%
Hobart Metropolitan	45	\$8,347,971.47	0.41%	0.29%
Tasmania - Other	22	\$3,809,071.81	0.20%	0.13%
Total	10,846	\$2,866,761,480.83	100%	100%

Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	1,213	\$411,997,607.82	11.18%	14.37%
Principal and Interest	9,633	\$2,454,763,873.01	88.82%	85.63%
Total	10,846	\$2,866,761,480.83	100%	100%

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Commercial - Specific Usage	2	\$519,481.33	0.02%	0.02%
Home Equity Purchase	19	\$2,024,919.93	0.18%	0.07%
Home Improvement	80	\$7,753,798.34	0.74%	0.27%
Other	639	\$131,195,941.71	5.89%	4.58%
Residential - Detached House	8,551	\$2,308,916,626.31	78.84%	80.54%
Residential - Duplex	6	\$1,137,201.97	0.06%	0.04%
Residential - Established Apartment/Unit/Flat	1,398	\$366,732,301.96	12.89%	12.79%
Residential - New Apartment/Unit/Flat	151	\$48,481,209.28	1.39%	1.69%
Total	10,846	\$2,866,761,480.83	100%	100%

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	6,672	\$1,742,486,881.81	61.52%	60.78%
QBE	4,104	\$1,108,602,359.95	37.84%	38.67%
QBE LMI Pool Insurance	70	\$15,672,239.07	0.65%	0.55%
Total	10,846	\$2,866,761,480.83	100%	100%

Year of Maturity Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 2016, up to and including 2021:	36	\$629,156.65	0.33%	0.02%
> 2021, up to and including 2026:	160	\$11,013,202.87	1.48%	0.38%
> 2026, up to and including 2031:	338	\$45,346,329.83	3.12%	1.58%
> 2031, up to and including 2036:	810	\$157,663,116.21	7.47%	5.50%
> 2036, up to and including 2041:	2,678	\$641,564,719.01	24.69%	22.38%
> 2041:	6,824	\$2,010,544,956.26	62.92%	70.13%
Total	10,846	\$2,866,761,480.83	100%	100%

Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	1,404	\$412,313,061.99	12.94%	14.38%
Variable Rate	9,442	\$2,454,448,418.84	87.06%	85.62%
Total	10,846	\$2,866,761,480.83	100%	100%

Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2021	1	\$9,130.54	0.07%	0.00%
2024	2	\$187,497.40	0.14%	0.05%
2025	3	\$319,446.85	0.21%	0.08%
2026	2	\$204,513.78	0.14%	0.05%
2028	2	\$215,841.75	0.14%	0.05%
2029	6	\$1,053,990.89	0.43%	0.26%
2030	5	\$961,241.61	0.36%	0.23%
2031	10	\$2,176,949.32	0.71%	0.53%
2032	6	\$2,757,627.56	0.43%	0.67%
2033	14	\$2,193,211.93	1.00%	0.53%
2034	9	\$1,893,519.56	0.64%	0.46%
2035	16	\$3,940,906.94	1.14%	0.96%
2036	23	\$5,051,880.00	1.64%	1.23%
2037	13	\$2,978,866.92	0.93%	0.72%
2038	23	\$5,723,162.51	1.64%	1.39%
2039	37	\$9,503,439.44	2.64%	2.30%
2040	77	\$21,271,775.81	5.48%	5.16%
2041	123	\$31,463,291.52	8.76%	7.63%
2042	190	\$47,802,129.11	13.53%	11.59%
2043	219	\$59,917,614.50	15.60%	14.53%
2044	118	\$32,886,218.13	8.40%	7.98%
2045	138	\$47,409,145.23	9.83%	11.50%
2046	348	\$125,265,081.36	24.79%	30.38%
2047	19	\$7,126,579.33	1.35%	1.73%
Total	1,404	\$412,313,061.99	100%	100%

Mortgage Rate Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 4.50%:	6,263	\$1,802,983,534.72	57.74%	62.89%
> 4.50%, up to and including 5.00%:	2,660	\$641,605,443.55	24.53%	22.38%
> 5.00%, up to and including 5.50%:	1,640	\$356,208,658.78	15.12%	12.43%
> 5.50%, up to and including 6.00%:	268	\$62,730,844.27	2.47%	2.19%
> 6.00%, up to and including 6.50%:	15	\$3,232,999.51	0.14%	0.11%
Total	10,846	\$2,866,761,480.83	100%	100%

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	10,621	\$2,798,926,695.67	97.93%	97.63%
> 1 days, up to and including 31 days:	146	\$46,048,819.00	1.35%	1.61%
> 31 days, up to and including 61 days:	49	\$14,038,802.96	0.45%	0.49%
> 61 days, up to and including 90 days:	12	\$3,019,735.15	0.11%	0.11%
> 90 days:	18	\$4,727,428.05	0.17%	0.16%
Total	10,846	\$2,866,761,480.83	100%	100%

Uniform Consumer Credit Code Regulation	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Non-Regulated Loans	129	\$37,555,125.45	1.19%	1.31%
Regulated Loans	10,717	\$2,829,206,355.38	98.81%	98.69%
Total	10,846	\$2,866,761,480.83	100%	100%

Interest Only Remaining Period	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 6 months:	192	\$58,260,724.86	15.83%	14.14%
> 6 months, up to and including 12 months:	145	\$49,023,462.37	11.95%	11.90%
> 12 months, up to and including 24 months:	425	\$146,821,525.12	35.04%	35.64%
> 24 months, up to and including 36 months:	265	\$94,023,229.62	21.85%	22.82%
> 36 months, up to and including 48 months:	177	\$60,845,184.42	14.59%	14.77%
> 48 months, up to and including 60 months:	9	\$3,023,481.43	0.74%	0.73%
Total	1,213	\$411,997,607.82	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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