

Monthly Period	
Calculation Period Start Date:	01/09/2019
Calculation Period End Date:	30/09/2019
CBG Payment Date:	15/10/2019

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:	\$2,965,615,652.52
Number of Housing Loans:	11,772
Average Housing Loan Balance:	\$251,979.85
Maximum Housing Loan Balance:	\$1,867,961.12
Weighted Average Current Loan-to-Value Ratio:	66.31%
Highest Individual Current Loan-to-Value Ratio:	96.39%
Weighted Average Indexed Current Loan-to-Value Ratio:	64.51%
Percentage of Investment Property Loans:	22.40%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	3.98%
Weighted Average Seasoning (Months):	61
Weighted Average Remaining Term to Maturity (Months):	287
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:	\$2,757,684,116.24
(a) LTV Adjusted Principal Balance:	\$2,897,430,714.57
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$2,757,684,116.24
B. Loan Principal Receipts:	\$54,416,107.63
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$2,812,100,223.87
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	107.86%
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	\$12,100,223.87
Guarantee Loan	\$3,007,899,776.13
Total Intercompany Loan	\$3,020,000,000.00
Reserve Ledger	\$200,000.00

Collections

Revenue Receipts for the month:	\$9,327,348.92
Principal Receipts for the month:	\$54,180,567.65

Loan-to-Value Ratio Distribution - Unindexed	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	2	\$0.00	0.02%	0.00%
Up to and including 5%:	272	\$2,477,511.62	2.31%	0.08%
> 5%, up to and including 10%:	167	\$7,585,783.80	1.42%	0.26%
> 10%, up to and including 15%:	170	\$13,220,621.21	1.44%	0.45%
> 15%, up to and including 20%:	206	\$22,215,765.84	1.75%	0.75%
> 20%, up to and including 25%:	242	\$31,669,776.65	2.06%	1.07%
> 25%, up to and including 30%:	293	\$46,918,280.43	2.49%	1.58%
> 30%, up to and including 35%:	366	\$67,430,975.37	3.11%	2.27%
> 35%, up to and including 40%:	432	\$85,587,639.61	3.67%	2.89%
> 40%, up to and including 45%:	429	\$93,018,873.34	3.64%	3.14%
> 45%, up to and including 50%:	510	\$121,535,545.76	4.33%	4.10%
> 50%, up to and including 55%:	622	\$159,127,289.89	5.28%	5.37%
> 55%, up to and including 60%:	721	\$187,485,216.02	6.12%	6.32%
> 60%, up to and including 65%:	955	\$256,385,261.56	8.11%	8.65%
> 65%, up to and including 70%:	1,362	\$384,435,594.25	11.57%	12.96%
> 70%, up to and including 75%:	1,617	\$471,282,232.88	13.74%	15.89%
> 75%, up to and including 80%:	1,790	\$545,140,484.97	15.21%	18.38%
> 80%, up to and including 85%:	1,050	\$294,231,198.53	8.92%	9.92%
> 85%, up to and including 90%:	527	\$163,141,951.88	4.48%	5.50%
> 90%, up to and including 95%:	38	\$12,247,458.13	0.32%	0.41%
> 95%, up to and including 100%:	1	\$478,190.78	0.01%	0.02%
Total	11,772	\$2,965,615,652.52	100%	100%

