

Monthly Period	
Calculation Period Start Date:	01/04/2020
Calculation Period End Date:	30/04/2020
CBG Payment Date:	15/05/2020

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:	\$3,144,140,025.55
Number of Housing Loans:	13,579
Average Housing Loan Balance:	\$231,606.09
Maximum Housing Loan Balance:	\$1,868,336.12
Weighted Average Current Loan-to-Value Ratio:	62.93%
Highest Individual Current Loan-to-Value Ratio:	95.29%
Weighted Average Indexed Current Loan-to-Value Ratio:	60.48%
Percentage of Investment Property Loans:	22.56%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	3.50%
Weighted Average Seasoning (Months):	53
Weighted Average Remaining Term to Maturity (Months):	295
Maximum Remaining Term to Maturity (Months):	349

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:	\$2,921,181,788.96
(a) LTV Adjusted Principal Balance: \$3,098,062,780.25	
(b) Asset Percentage Adjusted Outstanding Principal Balance: \$2,921,181,788.96	
B. Loan Principal Receipts:	\$86,607,904.71
C. Loan Advances:	\$19,419,401.27
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$3,027,209,094.94
AUD equivalent of aggregate Principal Amount Outstanding of Covered Bonds:	\$2,600,000,000.00
Asset Covered Test Passed:	PASS
Asset Percentage AP:	93.00%

Overcollateralisation, both of eligible assets and including non eligible assets:	
Current Overcollateralisation Ratio : <sup>1</sup>	124.26%
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	\$427,209,094.94
Guarantee Loan	\$2,822,790,905.06
Total Intercompany Loan	\$3,250,000,000.00
Reserve Ledger	\$200,000.00

Collections	
Revenue Receipts for the month:	\$7,593,881.00
Principal Receipts for the month:	\$47,683,799.82

<b>Loan-to-Value Ratio Distribution - Unindexed</b>	<b>Number of Loans</b>	<b>Current Balance Outstanding A\$</b>	<b>% By Number</b>	<b>% By Balance</b>
Not Applicable	3	\$363,269.73	0.02%	0.01%
Up to and including 5%:	259	\$3,449,711.27	1.91%	0.11%
> 5%, up to and including 10%:	167	\$7,905,636.20	1.23%	0.25%
> 10%, up to and including 15%:	181	\$15,626,518.22	1.33%	0.50%
> 15%, up to and including 20%:	256	\$27,789,587.62	1.89%	0.88%
> 20%, up to and including 25%:	312	\$43,938,500.18	2.30%	1.40%
> 25%, up to and including 30%:	354	\$59,089,381.12	2.61%	1.88%
> 30%, up to and including 35%:	481	\$89,728,996.50	3.54%	2.85%
> 35%, up to and including 40%:	608	\$120,585,035.07	4.48%	3.84%
> 40%, up to and including 45%:	671	\$146,852,630.81	4.94%	4.67%
> 45%, up to and including 50%:	831	\$184,639,331.46	6.12%	5.87%
> 50%, up to and including 55%:	948	\$218,915,431.37	6.98%	6.96%
> 55%, up to and including 60%:	1,062	\$252,044,991.99	7.82%	8.02%
> 60%, up to and including 65%:	1,326	\$329,784,208.73	9.77%	10.49%
> 65%, up to and including 70%:	1,651	\$420,103,603.11	12.16%	13.36%
> 70%, up to and including 75%:	1,605	\$429,943,485.38	11.82%	13.67%
> 75%, up to and including 80%:	1,440	\$407,044,798.01	10.60%	12.95%
> 80%, up to and including 85%:	916	\$244,213,759.44	6.75%	7.77%
> 85%, up to and including 90%:	484	\$134,036,962.52	3.56%	4.26%
> 90%, up to and including 95%:	24	\$8,084,186.82	0.18%	0.26%
<b>Total</b>	<b>13,579</b>	<b>\$3,144,140,025.55</b>	<b>100%</b>	<b>100%</b>

