

Monthly Period	
Calculation Period Start Date:	01/08/2020
Calculation Period End Date:	31/08/2020
CBG Payment Date:	15/09/2020

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:	\$3,057,104,640.17
Number of Housing Loans:	13,494
Average Housing Loan Balance:	\$226,615.17
Maximum Housing Loan Balance:	\$1,856,727.64
Weighted Average Current Loan-to-Value Ratio:	62.31% 106.95%
Highest Individual Current Loan-to-Value Ratio:	60.05%
Weighted Average Indexed Current Loan-to-Value Ratio:	22.85%
Percentage of Investment Property Loans:	0.00%
Percentage of Low Doc Loans:	3.38%
Weighted Average Mortgage Rate:	56
Weighted Average Seasoning (Months):	291
Weighted Average Remaining Term to Maturity (Months):	345
Maximum Remaining Term to Maturity (Months):	

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:	\$2,840,464,431.80
(a) LTV Adjusted Principal Balance: \$3,012,787,484.47	
(b) Asset Percentage Adjusted Outstanding Principal Balance: \$2,840,464,431.80	
B. Loan Principal Receipts:	\$193,414,105.46
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$3,033,878,537.26
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>	125.02%
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	\$433,878,537.26
Guarantee Loan	\$2,816,121,462.74
Total Intercompany Loan	\$3,250,000,000.00
Reserve Ledger	\$200,000.00

**Collections**

Revenue Receipts for the month:	\$8,587,295.65
Principal Receipts for the month:	\$66,100,147.29

