

Monthly Period	
Calculation Period Start Date:	01/02/2019
Calculation Period End Date:	28/02/2019
CBG Payment Date:	15/03/2019

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:	\$2,882,179,519.23
Number of Housing Loans:	11,138
Average Housing Loan Balance:	\$258,860.98
Maximum Housing Loan Balance:	\$1,867,586.12
Weighted Average Current Loan-to-Value Ratio:	67.12%
Highest Individual Current Loan-to-Value Ratio:	142.95%
Weighted Average Indexed Current Loan-to-Value Ratio:	63.55%
Percentage of Investment Property Loans:	21.46%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	4.39%
Weighted Average Seasoning (Months):	58
Weighted Average Remaining Term to Maturity (Months):	289
Maximum Remaining Term to Maturity (Months):	347

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:	\$2,677,589,014.89
(a) LTV Adjusted Principal Balance:	\$2,820,076,953.61
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$2,677,589,014.89
B. Loan Principal Receipts:	\$136,792,410.21
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$2,814,381,425.10
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	107.82%
By Law:	103.00%
Contractual Minimum:	105.26%
Current Contractual:	107.53%

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

Funding Summary

Demand Loan	\$14,381,425.10
Guarantee Loan	\$3,005,618,574.90
Total Intercompany Loan	\$3,020,000,000.00
Reserve Ledger	\$200,000.00

Collections

Revenue Receipts for the month:	\$10,042,455.63
Principal Receipts for the month:	\$43,113,164.40

Loan-to-Value Ratio Distribution - Unindexed	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 5%:	246	\$2,064,697.20	2.21%	0.07%
> 5%, up to and including 10%:	144	\$6,925,460.77	1.29%	0.24%
> 10%, up to and including 15%:	158	\$12,264,572.94	1.42%	0.43%
> 15%, up to and including 20%:	193	\$19,516,766.74	1.73%	0.68%
> 20%, up to and including 25%:	225	\$29,045,811.10	2.02%	1.01%
> 25%, up to and including 30%:	297	\$46,898,158.04	2.67%	1.63%
> 30%, up to and including 35%:	318	\$60,759,639.62	2.86%	2.11%
> 35%, up to and including 40%:	395	\$80,182,436.32	3.55%	2.78%
> 40%, up to and including 45%:	390	\$85,188,661.66	3.50%	2.96%
> 45%, up to and including 50%:	452	\$112,150,003.04	4.06%	3.89%
> 50%, up to and including 55%:	589	\$154,075,482.07	5.29%	5.35%
> 55%, up to and including 60%:	661	\$177,940,211.58	5.93%	6.17%
> 60%, up to and including 65%:	852	\$239,165,187.29	7.65%	8.30%
> 65%, up to and including 70%:	1,191	\$336,860,170.10	10.69%	11.69%
> 70%, up to and including 75%:	1,517	\$451,526,735.13	13.62%	15.67%
> 75%, up to and including 80%:	1,744	\$543,066,407.61	15.66%	18.84%
> 80%, up to and including 85%:	1,064	\$305,973,029.93	9.55%	10.62%
> 85%, up to and including 90%:	624	\$193,134,342.68	5.60%	6.70%
> 90%, up to and including 95%:	76	\$24,779,644.89	0.68%	0.86%
> 105%, up to and including 110%:	1	\$193,547.49	0.01%	0.01%
> 110%:	1	\$468,553.03	0.01%	0.02%
Total	11,138	\$2,882,179,519.23	100%	100%

