

Monthly Period	
Calculation Period Start Date:	01/07/2020
Calculation Period End Date:	31/07/2020
CBG Payment Date:	17/08/2020

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:	\$3,123,110,880.36
Number of Housing Loans:	13,713
Average Housing Loan Balance:	\$227,809.68
Maximum Housing Loan Balance:	\$1,856,727.64
Weighted Average Current Loan-to-Value Ratio:	62.45%
Highest Individual Current Loan-to-Value Ratio:	95.89%
Weighted Average Indexed Current Loan-to-Value Ratio:	60.10%
Percentage of Investment Property Loans:	22.85%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	3.41%
Weighted Average Seasoning (Months):	55
Weighted Average Remaining Term to Maturity (Months):	292
Maximum Remaining Term to Maturity (Months):	346

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:	\$2,902,084,740.19
(a) LTV Adjusted Principal Balance:	\$3,078,897,241.76
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$2,902,084,740.19
B. Loan Principal Receipts:	\$127,313,958.17
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$3,029,398,698.36
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

<b>Funding Summary</b>	
Demand Loan	\$429,398,698.36
Guarantee Loan	\$2,820,601,301.64
Total Intercompany Loan	\$3,250,000,000.00
Reserve Ledger	\$200,000.00

<b>Collections</b>	
Revenue Receipts for the month:	\$8,614,056.54
Principal Receipts for the month:	\$61,423,392.52