Current Loan to Valuation Ratio - Indexed*	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	2	\$0.00	0.02%	0.00%
Up to and including 5%:	320	\$3,465,436.68	2.72%	0.12%
> 5%, up to and including 10%:	184	\$9,696,326.07	1.56%	0.33%
> 10%, up to and including 15%:	197	\$16,838,538.97	1.67%	0.57%
> 15%, up to and including 20%:	265	\$31,631,708.26	2.25%	1.07%
> 20%, up to and including 25%:	271	\$39,452,139.01	2.30%	1.33%
> 25%, up to and including 30%:	377	\$68,971,887.29	3.20%	2.33%
> 30%, up to and including 35%:	394	\$76,309,283.90	3.35%	2.57%
> 35%, up to and including 40%:	515	\$114,466,110.26	4.37%	3.86%
> 40%, up to and including 45%:	616	\$143,397,234.86	5.23%	4.84%
> 45%, up to and including 50%:	734	\$185,901,016.84	6.24%	6.27%
> 50%, up to and including 55%:	864	\$234,563,521.17	7.34%	7.91%
> 55%, up to and including 60%:	970	\$263,430,461.37	8.24%	8.88%
> 60%, up to and including 65%:	1,031	\$287,229,245.34	8.76%	9.69%
> 65%, up to and including 70%:	1,036	\$302,029,778.94	8.80%	10.18%
> 70%, up to and including 75%:	1,116	\$331,679,821.78	9.48%	11.18%
> 75%, up to and including 80%:	958	\$285,976,591.71	8.14%	9.64%
> 80%, up to and including 85%:	700	\$205,095,842.30	5.95%	6.92%
> 85%, up to and including 90%:	494	\$151,605,993.02	4.20%	5.11%
> 90%, up to and including 95%:	262	\$76,511,490.97	2.23%	2.58%
> 95%, up to and including 100%:	161	\$48,245,057.17	1.37%	1.63%
> 100%, up to and including 105%:	84	\$27,193,566.44	0.71%	0.92%
> 105%, up to and including 110%:	42	\$13,540,596.18	0.36%	0.46%
> 110%:	179	\$48,384,003.99	1.52%	1.63%
Total	11,772	\$2,965,615,652.52	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	2	\$0.00	0.02%	0.00%
Indexed Loans	11,072	\$2,805,850,677.00	94.05%	94.61%
Unindexed Loans	698	\$159,764,975.52	5.93%	5.39%
Total	11,772	\$2,965,615,652.52	100%	100%

Current Balance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including A\$50,000:	894	\$21,965,379.06	7.59%	0.74%
> A\$50,000, up to and including A\$100,000:	1,058	\$81,169,488.35	8.99%	2.74%
> A\$100,000, up to and including A\$150,000:	1,079	\$136,748,005.47	9.17%	4.61%
> A\$150,000, up to and including A\$200,000:	1,551	\$272,826,471.08	13.18%	9.20%
> A\$200,000, up to and including A\$250,000:	1,708	\$385,283,710.85	14.51%	12.99%
> A\$250,000, up to and including A\$300,000:	1,627	\$446,852,801.68	13.82%	15.07%
> A\$300,000, up to and including A\$350,000:	1,244	\$403,264,155.23	10.57%	13.60%
> A\$350,000, up to and including A\$400,000:	951	\$354,054,400.87	8.08%	11.94%
> A\$400,000, up to and including A\$450,000:	578	\$244,828,701.77	4.91%	8.26%
> A\$450,000, up to and including A\$500,000:	384	\$181,920,267.07	3.26%	6.13%
> A\$500,000, up to and including A\$550,000:	215	\$112,735,383.76	1.83%	3.80%
> A\$550,000, up to and including A\$600,000:	163	\$93,211,435.52	1.38%	3.14%
> A\$600,000, up to and including A\$650,000:	102	\$63,701,803.31	0.87%	2.15%
> A\$650,000, up to and including A\$700,000:	68	\$45,882,164.11	0.58%	1.55%
> A\$700,000, up to and including A\$750,000:	52	\$37,433,797.91	0.44%	1.26%
> A\$750,000, up to and including A\$800,000:	35	\$27,179,182.32	0.30%	0.92%
> A\$800,000, up to and including A\$850,000:	30	\$24,582,756.46	0.25%	0.83%
> A\$850,000, up to and including A\$900,000:	14	\$12,143,477.48	0.12%	0.41%
> A\$900,000, up to and including A\$950,000:	7	\$6,490,729.64	0.06%	0.22%
> A\$950,000, up to and including A\$1,000,000:	4	\$3,875,752.48	0.03%	0.13%
> A\$1,000,000, up to and including A\$1,100,000:	5	\$5,157,777.61	0.04%	0.17%
> A\$1,100,000, up to and including A\$1,200,000:	1	\$1,195,706.10	0.01%	0.04%
> A\$1,200,000, up to and including A\$1,300,000:	1	\$1,244,343.27	0.01%	0.04%
> A\$1,500,000:	1	\$1,867,961.12	0.01%	0.06%
Total	11,772	\$2,965,615,652.52	100%	100%

Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 12 months, up to and including 18 months:	2	\$722,556.90	0.02%	0.02%
> 18 months, up to and including 24 months:	159	\$47,642,234.10	1.35%	1.61%
> 24 months, up to and including 30 months:	1,686	\$421,873,662.83	14.32%	14.23%
> 30 months, up to and including 36 months:	818	\$252,304,028.12	6.95%	8.51%
> 36 months, up to and including 48 months:	1,523	\$464,038,372.35	12.94%	15.65%
> 48 months, up to and including 60 months:	1,653	\$473,166,941.66	14.04%	15.96%
> 60 months:	5,931	\$1,305,867,856.56	50.38%	44.03%
Total	11,772	\$2,965,615,652.52	100%	100%

State Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - Invalid or No Security	2	\$0.00	0.02%	0.00%
Australian Capital Territory	201	\$55,353,952.19	1.71%	1.87%
New South Wales	2,728	\$809,766,929.27	23.17%	27.31%
Northern Territory	59	\$16,355,451.73	0.50%	0.55%
Queensland	5,965	\$1,334,979,321.96	50.67%	45.02%
South Australia	368	\$83,900,882.38	3.13%	2.83%
Tasmania	88	\$16,566,840.38	0.75%	0.56%
Victoria	1,316	\$358,623,414.06	11.18%	12.09%
Western Australia	1,045	\$290,068,860.55	8.88%	9.78%
Total	11,772	\$2,965,615,652.52	100%	100%

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - No Security	2	\$0.00	0.02%	0.00%
Brisbane Metropolitan	2,723	\$664,986,472.19	23.13%	22.42%
Gold Coast	645	\$153,344,645.06	5.48%	5.17%
Sunshine Coast	405	\$93,687,268.55	3.44%	3.16%
Queensland - Other	2,193	\$423,226,582.57	18.63%	14.27%
Sydney Metropolitan	1,823	\$594,034,035.15	15.49%	20.03%
N.S.W. - Other	871	\$205,724,495.60	7.40%	6.94%
Australian Capital Territory	235	\$65,362,350.71	2.00%	2.20%
Melbourne Metropolitan	1,062	\$302,665,607.35	9.02%	10.21%
Victoria - Other	254	\$55,957,806.71	2.16%	1.89%
Perth Metropolitan	931	\$262,386,545.90	7.91%	8.85%
W.A. - Other	114	\$27,682,314.65	0.97%	0.93%
Adelaide Metropolitan	315	\$72,859,812.50	2.68%	2.46%
S.A. - Other	52	\$10,775,423.47	0.44%	0.36%
Darwin Metropolitan	47	\$14,023,853.19	0.40%	0.47%
N.T. - Other	12	\$2,331,598.54	0.10%	0.08%
Hobart Metropolitan	60	\$11,624,889.55	0.51%	0.39%
Tasmania - Other	28	\$4,941,950.83	0.24%	0.17%
Total	11,772	\$2,965,615,652.52	100%	100%

Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	1,103	\$364,569,350.70	9.37%	12.29%
Principal and Interest	10,669	\$2,601,046,301.82	90.63%	87.71%
Total	11,772	\$2,965,615,652.52	100%	100%

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Commercial - Specific Usage	1	\$243,958.58	0.01%	0.01%
Home Equity Purchase	30	\$3,204,645.87	0.25%	0.11%
Home Improvement	75	\$7,688,360.40	0.64%	0.26%
Other	805	\$152,061,261.95	6.84%	5.13%
Residential - Detached House	9,107	\$2,353,137,182.21	77.36%	79.35%
Residential - Duplex	10	\$2,064,915.55	0.08%	0.07%
Residential - Established Apartment/Unit/Flat	1,546	\$389,198,097.13	13.13%	13.12%
Residential - New Apartment/Unit/Flat	198	\$58,017,230.83	1.68%	1.96%
Total	11,772	\$2,965,615,652.52	100%	100%

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	7,610	\$1,887,769,698.33	64.64%	63.66%
QBE	4,087	\$1,061,926,906.33	34.72%	35.81%
QBE LMI Pool Insurance	75	\$15,919,047.86	0.64%	0.54%
Total	11,772	\$2,965,615,652.52	100%	100%