Current Loan to Valuation Ratio - Indexed*	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 5%:	280	\$2,905,612.16	2.51%	0.10%
> 5%, up to and including 10%:	182	\$10,043,479.90	1.63%	0.35%
> 10%, up to and including 15%:	178	\$16,344,265.12	1.60%	0.57%
> 15%, up to and including 20%:	248	\$29,289,437.61	2.23%	1.02%
> 20%, up to and including 25%:	282	\$41,306,697.06	2.53%	1.43%
> 25%, up to and including 30%:	368	\$68,606,471.33	3.30%	2.38%
> 30%, up to and including 35%:	402	\$79,608,190.38	3.61%	2.76%
> 35%, up to and including 40%:	495	\$113,683,967.94	4.44%	3.94%
> 40%, up to and including 45%:	614	\$153,821,863.34	5.51%	5.34%
> 45%, up to and including 50%:	755	\$198,564,359.14	6.78%	6.89%
> 50%, up to and including 55%:	844	\$229,501,113.69	7.58%	7.96%
> 55%, up to and including 60%:	934	\$262,649,952.10	8.39%	9.11%
> 60%, up to and including 65%:	984	\$290,125,366.86	8.83%	10.07%
> 65%, up to and including 70%:	1,033	\$311,820,008.36	9.27%	10.82%
> 70%, up to and including 75%:	1,008	\$317,149,018.08	9.05%	11.00%
> 75%, up to and including 80%:	880	\$258,559,988.45	7.90%	8.97%
> 80%, up to and including 85%:	587	\$176,214,031.09	5.27%	6.11%
> 85%, up to and including 90%:	413	\$134,150,774.17	3.71%	4.65%
> 90%, up to and including 95%:	231	\$66,322,038.02	2.07%	2.30%
> 95%, up to and including 100%:	142	\$39,859,481.88	1.27%	1.38%
> 100%, up to and including 105%:	68	\$20,823,420.28	0.61%	0.72%
> 105%, up to and including 110%:	64	\$19,145,257.63	0.57%	0.66%
> 110%:	146	\$41,684,724.64	1.31%	1.45%
Total	11,138	\$2,882,179,519.23	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	10,493	\$2,730,179,929.45	94.21%	94.73%
Unindexed Loans	645	\$151,999,589.78	5.79%	5.27%
Total	11,138	\$2,882,179,519.23	100%	100%

Current Balance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including A\$50,000:	760	\$17,812,230.17	6.82%	0.62%
> A\$50,000, up to and including A\$100,000:	909	\$69,925,099.99	8.16%	2.43%
> A\$100,000, up to and including A\$150,000:	969	\$122,863,695.73	8.70%	4.26%
> A\$150,000, up to and including A\$200,000:	1,425	\$251,321,047.65	12.79%	8.72%
> A\$200,000, up to and including A\$250,000:	1,652	\$373,073,076.10	14.83%	12.94%
> A\$250,000, up to and including A\$300,000:	1,590	\$435,973,344.29	14.28%	15.13%
> A\$300,000, up to and including A\$350,000:	1,246	\$404,365,664.71	11.19%	14.03%
> A\$350,000, up to and including A\$400,000:	944	\$352,014,761.43	8.48%	12.21%
> A\$400,000, up to and including A\$450,000:	586	\$248,974,615.55	5.26%	8.64%
> A\$450,000, up to and including A\$500,000:	353	\$167,091,228.27	3.17%	5.80%
> A\$500,000, up to and including A\$550,000:	224	\$117,309,825.60	2.01%	4.07%
> A\$550,000, up to and including A\$600,000:	166	\$94,937,089.15	1.49%	3.29%
> A\$600,000, up to and including A\$650,000:	97	\$60,513,234.89	0.87%	2.10%
> A\$650,000, up to and including A\$700,000:	69	\$46,486,336.39	0.62%	1.61%
> A\$700,000, up to and including A\$750,000:	53	\$38,180,032.74	0.48%	1.32%
> A\$750,000, up to and including A\$800,000:	35	\$27,154,557.67	0.31%	0.94%
> A\$800,000, up to and including A\$850,000:	30	\$24,647,392.32	0.27%	0.86%
> A\$850,000, up to and including A\$900,000:	12	\$10,461,805.54	0.11%	0.36%
> A\$900,000, up to and including A\$950,000:	6	\$5,603,827.64	0.05%	0.19%
> A\$950,000, up to and including A\$1,000,000:	5	\$4,848,500.26	0.04%	0.17%
> A\$1,000,000, up to and including A\$1,100,000:	3	\$3,146,259.93	0.03%	0.11%
> A\$1,100,000, up to and including A\$1,200,000:	1	\$1,103,273.86	0.01%	0.04%
> A\$1,200,000, up to and including A\$1,300,000:	2	\$2,505,033.23	0.02%	0.09%
> A\$1,500,000:	1	\$1,867,586.12	0.01%	0.06%
Total	11,138	\$2,882,179,519.23	100%	100%

Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 6 months, up to and including 12 months:	2	\$259,991.44	0.02%	0.01%
> 12 months, up to and including 18 months:	11	\$2,455,840.52	0.10%	0.09%
> 18 months, up to and including 24 months:	614	\$155,173,767.20	5.51%	5.38%
> 24 months, up to and including 30 months:	965	\$308,947,568.92	8.66%	10.72%
> 30 months, up to and including 36 months:	912	\$293,802,199.28	8.19%	10.19%
> 36 months, up to and including 48 months:	1,459	\$446,272,820.13	13.10%	15.48%
> 48 months, up to and including 60 months:	1,381	\$387,086,643.48	12.40%	13.43%
> 60 months:	5,794	\$1,288,180,688.26	52.02%	44.69%
Total	11,138	\$2,882,179,519.23	100%	100%

State Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Australian Capital Territory	187	\$53,614,689.16	1.68%	1.86%
New South Wales	2,544	\$778,647,627.71	22.84%	27.02%
Northern Territory	62	\$17,865,429.56	0.56%	0.62%
Queensland	5,695	\$1,300,124,535.50	51.13%	45.11%
South Australia	346	\$82,068,501.60	3.11%	2.85%
Tasmania	68	\$12,601,822.08	0.61%	0.44%
Victoria	1,273	\$355,205,643.97	11.43%	12.32%
Western Australia	963	\$282,051,269.65	8.65%	9.79%
Total	11,138	\$2,882,179,519.23	100%	100%

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Brisbane Metropolitan	2,531	\$630,760,902.05	22.72%	21.88%
Gold Coast	606	\$148,352,189.90	5.44%	5.15%
Sunshine Coast	387	\$92,692,718.36	3.47%	3.22%
Queensland - Other	2,172	\$428,586,937.06	19.50%	14.87%
Sydney Metropolitan	1,695	\$571,790,073.33	15.22%	19.84%
N.S.W. - Other	815	\$196,930,640.77	7.32%	6.83%
Australian Capital Territory	221	\$63,541,602.77	1.98%	2.20%
Melbourne Metropolitan	1,017	\$299,556,968.08	9.13%	10.39%
Victoria - Other	256	\$55,648,675.89	2.30%	1.93%
Perth Metropolitan	858	\$255,410,061.32	7.70%	8.86%
W.A. - Other	105	\$26,641,208.33	0.94%	0.92%
Adelaide Metropolitan	304	\$73,487,521.90	2.73%	2.55%
S.A. - Other	41	\$8,312,767.83	0.37%	0.29%
Darwin Metropolitan	50	\$15,474,163.90	0.45%	0.54%
N.T. - Other	12	\$2,391,265.66	0.11%	0.08%
Hobart Metropolitan	46	\$8,608,842.70	0.41%	0.30%
Tasmania - Other	22	\$3,992,979.38	0.20%	0.14%
Total	11,138	\$2,882,179,519.23	100%	100%

Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	1,116	\$376,102,695.43	10.02%	13.05%
Principal and Interest	10,022	\$2,506,076,823.80	89.98%	86.95%
Total	11,138	\$2,882,179,519.23	100%	100%

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Commercial - Specific Usage	2	\$511,508.91	0.02%	0.02%
Home Equity Purchase	25	\$2,610,966.00	0.22%	0.09%
Home Improvement	79	\$7,693,299.09	0.71%	0.27%
Other	710	\$139,840,286.61	6.37%	4.85%
Residential - Detached House	8,695	\$2,302,983,799.06	78.07%	79.90%
Residential - Duplex	9	\$1,899,078.29	0.08%	0.07%
Residential - Established Apartment/Unit/Flat	1,448	\$373,023,773.59	13.00%	12.94%
Residential - New Apartment/Unit/Flat	170	\$53,616,807.68	1.53%	1.86%
Total	11,138	\$2,882,179,519.23	100%	100%

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	7,004	\$1,785,690,467.29	62.88%	61.96%
QBE	4,055	\$1,079,764,185.66	36.41%	37.46%
QBE LMI Pool Insurance	79	\$16,724,866.28	0.71%	0.58%
Total	11,138	\$2,882,179,519.23	100%	100%

Year of Maturity Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 2016, up to and including 2021:	33	\$462,778.07	0.30%	0.02%
> 2021, up to and including 2026:	156	\$9,680,213.07	1.40%	0.34%
> 2026, up to and including 2031:	354	\$44,331,684.43	3.18%	1.54%
> 2031, up to and including 2036:	818	\$154,534,564.30	7.34%	5.36%
> 2036, up to and including 2041:	2,655	\$622,450,175.43	23.84%	21.60%
> 2041:	7,122	\$2,050,720,103.93	63.94%	71.15%
Total	11,138	\$2,882,179,519.23	100%	100%

Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	1,624	\$483,872,273.50	14.58%	16.79%
Variable Rate	9,514	\$2,398,307,245.73	85.42%	83.21%
Total	11,138	\$2,882,179,519.23	100%	100%

Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2021	1	\$5,797.01	0.06%	0.00%
2022	1	\$24,050.90	0.06%	0.00%
2024	2	\$169,789.02	0.12%	0.04%
2025	2	\$191,392.77	0.12%	0.04%
2026	2	\$193,279.17	0.12%	0.04%
2027	2	\$306,350.85	0.12%	0.06%
2028	2	\$206,756.72	0.12%	0.04%
2029	7	\$1,160,139.88	0.43%	0.24%
2030	6	\$968,662.42	0.37%	0.20%
2031	10	\$2,102,059.84	0.62%	0.43%
2032	7	\$3,091,374.06	0.43%	0.64%
2033	13	\$2,237,251.00	0.80%	0.46%
2034	10	\$1,845,275.43	0.62%	0.38%
2035	19	\$4,807,654.72	1.17%	0.99%
2036	20	\$4,238,890.93	1.23%	0.88%
2037	23	\$5,078,737.67	1.42%	1.05%
2038	23	\$5,624,371.23	1.42%	1.16%
2039	43	\$10,636,349.27	2.65%	2.20%
2040	66	\$18,507,858.97	4.06%	3.82%
2041	118	\$29,537,575.32	7.27%	6.10%
2042	190	\$49,660,940.60	11.70%	10.26%
2043	210	\$57,080,442.98	12.93%	11.80%
2044	125	\$33,753,620.61	7.70%	6.98%
2045	148	\$49,695,566.75	9.11%	10.27%
2046	345	\$122,482,455.76	21.24%	25.31%
2047	229	\$80,265,629.62	14.10%	16.59%
Total	1,624	\$483,872,273.50	100%	100%

Mortgage Rate Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 4.50%:	6,793	\$1,899,019,503.24	60.99%	65.89%
> 4.50%, up to and including 5.00%:	2,549	\$600,210,017.17	22.89%	20.82%
> 5.00%, up to and including 5.50%:	1,556	\$332,084,768.35	13.97%	11.52%
> 5.50%, up to and including 6.00%:	223	\$46,979,844.36	2.00%	1.63%
> 6.00%, up to and including 6.50%:	16	\$3,763,786.11	0.14%	0.13%
> 6.50%, up to and including 7.00%:	1	\$121,600.00	0.01%	0.00%
Total	11,138	\$2,882,179,519.23	100%	100%

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	10,927	\$2,817,065,043.86	98.11%	97.74%
> 1 days, up to and including 31 days:	139	\$44,605,811.86	1.25%	1.55%
> 31 days, up to and including 61 days:	40	\$10,158,732.74	0.36%	0.35%
> 61 days, up to and including 90 days:	24	\$7,495,869.33	0.22%	0.26%
> 90 days:	8	\$2,854,061.44	0.07%	0.10%
Total	11,138	\$2,882,179,519.23	100%	100%

Uniform Consumer Credit Code Regulation	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Non-Regulated Loans	184	\$50,787,109.39	1.65%	1.76%
Regulated Loans	10,954	\$2,831,392,409.84	98.35%	98.24%
Total	11,138	\$2,882,179,519.23	100%	100%

Interest Only Remaining Period	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 6 months:	170	\$55,636,674.07	15.23%	14.79%
> 6 months, up to and including 12 months:	267	\$88,029,855.02	23.92%	23.41%
> 12 months, up to and including 24 months:	232	\$81,967,184.85	20.79%	21.79%
> 24 months, up to and including 36 months:	347	\$119,383,130.37	31.09%	31.74%
> 36 months, up to and including 48 months:	95	\$29,145,159.99	8.51%	7.75%
> 48 months, up to and including 60 months:	5	\$1,940,691.13	0.45%	0.52%
Total	1,116	\$376,102,695.43	100%	100%

Bond Issuance	2014-1	2014-2	2016-1	2016-2	2016-2 TAP	2016-2TAP2	2018-1	2018-2
ISIN:	AU3CB0225068	AU3FN0025136	AU3FN0031647	AU3CB0239267	AU3CB0239267	AU3CB0239267	AU3FN0044830	AU3CB0256519
Issue Date:	05 Nov 2014	05 Nov 2014	22 Jun 2016	24 Aug 2016	08 Dec 2016	24 Aug 2017	13 Sep 2018	13 Sep 2018
Original Ratings:	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa
Currency:	AUD	AUD	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	\$200,000,000	\$550,000,000
Coupon Freq:	Semi-Annual	Quarterly	Quarterly	Semi-Annual	Semi-Annual	Semi-Annual	Quarterly	Semi-Annual
Coupon Rate:	3.75%	BBSW_3M + 0.70%	BBSW_3M + 1.10%	3.25%	3.25%	3.25%	BBSW_3M + 0.77%	3.00%
NoteType:	Soft_Bullet	Soft_Bullet	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	13 Sep 2023	13 Sep 2023

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