<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	\$103,142.75	0.01%	0.00%
Up to and including 5%:	290	\$3,206,916.81	2.11%	0.10%
> 5%, up to and including 10%:	182	\$8,596,852.82	1.33%	0.28%
> 10%, up to and including 15%:	201	\$17,003,603.43	1.47%	0.54%
> 15%, up to and including 20%:	268	\$29,277,494.36	1.95%	0.94%
> 20%, up to and including 25%:	318	\$45,575,879.58	2.32%	1.46%
> 25%, up to and including 30%:	401	\$65,042,597.22	2.92%	2.08%
> 30%, up to and including 35%:	470	\$86,574,226.34	3.43%	2.77%
> 35%, up to and including 40%:	634	\$122,816,093.45	4.62%	3.93%
> 40%, up to and including 45%:	708	\$151,697,379.66	5.16%	4.86%
> 45%, up to and including 50%:	866	\$187,088,196.26	6.32%	5.99%
> 50%, up to and including 55%:	965	\$224,996,820.09	7.04%	7.20%
> 55%, up to and including 60%:	1,121	\$261,222,699.49	8.17%	8.36%
> 60%, up to and including 65%:	1,362	\$334,142,875.07	9.93%	10.70%
> 65%, up to and including 70%:	1,587	\$400,179,541.03	11.57%	12.81%
> 70%, up to and including 75%:	1,638	\$432,550,780.23	11.94%	13.85%
> 75%, up to and including 80%:	1,346	\$387,622,718.84	9.82%	12.41%
> 80%, up to and including 85%:	912	\$240,172,777.35	6.65%	7.69%
> 85%, up to and including 90%:	421	\$117,180,331.25	3.07%	3.75%
> 90%, up to and including 95%:	21	\$7,460,613.10	0.15%	0.24%
> 95%, up to and including 100%:	1	\$599,341.23	0.01%	0.02%
<b>Total</b>	<b>13,713</b>	<b>\$3,123,110,880.36</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	\$103,142.75	0.01%	0.00%
Up to and including 5%:	368	\$4,732,347.96	2.68%	0.15%
> 5%, up to and including 10%:	200	\$11,677,997.46	1.46%	0.37%
> 10%, up to and including 15%:	261	\$23,788,136.07	1.90%	0.76%
> 15%, up to and including 20%:	298	\$39,251,843.50	2.17%	1.26%
> 20%, up to and including 25%:	428	\$67,939,102.04	3.12%	2.18%
> 25%, up to and including 30%:	502	\$92,406,848.86	3.66%	2.96%
> 30%, up to and including 35%:	653	\$126,108,969.07	4.76%	4.04%
> 35%, up to and including 40%:	783	\$160,514,565.34	5.71%	5.14%
> 40%, up to and including 45%:	886	\$194,865,059.96	6.46%	6.24%
> 45%, up to and including 50%:	1,078	\$249,038,993.70	7.86%	7.97%
> 50%, up to and including 55%:	1,110	\$263,108,345.15	8.09%	8.42%
> 55%, up to and including 60%:	1,153	\$282,727,697.34	8.41%	9.05%
> 60%, up to and including 65%:	1,117	\$298,085,326.39	8.15%	9.54%
> 65%, up to and including 70%:	1,129	\$288,434,763.72	8.23%	9.24%
> 70%, up to and including 75%:	1,212	\$321,726,883.49	8.84%	10.30%
> 75%, up to and including 80%:	1,020	\$281,577,420.67	7.44%	9.02%
> 80%, up to and including 85%:	647	\$180,682,760.71	4.72%	5.79%
> 85%, up to and including 90%:	398	\$109,111,410.08	2.90%	3.49%
> 90%, up to and including 95%:	201	\$56,057,625.63	1.47%	1.79%
> 95%, up to and including 100%:	107	\$29,705,019.09	0.78%	0.95%
> 100%, up to and including 105%:	51	\$13,229,867.21	0.37%	0.42%
> 105%, up to and including 110%:	33	\$9,522,104.10	0.24%	0.30%
> 110%:	77	\$18,714,650.07	0.56%	0.60%
<b>Total</b>	<b>13,713</b>	<b>\$3,123,110,880.36</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	\$103,142.75	0.01%	0.00%
Indexed Loans	12,973	\$2,953,265,599.21	94.60%	94.56%
Unindexed Loans	739	\$169,742,138.40	5.39%	5.44%
<b>Total</b>	<b>13,713</b>	<b>\$3,123,110,880.36</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:	1,372	\$37,015,970.10	10.01%	1.19%
> A\$50,000, up to and including A\$100,000:	1,669	\$126,334,539.01	12.17%	4.05%
> A\$100,000, up to and including A\$150,000:	1,709	\$216,584,523.73	12.46%	6.93%
> A\$150,000, up to and including A\$200,000:	1,835	\$322,394,078.18	13.38%	10.32%
> A\$200,000, up to and including A\$250,000:	1,730	\$390,473,127.36	12.62%	12.50%
> A\$250,000, up to and including A\$300,000:	1,571	\$431,037,452.58	11.46%	13.80%
> A\$300,000, up to and including A\$350,000:	1,249	\$405,360,608.30	9.11%	12.98%
> A\$350,000, up to and including A\$400,000:	937	\$350,279,273.38	6.83%	11.22%
> A\$400,000, up to and including A\$450,000:	575	\$243,631,087.82	4.19%	7.80%
> A\$450,000, up to and including A\$500,000:	391	\$184,972,136.34	2.85%	5.92%
> A\$500,000, up to and including A\$550,000:	229	\$119,675,534.83	1.67%	3.83%
> A\$550,000, up to and including A\$600,000:	149	\$85,369,922.54	1.09%	2.73%
> A\$600,000, up to and including A\$650,000:	94	\$58,563,144.37	0.69%	1.88%
> A\$650,000, up to and including A\$700,000:	85	\$57,227,353.82	0.62%	1.83%
> A\$700,000, up to and including A\$750,000:	46	\$33,027,825.22	0.34%	1.06%
> A\$750,000, up to and including A\$800,000:	34	\$26,386,119.64	0.25%	0.84%
> A\$800,000, up to and including A\$850,000:	19	\$15,695,207.20	0.14%	0.50%
> A\$850,000, up to and including A\$900,000:	5	\$4,444,014.71	0.04%	0.14%
> A\$900,000, up to and including A\$950,000:	6	\$5,595,034.23	0.04%	0.18%
> A\$950,000, up to and including A\$1,000,000:	6	\$5,817,565.82	0.04%	0.19%
> A\$1,300,000, up to and including A\$1,400,000:	1	\$1,369,633.54	0.01%	0.04%
> A\$1,500,000:	1	\$1,856,727.64	0.01%	0.06%
<b>Total</b>	<b>13,713</b>	<b>\$3,123,110,880.36</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:	235	\$59,896,656.03	1.71%	1.92%
> 18 months, up to and including 24 months:	793	\$199,710,077.46	5.78%	6.39%
> 24 months, up to and including 30 months:	664	\$162,099,828.62	4.84%	5.19%
> 30 months, up to and including 36 months:	2,370	\$580,021,059.67	17.28%	18.57%
> 36 months, up to and including 48 months:	2,405	\$602,685,346.55	17.54%	19.30%
> 48 months, up to and including 60 months:	1,927	\$454,632,628.34	14.05%	14.56%
> 60 months:	5,319	\$1,064,065,283.69	38.79%	34.07%
<b>Total</b>	<b>13,713</b>	<b>\$3,123,110,880.36</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	\$103,142.75	0.01%	0.00%
Australian Capital Territory	249	\$58,671,114.58	1.82%	1.88%
New South Wales	3,524	\$914,804,439.22	25.70%	29.29%
Northern Territory	96	\$24,760,613.06	0.70%	0.79%
Queensland	6,393	\$1,312,243,757.32	46.62%	42.02%
South Australia	440	\$82,255,891.43	3.21%	2.63%
Tasmania	106	\$19,040,499.73	0.77%	0.61%
Victoria	1,485	\$355,792,999.47	10.83%	11.39%
Western Australia	1,419	\$355,438,422.80	10.35%	11.38%
<b>Total</b>	<b>13,713</b>	<b>\$3,123,110,880.36</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	\$103,142.75	0.01%	0.00%
Brisbane Metropolitan	3,180	\$685,636,337.73	23.19%	21.95%
Gold Coast	900	\$203,212,134.29	6.56%	6.51%
Sunshine Coast	440	\$96,418,363.01	3.21%	3.09%
Queensland - Other	1,873	\$326,976,922.29	13.66%	10.47%
Sydney Metropolitan	2,487	\$690,055,508.68	18.14%	22.10%
N.S.W. - Other	1,005	\$216,899,360.11	7.33%	6.94%
Australian Capital Territory	281	\$66,520,685.01	2.05%	2.13%
Melbourne Metropolitan	1,240	\$309,744,064.59	9.04%	9.92%
Victoria - Other	245	\$46,048,934.88	1.79%	1.47%
Perth Metropolitan	1,293	\$326,142,374.12	9.43%	10.44%
W.A. - Other	126	\$29,296,048.68	0.92%	0.94%
Adelaide Metropolitan	378	\$71,076,781.62	2.76%	2.28%
S.A. - Other	62	\$11,179,109.81	0.45%	0.36%
Darwin Metropolitan	73	\$19,372,176.52	0.53%	0.62%
N.T. - Other	23	\$5,388,436.54	0.17%	0.17%
Hobart Metropolitan	69	\$12,983,636.07	0.50%	0.42%
Tasmania - Other	37	\$6,056,863.66	0.27%	0.19%
<b>Total</b>	<b>13,713</b>	<b>\$3,123,110,880.36</b>	<b>100%</b>	<b>100%</b>

Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	1,221	\$363,137,883.93	8.90%	11.63%
Principal and Interest	12,492	\$2,759,972,996.43	91.10%	88.37%
<b>Total</b>	<b>13,713</b>	<b>\$3,123,110,880.36</b>	<b>100%</b>	<b>100%</b>

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Commercial - Specific Usage	1	\$232,103.92	0.01%	0.01%
Home Equity Purchase	57	\$4,232,515.76	0.42%	0.14%
Home Improvement	103	\$13,316,987.60	0.75%	0.43%
Other	1,196	\$202,111,926.88	8.72%	6.47%
Residential - Detached House	10,417	\$2,434,533,387.63	75.96%	77.95%
Residential - Duplex	22	\$6,100,340.02	0.16%	0.20%
Residential - Established Apartment/Unit/Flat	1,540	\$368,166,890.03	11.23%	11.79%
Residential - New Apartment/Unit/Flat	377	\$94,416,728.52	2.75%	3.02%
<b>Total</b>	<b>13,713</b>	<b>\$3,123,110,880.36</b>	<b>100%</b>	<b>100%</b>

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	10,396	\$2,334,534,306.26	75.81%	74.75%
QBE	3,216	\$770,858,113.58	23.45%	24.68%
QBE LMI Pool Insurance	101	\$17,718,460.52	0.74%	0.57%
<b>Total</b>	<b>13,713</b>	<b>\$3,123,110,880.36</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	\$105,278.74	0.08%	0.00%
> 2021, up to and including 2026:	155	\$6,951,068.77	1.13%	0.22%
> 2026, up to and including 2031:	329	\$31,585,825.84	2.40%	1.01%
> 2031, up to and including 2036:	748	\$117,136,915.31	5.45%	3.75%
> 2036, up to and including 2041:	1,990	\$404,208,675.67	14.51%	12.94%
> 2041:	10,480	\$2,563,123,116.03	76.42%	82.07%
<b>Total</b>	<b>13,713</b>	<b>\$3,123,110,880.36</b>	<b>100%</b>	<b>100%</b>



Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	2,253	\$669,455,405.39	16.43%	21.44%
Variable Rate	11,460	\$2,453,655,474.97	83.57%	78.56%
<b>Total</b>	<b>13,713</b>	<b>\$3,123,110,880.36</b>	<b>100%</b>	<b>100%</b>

Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2025	3	\$183,039.96	0.13%	0.03%
2026	1	\$95,695.69	0.04%	0.01%
2027	4	\$244,531.29	0.18%	0.04%
2028	5	\$819,711.42	0.22%	0.12%
2029	5	\$527,647.20	0.22%	0.08%
2030	7	\$1,126,988.21	0.31%	0.17%
2031	8	\$1,294,646.29	0.36%	0.19%
2032	13	\$4,437,552.71	0.58%	0.66%
2033	14	\$2,471,571.31	0.62%	0.37%
2034	11	\$1,834,526.50	0.49%	0.27%
2035	9	\$1,925,068.14	0.40%	0.29%
2036	11	\$2,329,183.89	0.49%	0.35%
2037	21	\$4,179,682.99	0.93%	0.62%
2038	30	\$6,716,445.09	1.33%	1.00%
2039	23	\$5,588,447.63	1.02%	0.83%
2040	40	\$9,565,793.93	1.78%	1.43%
2041	47	\$10,301,618.38	2.09%	1.54%
2042	139	\$35,029,594.00	6.17%	5.23%
2043	123	\$31,560,309.62	5.46%	4.71%
2044	89	\$22,622,463.34	3.95%	3.38%
2045	133	\$38,487,742.45	5.90%	5.75%
2046	169	\$55,774,030.91	7.50%	8.33%
2047	779	\$250,323,250.54	34.58%	37.39%
2048	493	\$156,853,777.72	21.88%	23.43%
2049	76	\$25,162,086.18	3.37%	3.76%
<b>Total</b>	<b>2,253</b>	<b>\$669,455,405.39</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%:	13,458	\$3,069,662,776.92	98.14%	98.29%
> 4.50%, up to and including 5.00%:	238	\$49,411,788.11	1.74%	1.58%
> 5.00%, up to and including 5.50%:	14	\$3,348,500.62	0.10%	0.11%
> 5.50%, up to and including 6.00%:	3	\$687,814.71	0.02%	0.02%
<b>Total</b>	<b>13,713</b>	<b>\$3,123,110,880.36</b>	<b>100%</b>	<b>100%</b>

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	13,632	\$3,096,035,531.88	99.41%	99.13%
> 1 days, up to and including 31 days:	56	\$18,632,550.35	0.41%	0.60%
> 31 days, up to and including 61 days:	13	\$4,148,758.81	0.09%	0.13%
> 61 days, up to and including 90 days:	6	\$2,222,235.52	0.04%	0.07%
> 90 days:	6	\$2,071,803.80	0.04%	0.07%
<b>Total</b>	<b>13,713</b>	<b>\$3,123,110,880.36</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	220	\$53,649,950.19	1.60%	1.72%
Regulated Loans	13,493	\$3,069,460,930.17	98.40%	98.28%
<b>Total</b>	<b>13,713</b>	<b>\$3,123,110,880.36</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:	285	\$88,954,122.94	23.34%	24.50%
> 6 months, up to and including 12 months:	162	\$49,338,284.90	13.27%	13.59%
> 12 months, up to and including 24 months:	428	\$125,524,399.27	35.05%	34.57%
> 24 months, up to and including 36 months:	283	\$83,123,406.25	23.18%	22.89%
> 36 months, up to and including 48 months:	57	\$14,949,669.46	4.67%	4.12%
> 48 months, up to and including 60 months:	4	\$792,175.56	0.33%	0.22%
> 60 months:	2	\$455,825.55	0.16%	0.13%
<b>Total</b>	<b>1,221</b>	<b>\$363,137,883.93</b>	<b>100%</b>	<b>100%</b>

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