Year of Maturity Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 2016, up to and including 2021:	23	\$240,876.89	0.20%	0.01%
> 2021, up to and including 2026:	154	\$8,061,042.47	1.31%	0.27%
> 2026, up to and including 2031:	359	\$41,420,442.01	3.05%	1.40%
> 2031, up to and including 2036:	787	\$143,333,937.42	6.69%	4.83%
> 2036, up to and including 2041:	2,548	\$578,731,896.70	21.64%	19.51%
> 2041:	7,901	\$2,193,827,457.03	67.12%	73.98%
Total	11,772	\$2,965,615,652.52	100%	100%

Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	1,788	\$532,601,158.89	15.19%	17.96%
Variable Rate	9,984	\$2,433,014,493.63	84.81%	82.04%
Total	11,772	\$2,965,615,652.52	100%	100%

Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2022	1	\$18,559.32	0.06%	0.00%
2024	1	\$97,798.08	0.06%	0.02%
2025	3	\$261,090.00	0.17%	0.05%
2026	3	\$266,991.32	0.17%	0.05%
2027	2	\$166,033.42	0.11%	0.03%
2028	2	\$263,873.29	0.11%	0.05%
2029	7	\$939,413.45	0.39%	0.18%
2030	6	\$1,025,027.52	0.34%	0.19%
2031	8	\$1,396,933.68	0.45%	0.26%
2032	9	\$3,452,620.56	0.50%	0.65%
2033	12	\$2,083,183.90	0.67%	0.39%
2034	9	\$1,778,317.05	0.50%	0.33%
2035	16	\$4,019,900.86	0.89%	0.75%
2036	20	\$4,242,183.89	1.12%	0.80%
2037	33	\$7,243,381.70	1.85%	1.36%
2038	17	\$3,798,055.90	0.95%	0.71%
2039	39	\$9,233,666.37	2.18%	1.73%
2040	62	\$17,100,202.85	3.47%	3.21%
2041	99	\$25,197,050.53	5.54%	4.73%
2042	204	\$53,806,842.98	11.41%	10.10%
2043	181	\$48,321,177.54	10.12%	9.07%
2044	120	\$31,417,548.17	6.71%	5.90%
2045	153	\$50,757,174.43	8.56%	9.53%
2046	227	\$79,519,219.21	12.70%	14.93%
2047	552	\$185,628,012.87	30.87%	34.85%
2048	2	\$566,900.00	0.11%	0.11%
Total	1,788	\$532,601,158.89	100%	100%

Mortgage Rate Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 4.50%:	9,509	\$2,491,602,718.57	80.78%	84.02%
> 4.50%, up to and including 5.00%:	2,022	\$425,432,829.48	17.18%	14.35%
> 5.00%, up to and including 5.50%:	222	\$44,153,034.49	1.89%	1.49%
> 5.50%, up to and including 6.00%:	17	\$3,787,312.74	0.14%	0.13%
> 6.00%, up to and including 6.50%:	2	\$639,757.24	0.02%	0.02%
Total	11,772	\$2,965,615,652.52	100%	100%

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	11,592	\$2,914,109,533.43	98.47%	98.26%
> 1 days, up to and including 31 days:	133	\$38,159,299.07	1.13%	1.29%
> 31 days, up to and including 61 days:	36	\$9,006,746.13	0.31%	0.30%
> 61 days, up to and including 90 days:	10	\$4,025,803.94	0.08%	0.14%
> 90 days:	1	\$314,269.95	0.01%	0.01%
Total	11,772	\$2,965,615,652.52	100%	100%

Uniform Consumer Credit Code Regulation	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Non-Regulated Loans	222	\$57,771,741.74	1.89%	1.95%
Regulated Loans	11,550	\$2,907,843,910.78	98.11%	98.05%
Total	11,772	\$2,965,615,652.52	100%	100%

Interest Only Remaining Period	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 6 months:	264	\$87,039,531.16	23.93%	23.87%
> 6 months, up to and including 12 months:	161	\$57,563,320.62	14.60%	15.79%
> 12 months, up to and including 24 months:	261	\$90,016,119.77	23.66%	24.69%
> 24 months, up to and including 36 months:	389	\$119,913,453.87	35.27%	32.89%
> 36 months, up to and including 48 months:	28	\$10,036,925.28	2.54%	2.75%
Total	1,103	\$364,569,350.70	100%	100%

Covered Bond Programme
Investor Report as at 30 September 2019

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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