Current Loan to Valuation Ratio - Indexed*	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	3	\$363,269.73	0.02%	0.01%
Up to and including 5%:	312	\$4,489,299.87	2.30%	0.14%
> 5%, up to and including 10%:	195	\$11,497,139.16	1.44%	0.37%
> 10%, up to and including 15%:	250	\$22,185,730.37	1.84%	0.71%
> 15%, up to and including 20%:	279	\$38,048,705.40	2.05%	1.21%
> 20%, up to and including 25%:	406	\$64,581,792.09	2.99%	2.05%
> 25%, up to and including 30%:	500	\$89,869,617.74	3.68%	2.86%
> 30%, up to and including 35%:	632	\$127,475,168.55	4.65%	4.05%
> 35%, up to and including 40%:	755	\$159,404,999.95	5.56%	5.07%
> 40%, up to and including 45%:	875	\$196,562,849.15	6.44%	6.25%
> 45%, up to and including 50%:	1,031	\$241,674,838.90	7.59%	7.69%
> 50%, up to and including 55%:	1,036	\$246,267,904.88	7.63%	7.83%
> 55%, up to and including 60%:	1,141	\$286,191,427.10	8.40%	9.10%
> 60%, up to and including 65%:	1,140	\$291,930,922.36	8.40%	9.28%
> 65%, up to and including 70%:	1,225	\$330,497,636.94	9.02%	10.51%
> 70%, up to and including 75%:	1,200	\$323,247,536.66	8.84%	10.28%
> 75%, up to and including 80%:	1,022	\$277,837,591.96	7.53%	8.84%
> 80%, up to and including 85%:	706	\$192,329,629.94	5.20%	6.12%
> 85%, up to and including 90%:	410	\$113,075,116.59	3.02%	3.60%
> 90%, up to and including 95%:	200	\$56,048,545.98	1.47%	1.78%
> 95%, up to and including 100%:	68	\$18,864,267.43	0.50%	0.60%
> 100%, up to and including 105%:	59	\$16,576,348.70	0.43%	0.53%
> 105%, up to and including 110%:	33	\$9,490,085.88	0.24%	0.30%
> 110%:	101	\$25,629,600.22	0.74%	0.82%
<b>Total</b>	<b>13,579</b>	<b>\$3,144,140,025.55</b>	<b>100%</b>	<b>100%</b>

\* Based on monthly data provided by APM.

Property Indexation Details	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	3	\$363,269.73	0.02%	0.01%
Indexed Loans	12,859	\$2,978,327,040.71	94.70%	94.73%
Unindexed Loans	717	\$165,449,715.11	5.28%	5.26%
<b>Total</b>	<b>13,579</b>	<b>\$3,144,140,025.55</b>	<b>100%</b>	<b>100%</b>

Current Balance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including A\$50,000:	1,272	\$35,834,913.46	9.37%	1.14%
> A\$50,000, up to and including A\$100,000:	1,631	\$123,965,939.66	12.01%	3.94%
> A\$100,000, up to and including A\$150,000:	1,657	\$210,093,752.15	12.20%	6.68%
> A\$150,000, up to and including A\$200,000:	1,825	\$320,438,638.61	13.44%	10.19%
> A\$200,000, up to and including A\$250,000:	1,701	\$384,215,235.93	12.53%	12.22%
> A\$250,000, up to and including A\$300,000:	1,568	\$430,472,219.87	11.55%	13.69%
> A\$300,000, up to and including A\$350,000:	1,276	\$413,979,478.39	9.40%	13.17%
> A\$350,000, up to and including A\$400,000:	964	\$360,199,476.54	7.10%	11.46%
> A\$400,000, up to and including A\$450,000:	592	\$250,575,115.53	4.36%	7.97%
> A\$450,000, up to and including A\$500,000:	411	\$194,829,842.32	3.03%	6.20%
> A\$500,000, up to and including A\$550,000:	232	\$121,790,434.74	1.71%	3.87%
> A\$550,000, up to and including A\$600,000:	150	\$85,999,204.72	1.10%	2.74%
> A\$600,000, up to and including A\$650,000:	97	\$60,522,783.32	0.71%	1.92%
> A\$650,000, up to and including A\$700,000:	82	\$55,148,097.68	0.60%	1.75%
> A\$700,000, up to and including A\$750,000:	52	\$37,304,034.48	0.38%	1.19%
> A\$750,000, up to and including A\$800,000:	32	\$24,906,877.03	0.24%	0.79%
> A\$800,000, up to and including A\$850,000:	18	\$14,850,027.44	0.13%	0.47%
> A\$850,000, up to and including A\$900,000:	4	\$3,481,125.20	0.03%	0.11%
> A\$900,000, up to and including A\$950,000:	5	\$4,566,708.83	0.04%	0.15%
> A\$950,000, up to and including A\$1,000,000:	8	\$7,719,104.14	0.06%	0.25%
> A\$1,300,000, up to and including A\$1,400,000:	1	\$1,378,679.39	0.01%	0.04%
> A\$1,500,000:	1	\$1,868,336.12	0.01%	0.06%
<b>Total</b>	<b>13,579</b>	<b>\$3,144,140,025.55</b>	<b>100%</b>	<b>100%</b>

Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 6 months, up to and including 12 months:	26	\$7,054,674.49	0.19%	0.22%
> 12 months, up to and including 18 months:	567	\$143,774,690.80	4.18%	4.57%
> 18 months, up to and including 24 months:	704	\$176,370,769.80	5.18%	5.61%
> 24 months, up to and including 30 months:	1,272	\$309,810,428.81	9.37%	9.85%
> 30 months, up to and including 36 months:	2,603	\$646,156,948.21	19.17%	20.55%
> 36 months, up to and including 48 months:	1,766	\$459,201,779.68	13.01%	14.61%
> 48 months, up to and including 60 months:	1,679	\$393,405,222.20	12.36%	12.51%
> 60 months:	4,962	\$1,008,365,511.56	36.54%	32.07%
<b>Total</b>	<b>13,579</b>	<b>\$3,144,140,025.55</b>	<b>100%</b>	<b>100%</b>

State Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - Invalid or No Security	3	\$363,269.73	0.02%	0.01%
Australian Capital Territory	250	\$58,936,865.63	1.84%	1.87%
New South Wales	3,478	\$917,138,865.47	25.61%	29.17%
Northern Territory	92	\$24,122,792.80	0.68%	0.77%
Queensland	6,362	\$1,327,488,591.06	46.85%	42.22%
South Australia	410	\$77,509,692.80	3.02%	2.47%
Tasmania	103	\$18,271,101.61	0.76%	0.58%
Victoria	1,481	\$362,294,724.16	10.91%	11.52%
Western Australia	1,400	\$358,014,122.29	10.31%	11.39%
<b>Total</b>	<b>13,579</b>	<b>\$3,144,140,025.55</b>	<b>100%</b>	<b>100%</b>

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - No Security	3	\$363,269.73	0.02%	0.01%
Brisbane Metropolitan	3,141	\$687,935,793.13	23.13%	21.88%
Gold Coast	925	\$213,280,686.13	6.81%	6.78%
Sunshine Coast	432	\$96,487,632.15	3.18%	3.07%
Queensland - Other	1,864	\$329,784,479.65	13.73%	10.49%
Sydney Metropolitan	2,476	\$697,220,003.59	18.23%	22.18%
N.S.W. - Other	970	\$211,941,342.71	7.14%	6.74%
Australian Capital Territory	282	\$66,914,384.80	2.08%	2.13%
Melbourne Metropolitan	1,240	\$315,113,346.47	9.13%	10.02%
Victoria - Other	241	\$47,181,377.69	1.77%	1.50%
Perth Metropolitan	1,273	\$327,737,950.77	9.37%	10.42%
W.A. - Other	127	\$30,276,171.52	0.94%	0.96%
Adelaide Metropolitan	359	\$68,099,124.41	2.64%	2.17%
S.A. - Other	51	\$9,410,568.39	0.38%	0.30%
Darwin Metropolitan	73	\$19,680,464.76	0.54%	0.63%
N.T. - Other	19	\$4,442,328.04	0.14%	0.14%
Hobart Metropolitan	66	\$12,320,809.90	0.49%	0.39%
Tasmania - Other	37	\$5,950,291.71	0.27%	0.19%
<b>Total</b>	<b>13,579</b>	<b>\$3,144,140,025.55</b>	<b>100%</b>	<b>100%</b>

Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	1,218	\$360,958,401.61	8.97%	11.48%
Principal and Interest	12,361	\$2,783,181,623.94	91.03%	88.52%
<b>Total</b>	<b>13,579</b>	<b>\$3,144,140,025.55</b>	<b>100%</b>	<b>100%</b>

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Commercial - Specific Usage	1	\$235,805.67	0.01%	0.01%
Home Equity Purchase	55	\$4,098,565.15	0.41%	0.13%
Home Improvement	102	\$12,505,440.05	0.75%	0.40%
Other	1,193	\$205,855,990.00	8.79%	6.55%
Residential - Detached House	10,246	\$2,439,855,646.07	75.45%	77.60%
Residential - Duplex	23	\$6,425,764.95	0.17%	0.20%
Residential - Established Apartment/Unit/Flat	1,562	\$374,531,853.03	11.50%	11.91%
Residential - New Apartment/Unit/Flat	397	\$100,630,960.63	2.92%	3.20%
<b>Total</b>	<b>13,579</b>	<b>\$3,144,140,025.55</b>	<b>100%</b>	<b>100%</b>

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	10,250	\$2,342,989,160.29	75.48%	74.52%
QBE	3,230	\$783,476,625.29	23.79%	24.92%
QBE LMI Pool Insurance	99	\$17,674,239.97	0.73%	0.56%
<b>Total</b>	<b>13,579</b>	<b>\$3,144,140,025.55</b>	<b>100%</b>	<b>100%</b>

Year of Maturity Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 2016, up to and including 2021:	15	\$124,865.01	0.11%	0.00%
> 2021, up to and including 2026:	157	\$7,523,679.12	1.16%	0.24%
> 2026, up to and including 2031:	327	\$32,504,038.19	2.41%	1.03%
> 2031, up to and including 2036:	727	\$117,895,937.67	5.35%	3.75%
> 2036, up to and including 2041:	1,968	\$405,663,028.05	14.49%	12.90%
> 2041:	10,385	\$2,580,428,477.51	76.48%	82.07%
<b>Total</b>	<b>13,579</b>	<b>\$3,144,140,025.55</b>	<b>100%</b>	<b>100%</b>



Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	2,307	\$692,316,641.92	16.99%	22.02%
Variable Rate	11,272	\$2,451,823,383.63	83.01%	77.98%
<b>Total</b>	<b>13,579</b>	<b>\$3,144,140,025.55</b>	<b>100%</b>	<b>100%</b>

Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2022	1	\$13,768.18	0.04%	0.00%
2025	3	\$237,408.87	0.13%	0.03%
2026	1	\$99,573.58	0.04%	0.01%
2027	5	\$351,926.38	0.22%	0.05%
2028	4	\$626,055.90	0.17%	0.09%
2029	5	\$547,565.20	0.22%	0.08%
2030	5	\$884,256.21	0.22%	0.13%
2031	6	\$1,126,783.74	0.26%	0.16%
2032	11	\$4,163,631.07	0.48%	0.60%
2033	15	\$2,696,761.79	0.65%	0.39%
2034	9	\$1,626,845.45	0.39%	0.23%
2035	8	\$1,863,675.48	0.35%	0.27%
2036	7	\$1,538,448.21	0.30%	0.22%
2037	31	\$6,479,582.57	1.34%	0.94%
2038	30	\$6,384,449.68	1.30%	0.92%
2039	22	\$5,368,864.48	0.95%	0.78%
2040	37	\$8,943,632.88	1.60%	1.29%
2041	53	\$11,756,738.25	2.30%	1.70%
2042	146	\$38,213,343.72	6.33%	5.52%
2043	115	\$30,201,113.96	4.98%	4.36%
2044	83	\$20,952,028.92	3.60%	3.03%
2045	107	\$32,121,739.32	4.64%	4.64%
2046	129	\$44,787,008.67	5.59%	6.47%
2047	924	\$297,313,612.58	40.05%	42.94%
2048	476	\$148,940,468.37	20.63%	21.51%
2049	74	\$25,077,358.46	3.21%	3.62%
<b>Total</b>	<b>2,307</b>	<b>\$692,316,641.92</b>	<b>100%</b>	<b>100%</b>