<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	1	\$108,540.74	0.01%	0.00%
Up to and including 5%:	303	\$3,252,787.37	2.25%	0.11%
> 5%, up to and including 10%:	184	\$8,849,794.65	1.36%	0.29%
> 10%, up to and including 15%:	196	\$16,858,339.57	1.45%	0.55%
> 15%, up to and including 20%:	273	\$29,038,972.35	2.02%	0.95%
> 20%, up to and including 25%:	307	\$44,197,511.91	2.28%	1.45%
> 25%, up to and including 30%:	405	\$64,901,233.80	3.00%	2.12%
> 30%, up to and including 35%:	498	\$89,806,694.71	3.69%	2.94%
> 35%, up to and including 40%:	596	\$114,843,730.57	4.42%	3.76%
> 40%, up to and including 45%:	703	\$149,257,851.30	5.21%	4.88%
> 45%, up to and including 50%:	881	\$192,279,646.25	6.53%	6.29%
> 50%, up to and including 55%:	955	\$220,133,532.75	7.08%	7.20%
> 55%, up to and including 60%:	1,088	\$253,293,075.45	8.06%	8.29%
> 60%, up to and including 65%:	1,344	\$331,853,223.15	9.96%	10.86%
> 65%, up to and including 70%:	1,537	\$386,388,341.19	11.39%	12.64%
> 70%, up to and including 75%:	1,587	\$418,139,090.88	11.76%	13.68%
> 75%, up to and including 80%:	1,337	\$384,978,894.08	9.91%	12.59%
> 80%, up to and including 85%:	868	\$227,734,963.00	6.43%	7.45%
> 85%, up to and including 90%:	405	\$111,275,995.77	3.00%	3.64%
> 90%, up to and including 95%:	23	\$8,687,000.72	0.17%	0.28%
> 95%, up to and including 100%:	2	\$889,064.17	0.01%	0.03%
> 105%, up to and including 110%:	1	\$336,355.79	0.01%	0.01%
<b>Total</b>	<b>13,494</b>	<b>\$3,057,104,640.17</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	1	\$108,540.74	0.01%	0.00%
Up to and including 5%:	384	\$4,761,008.40	2.85%	0.16%
> 5%, up to and including 10%:	199	\$11,748,717.79	1.47%	0.38%
> 10%, up to and including 15%:	254	\$23,044,483.47	1.88%	0.75%
> 15%, up to and including 20%:	307	\$39,301,496.04	2.28%	1.29%
> 20%, up to and including 25%:	406	\$63,756,012.31	3.01%	2.09%
> 25%, up to and including 30%:	491	\$89,298,632.86	3.64%	2.92%
> 30%, up to and including 35%:	671	\$126,646,413.55	4.97%	4.14%
> 35%, up to and including 40%:	792	\$163,409,195.23	5.87%	5.35%
> 40%, up to and including 45%:	842	\$185,630,032.41	6.24%	6.07%
> 45%, up to and including 50%:	1,104	\$255,236,181.03	8.18%	8.35%
> 50%, up to and including 55%:	1,085	\$249,178,104.14	8.04%	8.15%
> 55%, up to and including 60%:	1,141	\$286,708,315.20	8.46%	9.38%
> 60%, up to and including 65%:	1,035	\$273,432,085.82	7.67%	8.94%
> 65%, up to and including 70%:	1,168	\$295,863,603.85	8.66%	9.68%
> 70%, up to and including 75%:	1,173	\$313,525,449.96	8.69%	10.26%
> 75%, up to and including 80%:	959	\$260,871,148.83	7.11%	8.53%
> 80%, up to and including 85%:	628	\$182,493,603.02	4.65%	5.97%
> 85%, up to and including 90%:	406	\$110,844,115.10	3.01%	3.63%
> 90%, up to and including 95%:	172	\$46,750,316.48	1.27%	1.53%
> 95%, up to and including 100%:	105	\$29,123,567.10	0.78%	0.95%
> 100%, up to and including 105%:	58	\$15,132,288.88	0.43%	0.49%
> 105%, up to and including 110%:	39	\$9,915,489.32	0.29%	0.32%
> 110%:	74	\$20,325,838.64	0.55%	0.66%
<b>Total</b>	<b>13,494</b>	<b>\$3,057,104,640.17</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	1	\$108,540.74	0.01%	0.00%
Indexed Loans	12,765	\$2,890,540,230.45	94.60%	94.55%
Unindexed Loans	728	\$166,455,868.98	5.39%	5.44%
<b>Total</b>	<b>13,494</b>	<b>\$3,057,104,640.17</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:	1,383	\$36,753,721.42	10.25%	1.20%
> A\$50,000, up to and including A\$100,000:	1,637	\$123,846,551.17	12.13%	4.05%
> A\$100,000, up to and including A\$150,000:	1,689	\$213,214,481.57	12.52%	6.97%
> A\$150,000, up to and including A\$200,000:	1,819	\$319,343,961.74	13.48%	10.45%
> A\$200,000, up to and including A\$250,000:	1,696	\$382,878,261.92	12.57%	12.52%
> A\$250,000, up to and including A\$300,000:	1,556	\$427,498,370.23	11.53%	13.98%
> A\$300,000, up to and including A\$350,000:	1,197	\$388,678,940.30	8.87%	12.71%
> A\$350,000, up to and including A\$400,000:	918	\$343,105,801.64	6.80%	11.22%
> A\$400,000, up to and including A\$450,000:	568	\$240,820,084.55	4.21%	7.88%
> A\$450,000, up to and including A\$500,000:	378	\$178,973,634.27	2.80%	5.85%
> A\$500,000, up to and including A\$550,000:	220	\$115,171,556.07	1.63%	3.77%
> A\$550,000, up to and including A\$600,000:	142	\$81,351,928.31	1.05%	2.66%
> A\$600,000, up to and including A\$650,000:	96	\$59,748,682.12	0.71%	1.95%
> A\$650,000, up to and including A\$700,000:	79	\$53,193,255.13	0.59%	1.74%
> A\$700,000, up to and including A\$750,000:	47	\$33,754,288.24	0.35%	1.10%
> A\$750,000, up to and including A\$800,000:	32	\$24,846,260.41	0.24%	0.81%
> A\$800,000, up to and including A\$850,000:	18	\$14,866,100.03	0.13%	0.49%
> A\$850,000, up to and including A\$900,000:	5	\$4,436,319.02	0.04%	0.15%
> A\$900,000, up to and including A\$950,000:	5	\$4,635,098.11	0.04%	0.15%
> A\$950,000, up to and including A\$1,000,000:	7	\$6,764,120.94	0.05%	0.22%
> A\$1,300,000, up to and including A\$1,400,000:	1	\$1,366,495.34	0.01%	0.04%
> A\$1,500,000:	1	\$1,856,727.64	0.01%	0.06%
<b>Total</b>	<b>13,494</b>	<b>\$3,057,104,640.17</b>	<b>100%</b>	<b>100%</b>

Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 12 months, up to and including 18 months:	151	\$38,925,477.28	1.12%	1.27%
> 18 months, up to and including 24 months:	728	\$183,174,934.47	5.39%	5.99%
> 24 months, up to and including 30 months:	621	\$149,890,372.91	4.60%	4.90%
> 30 months, up to and including 36 months:	1,869	\$459,756,666.83	13.85%	15.04%
> 36 months, up to and including 48 months:	2,865	\$714,702,503.83	21.23%	23.38%
> 48 months, up to and including 60 months:	1,725	\$407,667,887.79	12.78%	13.34%
> 60 months:	5,535	\$1,102,986,797.06	41.02%	36.08%
<b>Total</b>	<b>13,494</b>	<b>\$3,057,104,640.17</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	1	\$108,540.74	0.01%	0.00%
Australian Capital Territory	239	\$55,854,535.65	1.77%	1.83%
New South Wales	3,458	\$895,238,443.36	25.63%	29.28%
Northern Territory	96	\$24,673,677.77	0.71%	0.81%
Queensland	6,304	\$1,284,866,751.86	46.72%	42.03%
South Australia	433	\$80,410,665.03	3.21%	2.63%
Tasmania	103	\$18,293,318.72	0.76%	0.60%
Victoria	1,456	\$347,921,786.19	10.79%	11.38%
Western Australia	1,404	\$349,736,920.85	10.40%	11.44%
<b>Total</b>	<b>13,494</b>	<b>\$3,057,104,640.17</b>	<b>100%</b>	<b>100%</b>

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - No Security	1	\$108,540.74	0.01%	0.00%
Brisbane Metropolitan	3,135	\$671,329,616.56	23.23%	21.96%
Gold Coast	884	\$197,497,901.19	6.55%	6.46%
Sunshine Coast	435	\$94,369,319.94	3.22%	3.09%
Queensland - Other	1,850	\$321,669,914.17	13.71%	10.52%
Sydney Metropolitan	2,443	\$674,474,412.88	18.10%	22.06%
N.S.W. - Other	983	\$212,935,053.80	7.28%	6.97%
Australian Capital Territory	271	\$63,683,512.33	2.01%	2.08%
Melbourne Metropolitan	1,219	\$303,138,732.29	9.03%	9.92%
Victoria - Other	237	\$44,783,053.90	1.76%	1.46%
Perth Metropolitan	1,279	\$320,740,827.08	9.48%	10.49%
W.A. - Other	125	\$28,996,093.77	0.93%	0.95%
Adelaide Metropolitan	372	\$69,562,810.22	2.76%	2.28%
S.A. - Other	61	\$10,847,854.81	0.45%	0.35%
Darwin Metropolitan	73	\$19,302,439.64	0.54%	0.63%
N.T. - Other	23	\$5,371,238.13	0.17%	0.18%
Hobart Metropolitan	68	\$12,547,233.57	0.50%	0.41%
Tasmania - Other	35	\$5,746,085.15	0.26%	0.19%
<b>Total</b>	<b>13,494</b>	<b>\$3,057,104,640.17</b>	<b>100%</b>	<b>100%</b>

Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	1,178	\$347,279,052.86	8.73%	11.36%
Principal and Interest	12,316	\$2,709,825,587.31	91.27%	88.64%
<b>Total</b>	<b>13,494</b>	<b>\$3,057,104,640.17</b>	<b>100%</b>	<b>100%</b>

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Commercial - Specific Usage	1	\$230,877.00	0.01%	0.01%
Home Equity Purchase	57	\$4,182,755.51	0.42%	0.14%
Home Improvement	104	\$13,653,070.84	0.77%	0.45%
Other	1,182	\$199,210,367.66	8.76%	6.52%
Residential - Detached House	10,234	\$2,378,814,586.93	75.84%	77.81%
Residential - Duplex	22	\$6,095,004.51	0.16%	0.20%
Residential - Established Apartment/Unit/Flat	1,523	\$362,351,595.86	11.29%	11.85%
Residential - New Apartment/Unit/Flat	370	\$92,230,026.07	2.74%	3.02%
Vacant Land	1	\$336,355.79	0.01%	0.01%
<b>Total</b>	<b>13,494</b>	<b>\$3,057,104,640.17</b>	<b>100%</b>	<b>100%</b>

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	10,221	\$2,285,260,753.10	75.74%	74.75%
QBE	3,172	\$754,351,764.74	23.51%	24.68%
QBE LMI Pool Insurance	101	\$17,492,122.33	0.75%	0.57%
<b>Total</b>	<b>13,494</b>	<b>\$3,057,104,640.17</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:	11	\$96,591.58	0.08%	0.00%
> 2021, up to and including 2026:	153	\$6,538,072.77	1.13%	0.21%
> 2026, up to and including 2031:	325	\$31,045,701.13	2.41%	1.02%
> 2031, up to and including 2036:	736	\$113,962,583.81	5.45%	3.73%
> 2036, up to and including 2041:	1,967	\$394,814,740.55	14.58%	12.91%
> 2041:	10,302	\$2,510,646,950.33	76.35%	82.12%
<b>Total</b>	<b>13,494</b>	<b>\$3,057,104,640.17</b>	<b>100%</b>	<b>100%</b>



Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	2,153	\$637,324,487.94	15.96%	20.85%
Variable Rate	11,341	\$2,419,780,152.23	84.04%	79.15%
<b>Total</b>	<b>13,494</b>	<b>\$3,057,104,640.17</b>	<b>100%</b>	<b>100%</b>

Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2025	1	\$113,275.12	0.05%	0.02%
2026	1	\$94,505.70	0.05%	0.01%
2027	4	\$213,935.43	0.19%	0.03%
2028	5	\$812,055.06	0.23%	0.13%
2029	5	\$521,323.51	0.23%	0.08%
2030	7	\$1,120,345.86	0.33%	0.18%
2031	8	\$1,285,679.08	0.37%	0.20%
2032	11	\$3,867,076.61	0.51%	0.61%
2033	14	\$2,462,715.83	0.65%	0.39%
2034	10	\$1,669,638.67	0.46%	0.26%
2035	8	\$1,755,780.04	0.37%	0.28%
2036	11	\$2,323,600.07	0.51%	0.36%
2037	22	\$4,243,176.31	1.02%	0.67%
2038	29	\$6,559,558.28	1.35%	1.03%
2039	21	\$5,085,409.51	0.98%	0.80%
2040	38	\$8,785,312.96	1.76%	1.38%
2041	46	\$9,998,595.89	2.14%	1.57%
2042	139	\$34,343,635.33	6.46%	5.39%
2043	122	\$31,131,709.78	5.67%	4.88%
2044	90	\$23,161,141.43	4.18%	3.63%
2045	132	\$37,554,539.50	6.13%	5.89%
2046	163	\$53,816,245.19	7.57%	8.44%
2047	704	\$226,274,545.33	32.70%	35.50%
2048	486	\$155,016,865.73	22.57%	24.32%
2049	76	\$25,113,821.72	3.53%	3.94%
<b>Total</b>	<b>2,153</b>	<b>\$637,324,487.94</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%:	13,268	\$3,010,966,028.43	98.33%	98.49%
> 4.50%, up to and including 5.00%:	209	\$42,157,305.28	1.55%	1.38%
> 5.00%, up to and including 5.50%:	15	\$3,635,419.73	0.11%	0.12%
> 5.50%, up to and including 6.00%:	1	\$346,237.24	0.01%	0.01%
> 6.50%, up to and including 7.00%:	1	-\$350.51	0.01%	0.00%
<b>Total</b>	<b>13,494</b>	<b>\$3,057,104,640.17</b>	<b>100%</b>	<b>100%</b>

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	13,386	\$3,021,578,706.09	99.20%	98.84%
> 1 days, up to and including 31 days:	81	\$26,275,449.35	0.60%	0.86%
> 31 days, up to and including 61 days:	15	\$5,436,389.29	0.11%	0.18%
> 61 days, up to and including 90 days:	4	\$1,160,915.92	0.03%	0.04%
> 90 days:	8	\$2,653,179.52	0.06%	0.09%
<b>Total</b>	<b>13,494</b>	<b>\$3,057,104,640.17</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	216	\$52,410,463.41	1.60%	1.71%
Regulated Loans	13,278	\$3,004,694,176.76	98.40%	98.29%
<b>Total</b>	<b>13,494</b>	<b>\$3,057,104,640.17</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:	272	\$83,823,306.81	23.11%	24.14%
> 6 months, up to and including 12 months:	173	\$50,586,957.24	14.70%	14.57%
> 12 months, up to and including 24 months:	483	\$142,114,390.68	41.04%	40.92%
> 24 months, up to and including 36 months:	191	\$55,302,959.85	16.23%	15.92%
> 36 months, up to and including 48 months:	51	\$13,636,849.24	4.33%	3.93%
> 48 months, up to and including 60 months:	5	\$1,032,189.55	0.42%	0.30%
> 60 months:	2	\$782,750.00	0.17%	0.23%
<b>Total</b>	<b>1,177</b>	<b>\$347,279,403.37</b>	<b>100%</b>	<b>100%</b>

**Covered Bond Programme**  
**Investor Report as at 31 August 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

Contact:	Ally Tang	Christian Graham
Phone:	+61 7 3362 4069	+61 7 3362 4032
Fax:	+61 7 3031 2163	+61 7 3031 2163
Mobile:	+61 427 597 125	+61 467 719 545
Email:	ally.tang@suncorp.com.au	christian.graham@suncorp.com.au

Website: <https://www.suncorp.com.au/about-us/investors/covered-bonds.html>