Mortgage Rate Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 4.50%:	13,262	\$3,072,445,096.65	97.67%	97.72%
> 4.50%, up to and including 5.00%:	294	\$65,626,139.27	2.17%	2.09%
> 5.00%, up to and including 5.50%:	20	\$5,239,231.71	0.15%	0.17%
> 5.50%, up to and including 6.00%:	3	\$829,557.92	0.02%	0.03%
<b>Total</b>	<b>13,579</b>	<b>\$3,144,140,025.55</b>	<b>100%</b>	<b>100%</b>

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	13,211	\$3,027,357,986.39	97.29%	96.29%
> 1 days, up to and including 31 days:	269	\$86,019,527.84	1.98%	2.74%
> 31 days, up to and including 61 days:	81	\$25,017,934.12	0.60%	0.80%
> 61 days, up to and including 90 days:	11	\$3,530,300.55	0.08%	0.11%
> 90 days:	7	\$2,214,276.65	0.05%	0.07%
<b>Total</b>	<b>13,579</b>	<b>\$3,144,140,025.55</b>	<b>100%</b>	<b>100%</b>

Uniform Consumer Credit Code Regulation	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Non-Regulated Loans	230	\$57,370,826.49	1.69%	1.82%
Regulated Loans	13,349	\$3,086,769,199.06	98.31%	98.18%
<b>Total</b>	<b>13,579</b>	<b>\$3,144,140,025.55</b>	<b>100%</b>	<b>100%</b>

Interest Only Remaining Period	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 6 months:	207	\$61,371,640.92	17.00%	17.00%
> 6 months, up to and including 12 months:	142	\$44,151,427.62	11.66%	12.23%
> 12 months, up to and including 24 months:	392	\$118,076,875.90	32.18%	32.71%
> 24 months, up to and including 36 months:	395	\$116,485,431.17	32.43%	32.27%
> 36 months, up to and including 48 months:	75	\$19,456,313.98	6.16%	5.39%
> 48 months, up to and including 60 months:	5	\$914,267.54	0.41%	0.25%
> 60 months:	2	\$502,444.48	0.16%	0.14%
<b>Total</b>	<b>1,218</b>	<b>\$360,958,401.61</b>	<b>100%</b>	<b>100%</b>

**Covered Bond Programme**  
**Investor Report as at 30 April 2020**

Bond Issuance	2016-1	2016-2	2016-2 TAP	2016-2TAP2	2018-1	2018-2	2020-1
<b>ISIN:</b>	AU3FN0031647	AU3CB0239267	AU3CB0239267	AU3CB0239267	AU3FN0044830	AU3CB0256519	AU3FN0053880
<b>Issue Date:</b>	22 Jun 2016	24 Aug 2016	08 Dec 2016	24 Aug 2017	13 Sep 2018	13 Sep 2018	27 Apr 2020
<b>Original Ratings:</b>	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa
<b>Currency:</b>	AUD	AUD	AUD	AUD	AUD	AUD	AUD
<b>Issue Amount:</b>	\$500,000,000	\$350,000,000	\$100,000,000	\$150,000,000	\$200,000,000	\$550,000,000	\$750,000,000
<b>Coupon Freq:</b>	Quarterly	Semi-Annual	Semi-Annual	Semi-Annual	Quarterly	Semi-Annual	Quarterly
<b>Coupon Rate:</b>	BBSW_3M + 1.10%	3.25%	3.25%	3.25%	BBSW_3M + 0.77%	3.00%	BBSW_3M + 1.12%
<b>NoteType:</b>	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet
<b>Legal Maturity:</b>	22 Jun 2021	24 Aug 2026	24 Aug 2026	24 Aug 2026	13 Sep 2023	13 Sep 2023	24 Apr 2025

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